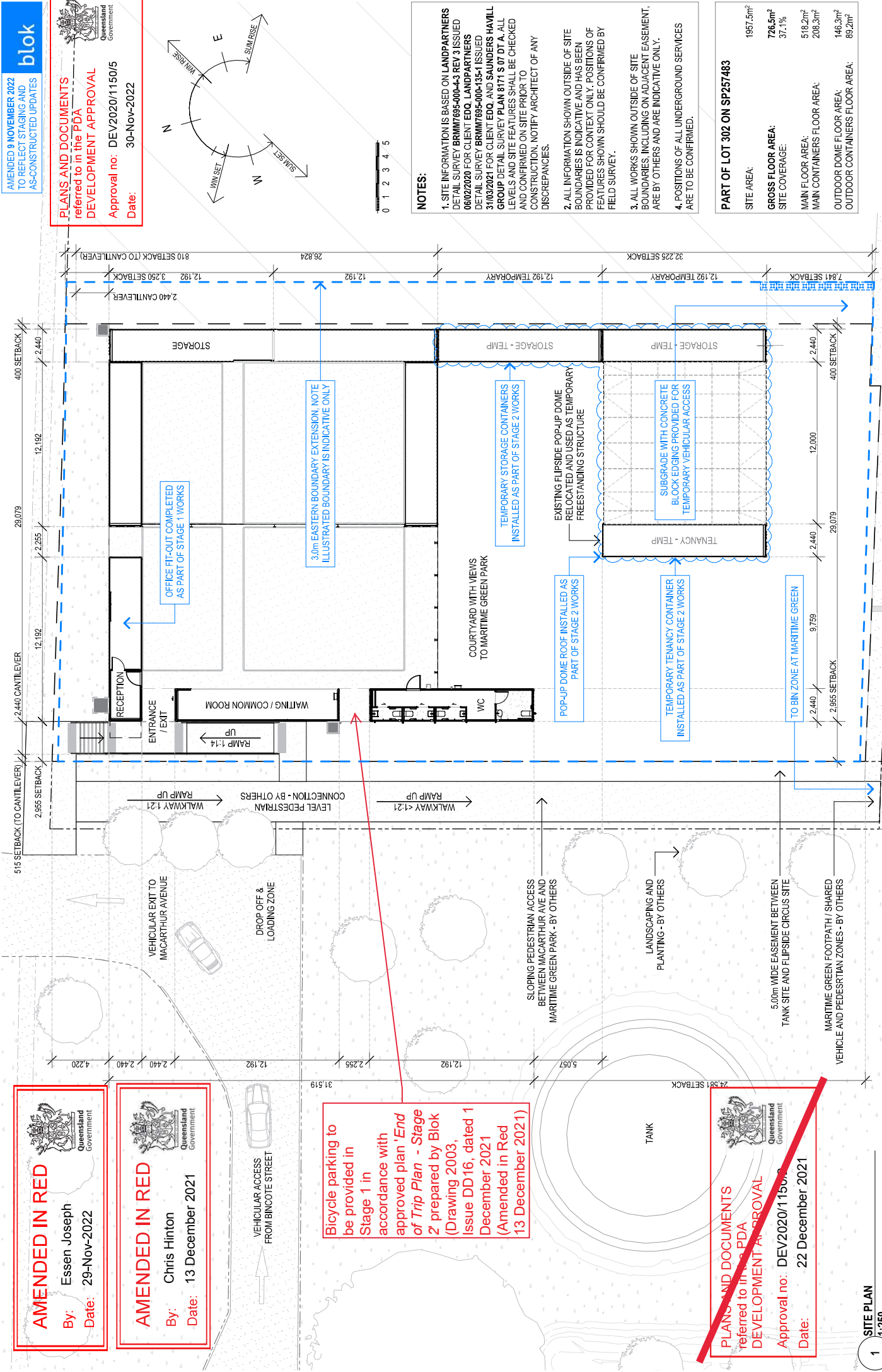


AMENDED IN RED
By: Essen Joseph
Date: 29-Nov-2022

AMENDED IN RED
By: Chris Hinton
Date: 13 December 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1150/5
Date: 30-Nov-2022



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 DD-16, dated 1 December 2021 (Amended in Red 13 December 2021))

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1150/5
Date: 22 December 2021

- NOTES:**
1. SITE INFORMATION IS BASED ON LANDPARTNERS DETAIL SURVEY BRIM7695-000-4-3 REV 3 ISSUED 06/02/2020 FOR CLIENT EDQ. LANDPARTNERS DETAIL SURVEY BRIM7695-000-135-1 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

AMENDED IN RED

By: Essen Joseph
Date: 29-Nov-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVA

Approval no: DEV2020/1150/5
Date: 30-Nov-2022



Future Landscape works subject to Compliance Assessment under Condition 30

PLANS AND DOCUMENTS
referred to in the PDA

Approval no: DEV2020/11562
Date: 22 December 2021



AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021

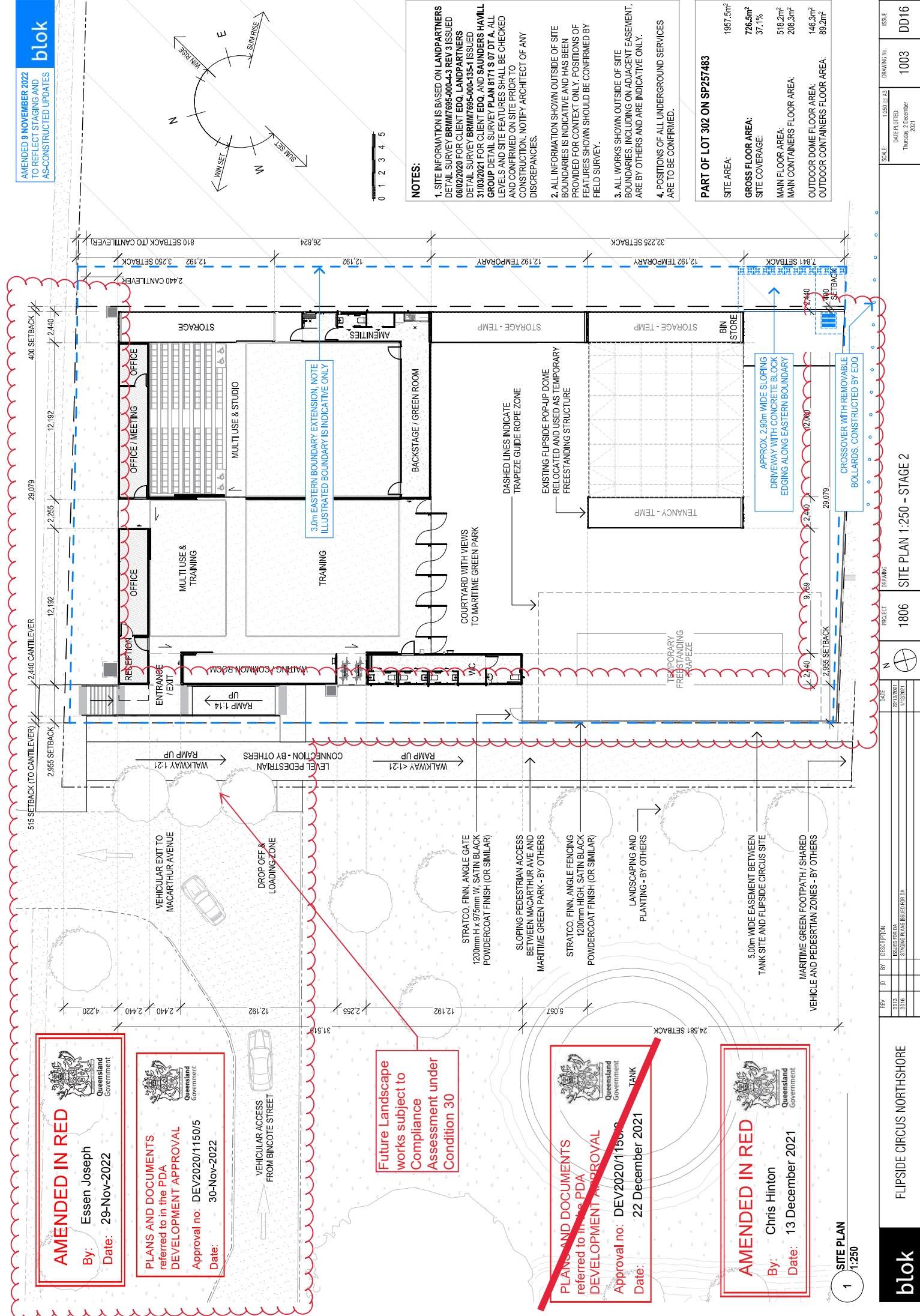


SITE PLAN
1:250

FLIPSIDE CIRCUS NORTHSORE

1003

E: 1:250 @ A3	DRAWING NO.
DATE PLOTTED:	

DD16
ISSUE

400 SETBACK ✓ ✓ 10,500

ASSUMED EXTENT OF OVERHEAD LINES - MAX. 1500mm FROM POLE CENTRE

ENERGEX HORIZONTAL EXCLUSION ZONE - ANY STRUCTURE SHALL BE MIN. 1500mm AWAY FROM NEAREST OVERHEAD LINE

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/115
Date: 30-Nov-2022

~~PLANS AND DOCUMENTS referred to in the RDA DEVELOPMENT APPROVAL~~

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

1 OVERHEAD POWER LINES PLAN 1:150

AMENDED IN RED

By: Essen Joseph

Date: 29-Nov-2022

Queensland Government

AMENDED IN GREEN

By: Chris Hinton

Date: 13 December 2021

3.0m EASTERN BOUNDARY EXTENSION, NOTE
ILLUSTRATED BOUNDARY IS INDICATIVE ONLY

NOTES:

1. SITE AND POWER LINE INFORMATION IS BASED ON LANDPARTNERS DETAIL SURVEY BRMM7695-000-43 REV 3 ISSUED 06/02/2020 FOR CLIENT EDO.
2. LANDPARTNERS DETAIL SURVEY BRMM7695-000-135-1 ISSUED 31/03/2021 FOR CLIENT EDO, AND SAUNDERS HAVILL GROUP DETAIL SURVEY/PLAN 8171 S 07 T 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. POSITIONS OF ALL OVERHEAD POWER LINES ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.

SCALE: 1:150 @ A3	DRAWING No.	ISSUE
DATE PLOTTED: Wednesday, 1 December 2021	2404	DD16

OVERHEAD POWER LINES PLAN - STAGE 2

REV	ID	BY	DESCRIPTION	DATE
0011			ISSUED FOR RA	21/10/2021
0012			ISSUED FOR CONTRACT	21/10/2021
0013			ISSUED FOR RA	22/10/2021
			ISSUED FOR RA	22/10/2021

Level 1. 451 Sherwood Rd. Sherwood QLD 4075

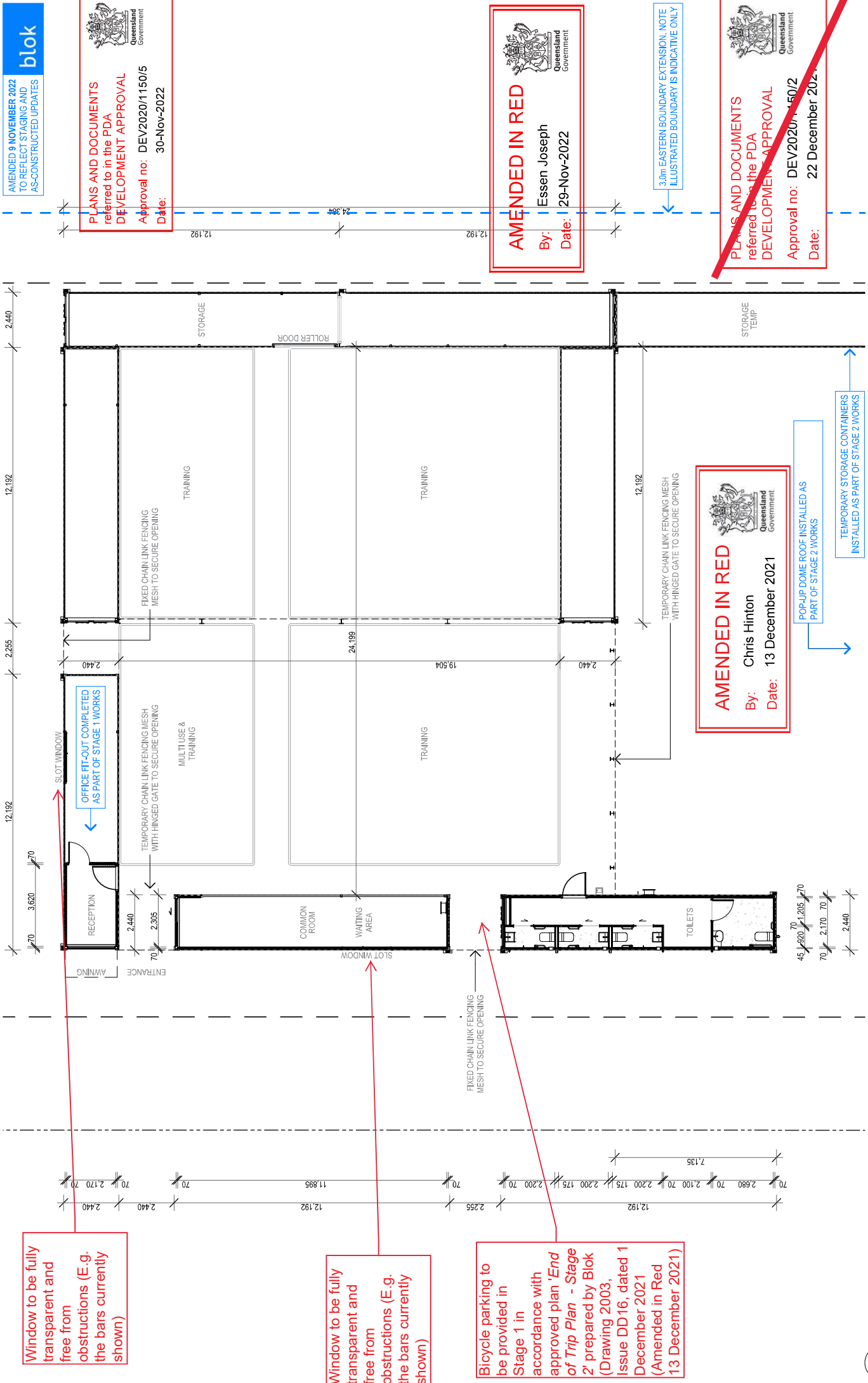
P0 Box 5091 West End QLD 4101

Einfo@bolkmodular.com.au

FLIPSIDE CIRCUS NORTHSORE

blok

Ph 07 3108 0642



1
GROUND FLOOR PLAN
1:150

blok	FLIPSIDE CIRCUS NORTHSHORE	REV	ID	DESCRIPTION	DATE	N 	PROJECT 1806	DRAWING FLOOR PLAN - STAGE 1	SCALE: 1:150 @ A3	DRAWING No. 2000	ISSUE DD16
		D009			30/09/2021						
		D011		ISSUED FOR CONTRACT							
		D012		ISSUED FOR DA	21/10/2021						
		D016		ISSUED FOR CONTRACT	21/10/2021						
STAGING PLANS ISSUED FOR DA											
11/12/2021											

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

AMENDED IN RED

By: Essen Joseph
Date: 29-Nov-2022

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

AMENDED 9 NOVEMBER 2022
TO REFLECT STAGING AND
AS-CONSTRUCTED UPDATES

blok

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/5
Date: 30-Nov-2022



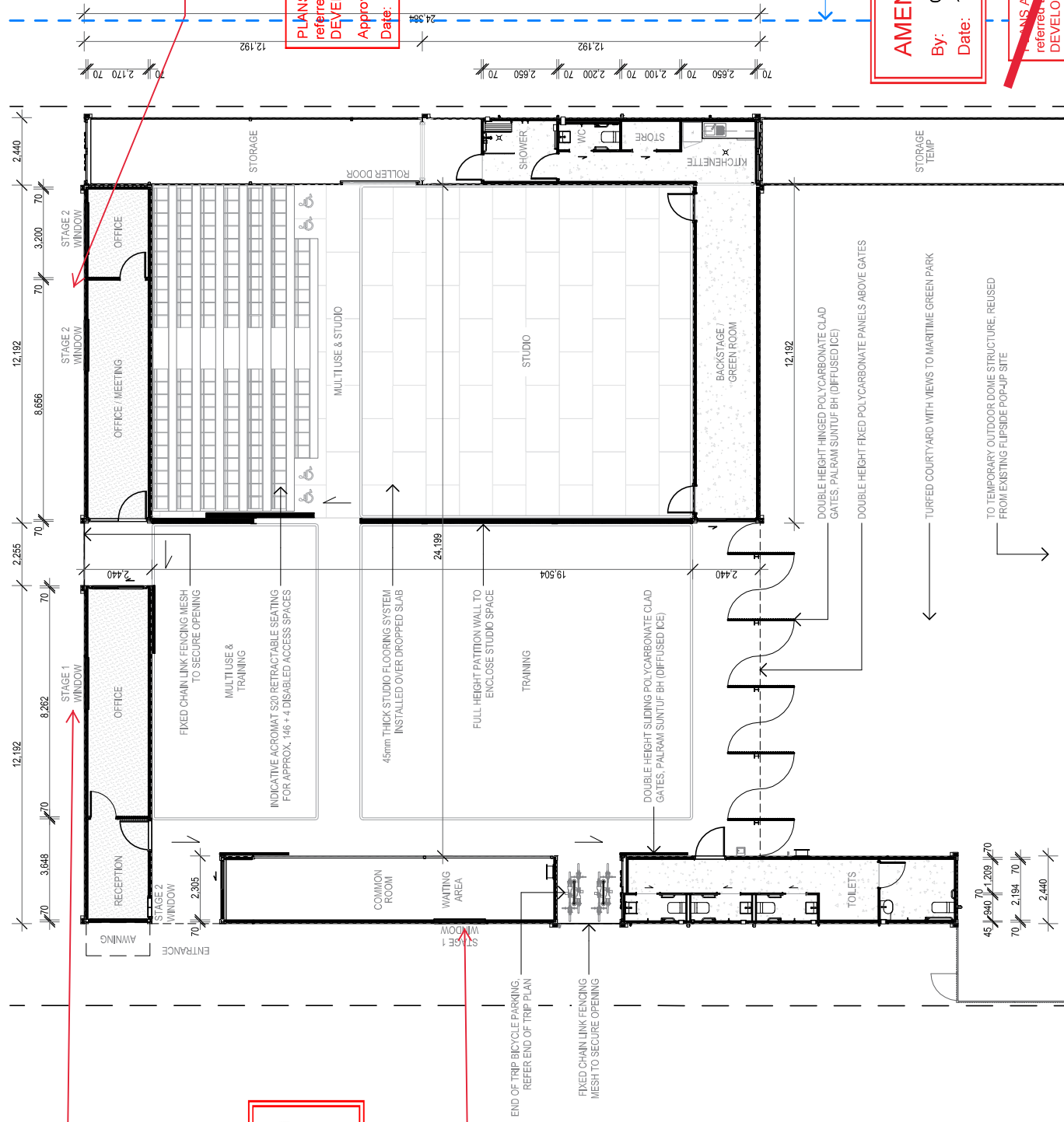
3.0m EASTERN BOUNDARY EXTENSION, NOTE
ILLUSTRATED BOUNDARY IS INDICATIVE ONLY

AMENDED IN RED

By: Chris Hinton
Date: 17 December 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/5
Date: 22 December 2021



1 GROUND FLOOR PLAN
1:150

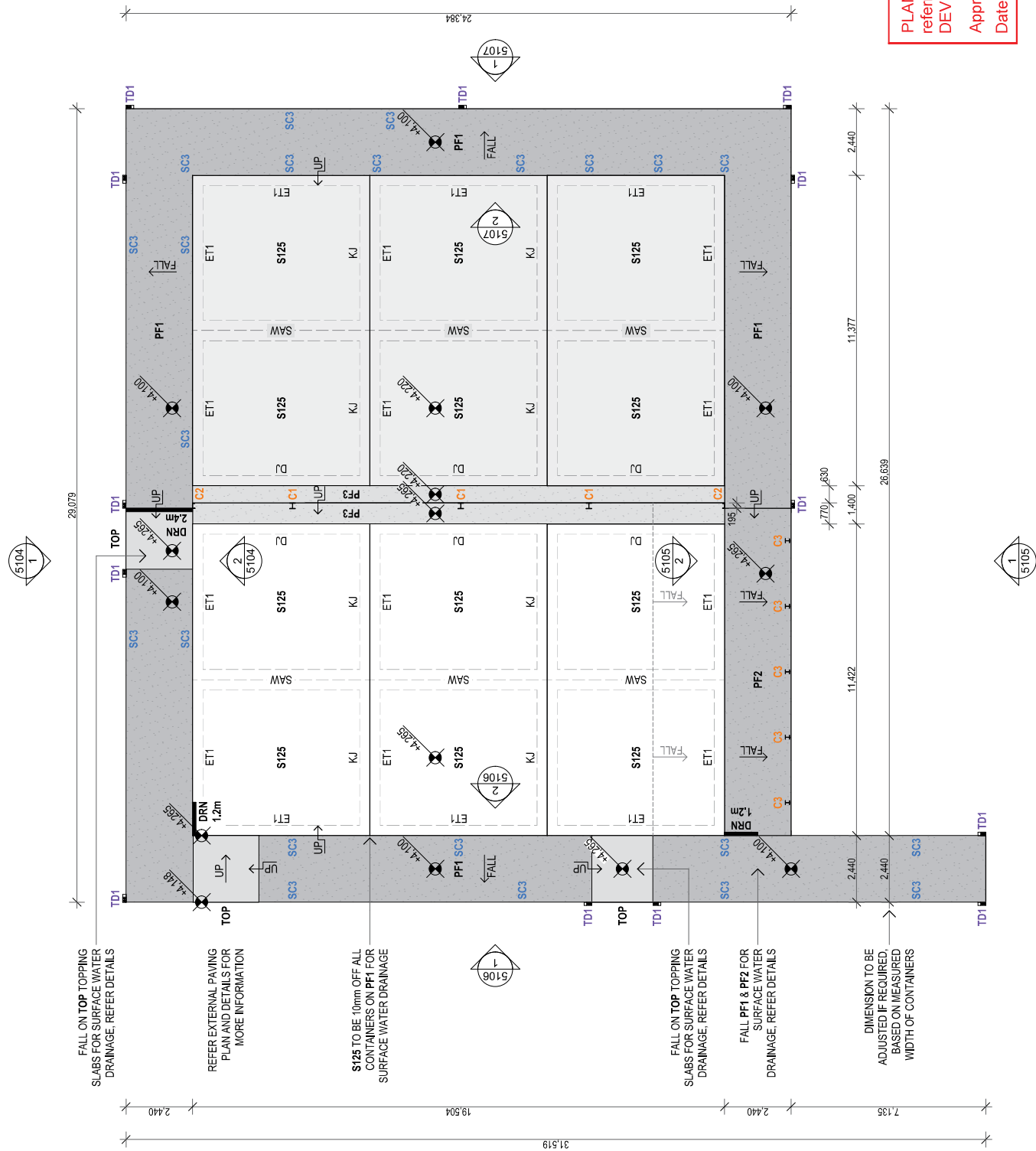
blok	FLIPSIDE CIRCUS NORTHSORE		DRAWING				FLOOR PLAN - STAGE 2	ISSUE
			PROJECT	DATE	DRAWING No.			
	REV	ID	BY	DESCRIPTION	DATE	1806	2001	DD16
					22/10/2021			
				ISSUED FOR DA				
				STAGING PLANS ISSUED FOR DA	11/12/2021			

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	2125x120 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



1 SLAB PLAN
1:150

EARTHWORKS NOTES:

1. ALL GROUND CONTOUR LINES AND SPOT LEVELS 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 BRMM7695-000-443 REV 3 ISSUED 06/02/2020 FOR CLIENT EDO. LANDPARTNERS DETAIL SURVEY BRMM7695-000-135-1 ISSUED 31/03/2021 FOR CLIENT EDO. 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, AP0D AND DOUGLAS PARTNERS GEOTECH, AND INCOME ENGINEERS ENGINEERING DOCUMENTATION FOR MORE INFORMATION.

GEOTECH NOTES:

1. GEOTECHNICAL CONDITIONS ARE DETAILED IN AP0D SOIL TESTING GEOTECHNICAL INVESTIGATION, ISSUED 01/03/2021, AND DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS, ISSUED 01/04/2021 FOR CLIENT FLIPSIDE CIRCUS. IN SUMMARY:

- AP0D TESTING COMPRISED TWO BORES TO 37.6m AND 42.2m DEPTH WHERE POSSIBLE WEATHERED ROCK AND AUGER REFUSAL WAS ENCOUNTERED. ABOVE THESE DEPTHS CLAYEY FILL WAS ENCOUNTERED TO 1.7m AND 2.2m DEPTHS.

- 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.

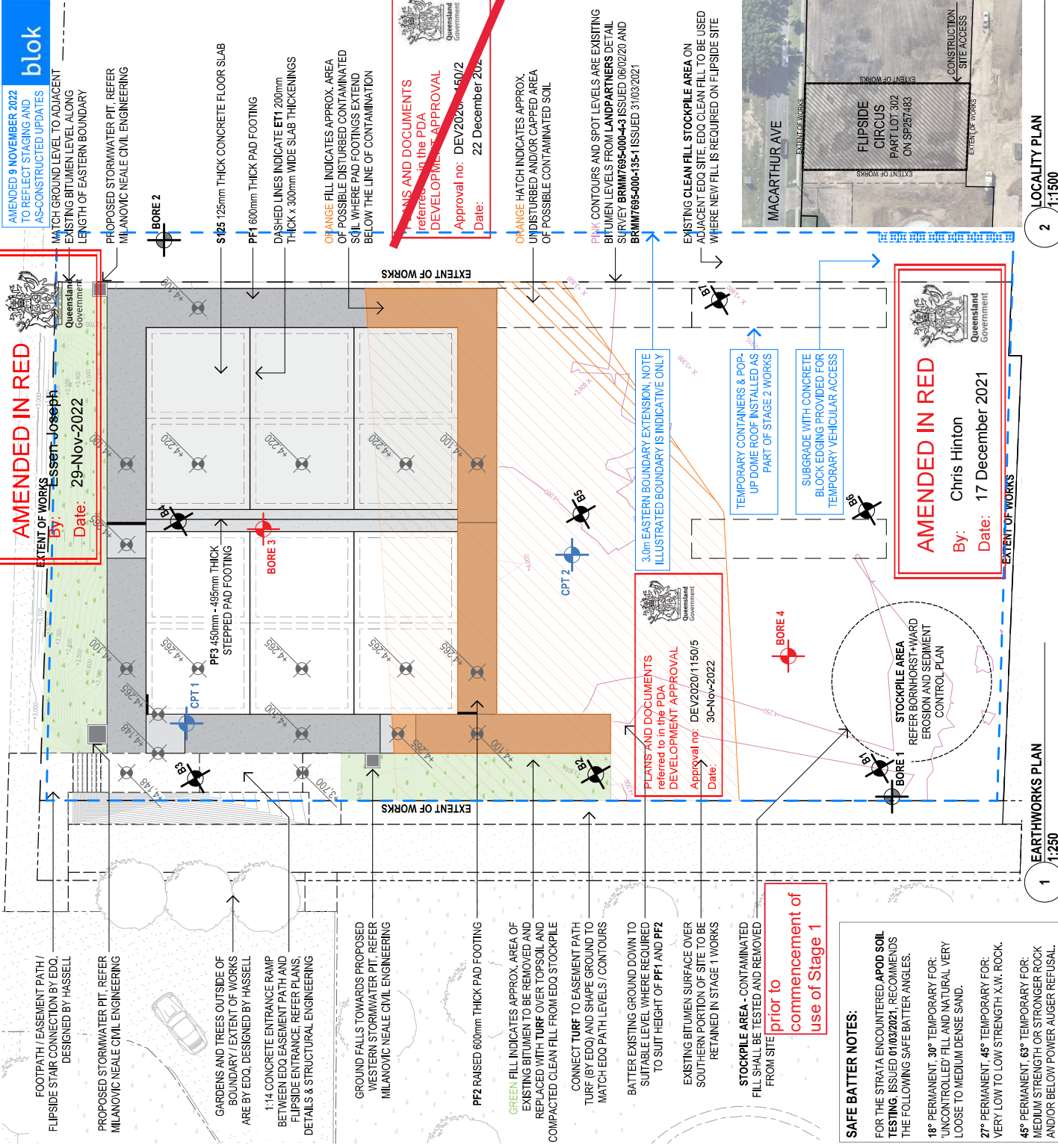
2. REFER AP0D SOIL TESTING, GEOTECHNICAL INVESTIGATION, ISSUED 01/03/2021, AND DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS, ISSUED 01/04/2021 FOR MORE INFORMATION, INCLUDING EXACT TESTING LOCATIONS.

GEOTECH KEY:

AP0D 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 EDO.

CONTAMINATION NOTES:

1. CONTAMINATION IS DETAILED IN BUTLER PARTNERS BASELINE CONTAMINATION ASSESSMENT, ISSUED 09/10/2020 FOR CLIENT EDO. 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 ITS 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

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 BRM7695-000-4-3 REV 3 ISSUED 06/02/2020 FOR CLIENT EDQ. LANDPARTNERS DETAIL SURVEY BRM7695-000-135-1 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 INCOME 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 WEATHERED ROCK AND AUGER REFUSAL WAS ENCOUNTERED. ABOVE THESE DEPTHS CLAYEY FILL WAS ENCOUNTERED TO 1.7m AND 2.2m DEPTHS.
- 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.

SAFE BATTER NOTES:

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

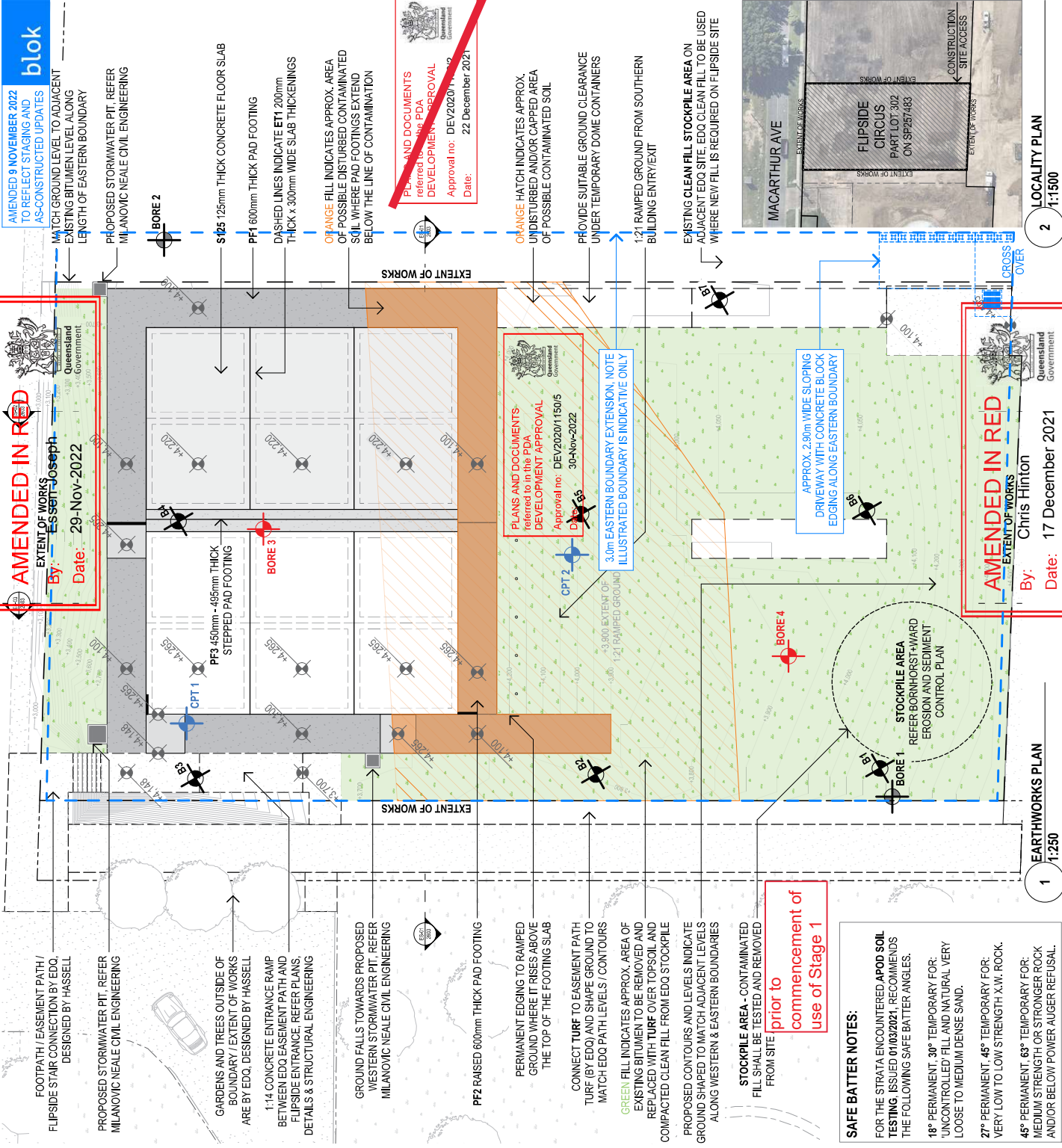
18° PERMANENT: 30° TEMPORARY FOR: UNCONTROLLED FILL AND NATURAL VERY LOOSE TO MEDIUM DENSE SAND.

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.

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 CRITERIA 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 ITS 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

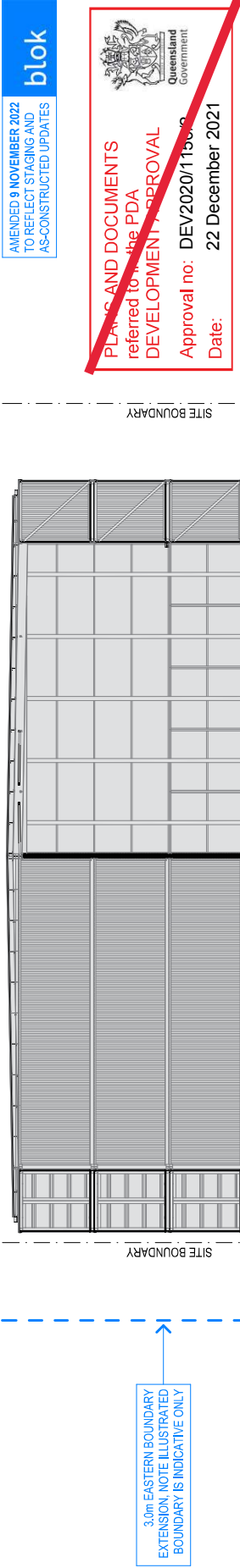
SCALE: 1:250, 1:500 (D.A.S.)	DRAWING NO. 2602	ISSUE DD16
DATE PLOTTED Thursday, December 2021		

LOCALITY PLAN	1:1500
2	

By: Chris Hinton	Date: 17 December 2021
AMENDED IN RED	

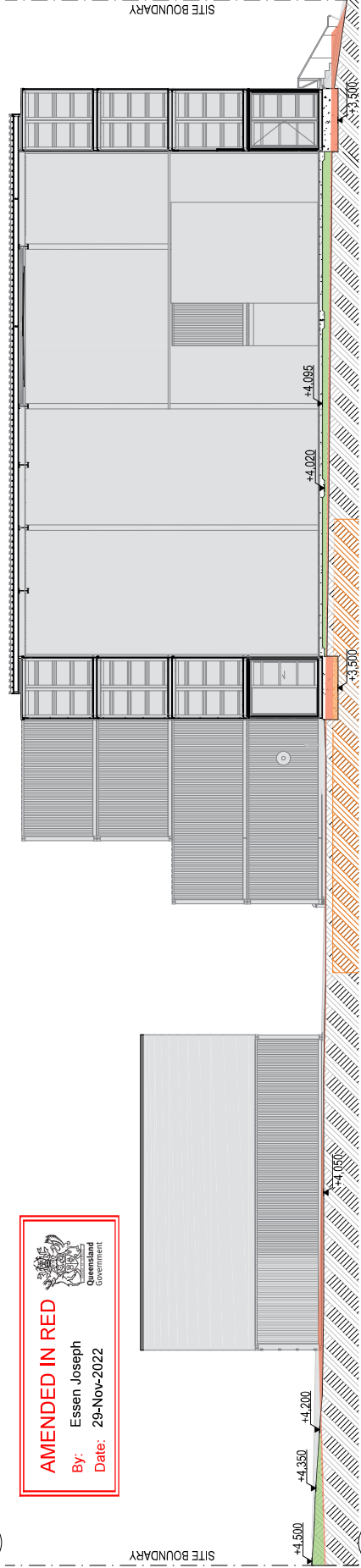
PROJECT 1806	DRAWING EARTHWORKS PLAN - STAGE 2
DATE 28/10/2021	ISSUED FOR D.A.
18/11/2021	ISSUED FOR D.A.
1/12/2021	STAGING PLANS ISSUED FOR D.A.

REV	ID	BY	DESCRIPTION
001			ISSUED FOR D.A.
002			ISSUED FOR D.A.
003			ISSUED FOR D.A.



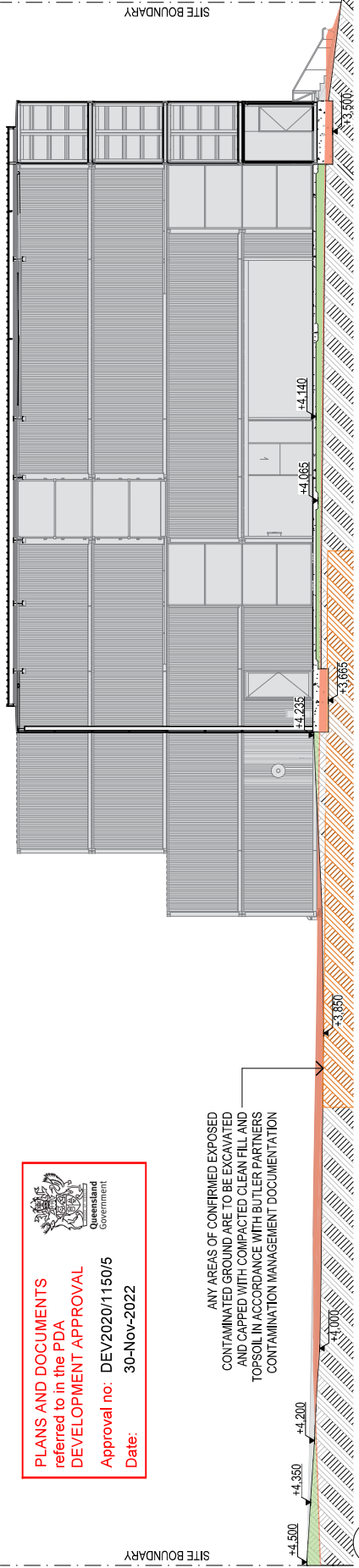
1 ES-01 EARTHWORKS SECTION
1:175

AMENDED IN RED
By: Essen Joseph
Date: 29-Nov-2022



2 ES-02 EARTHWORKS SECTION
1:175

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2020/1150/5
Date: 30-Nov-2022



3 ES-03 EARTHWORKS SECTION
1:175

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.

2. LEVELS AND CONTOURS ARE BASED ON LANDPARTNERS DETAIL SURVEY BRMM7695-0004-3 REV 3 ISSUED 06/02/2020 FOR CLIENT EDQ. LANDPARTNERS DETAIL SURVEY BRMM7695-0004-3 ISSUED 31/03/2021 FOR CLIENT EDQ. AND SAUNDERS HAVILL GROUP DETAIL SURVEY PLAN 8711 S 07 DT A. ALL LEVELS AND SITE FEATURES SHALL BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

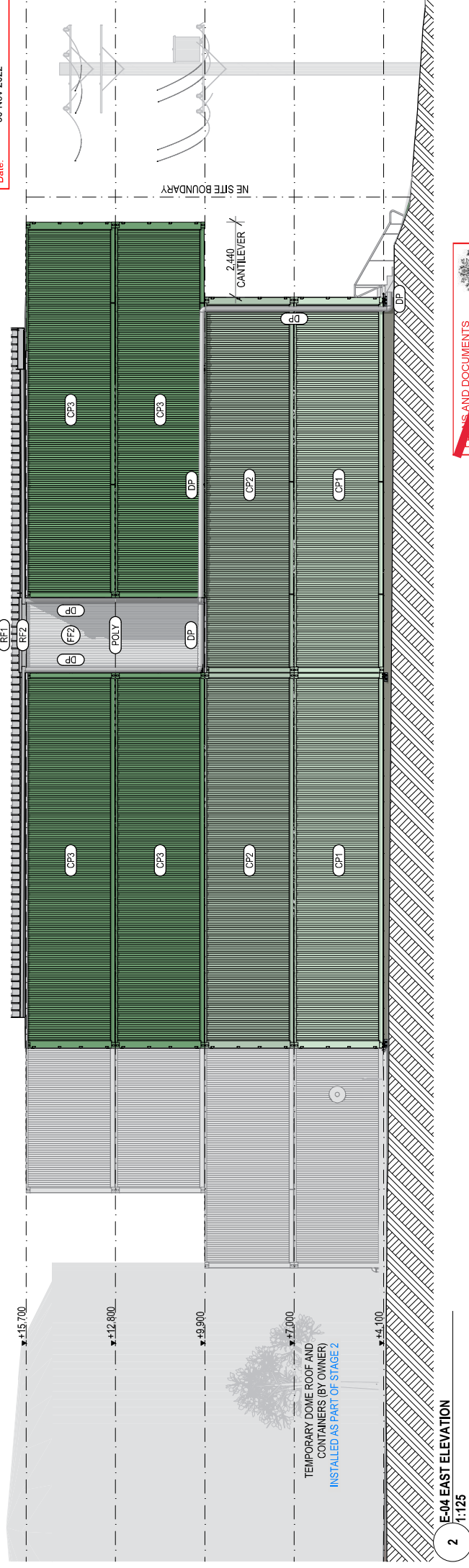
3. ALL FILL MATERIAL SHALL BE PLACED IN MAX. 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (APPROX. 2%) TO ACHIEVE A MIN. DRY DENSITY OF 95% IN ACCORDANCE WITH AS 1289.

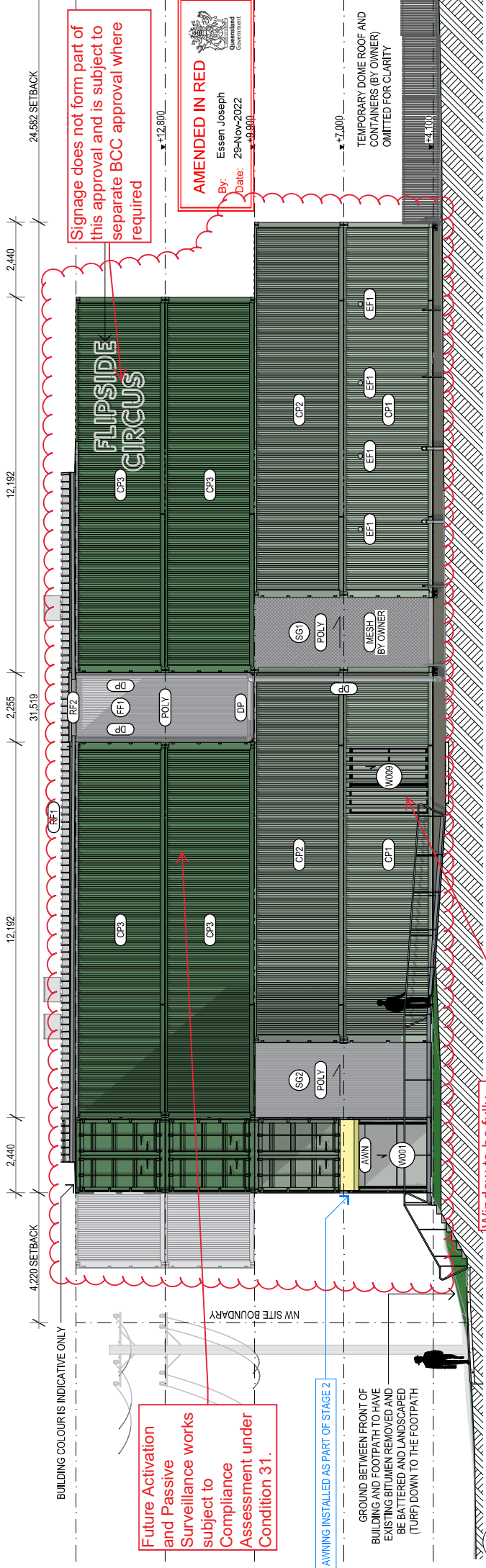
4. ALL WORKS SHALL BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENTATION PREPARED BY CIVIL ENGINEERS BORNHORST+WARD.

5. REFER MILANOVIC NEALE AND BORNHORST+WARD CIVIL ENGINEERING, APD 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





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.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL Approval no: DEV2020/150/5 Date: 30-Nov-2022

AMENDED IN RED By: Essen Joseph Date: 29-Nov-2022

2 E-04 EAST ELEVATION 1:125

b	FLIPSIDE CIRCUS NORTHSHORE				DATE		PROJECT	DRAWING	AMENDED IN RED				SCALE	DATE PLOTTED	DRAWING No.	ISSUE	
	REV	ID	BY	DESCRIPTION													
	</																

Level 1, 451 Sherwood Rd, Sherwood QLD 4075

PO Box 5091 West End QLD 4101

E info@btkmodular.com.au

Ph 07 3108 0642

NOTES:

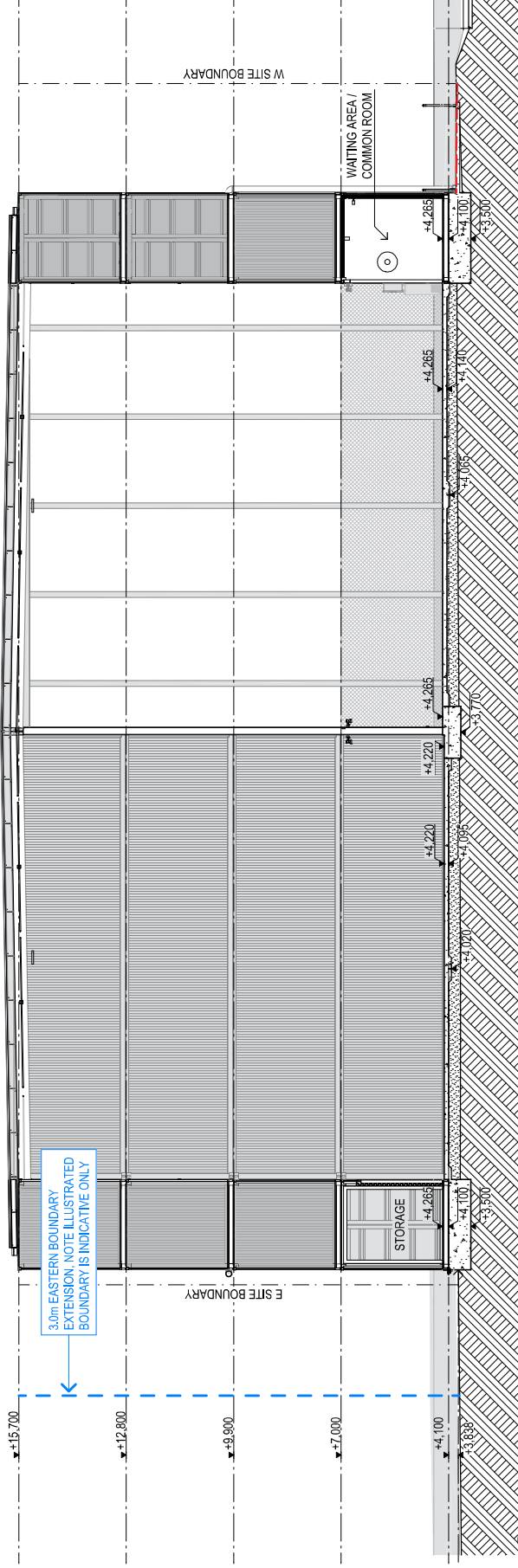
1. EXISTING BITUMEN SURFACE SHALL BE REMOVED ACROSS NORTHEN PORTION OF SITE AS PART OF STAGE 1 WORKS. BITUMEN SURFACE ACROSS SOUTHERN (REAR YARD) PORTION OF SITE TO BE REMOVED AS PART OF STAGE 2 LANDSCAPING WORKS BY OWNER.
2. MEASURE AS-BUILT FLOOR LEVEL OF CONTAINERS PRIOR TO CONSTRUCTION. UPPER INTERNAL 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 ACCOMMODATE 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 BOUNDARY 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 BOUNDARY, INCLUDING ON ADJACENT EASEMENT, ARE BY OTHERS AND ARE INDICATIVE ONLY.

AMENDED 9 NOVEMBER 2022
TO REFLECT STAGING AND
AS-CONSTRUCTED UPDATES

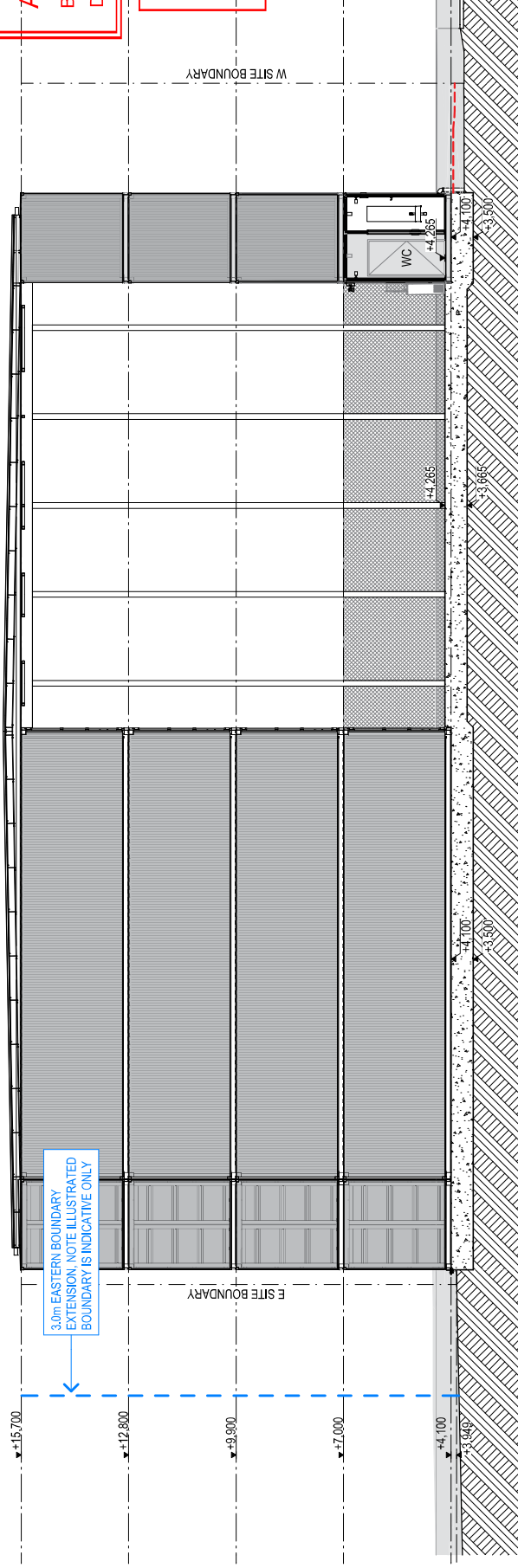
blok



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL	Approval no: DEV2020/1150/5	Date: 30-Nov-2022
 Queensland Government		



1
S-03 SECTION
1:125



2
S-04 SECTION
1:125

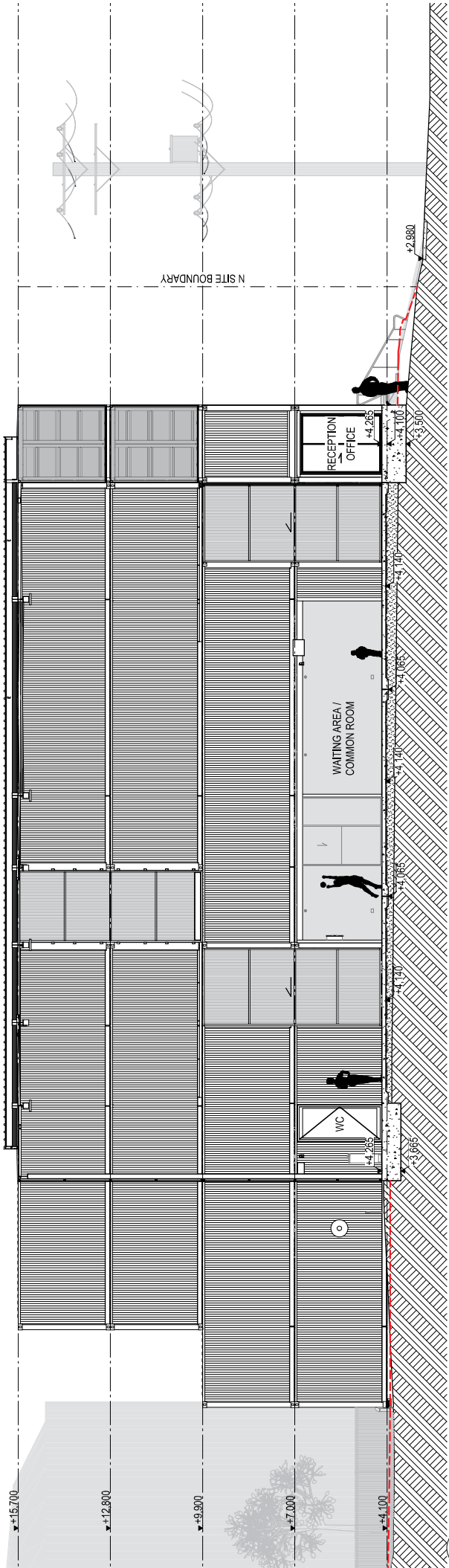
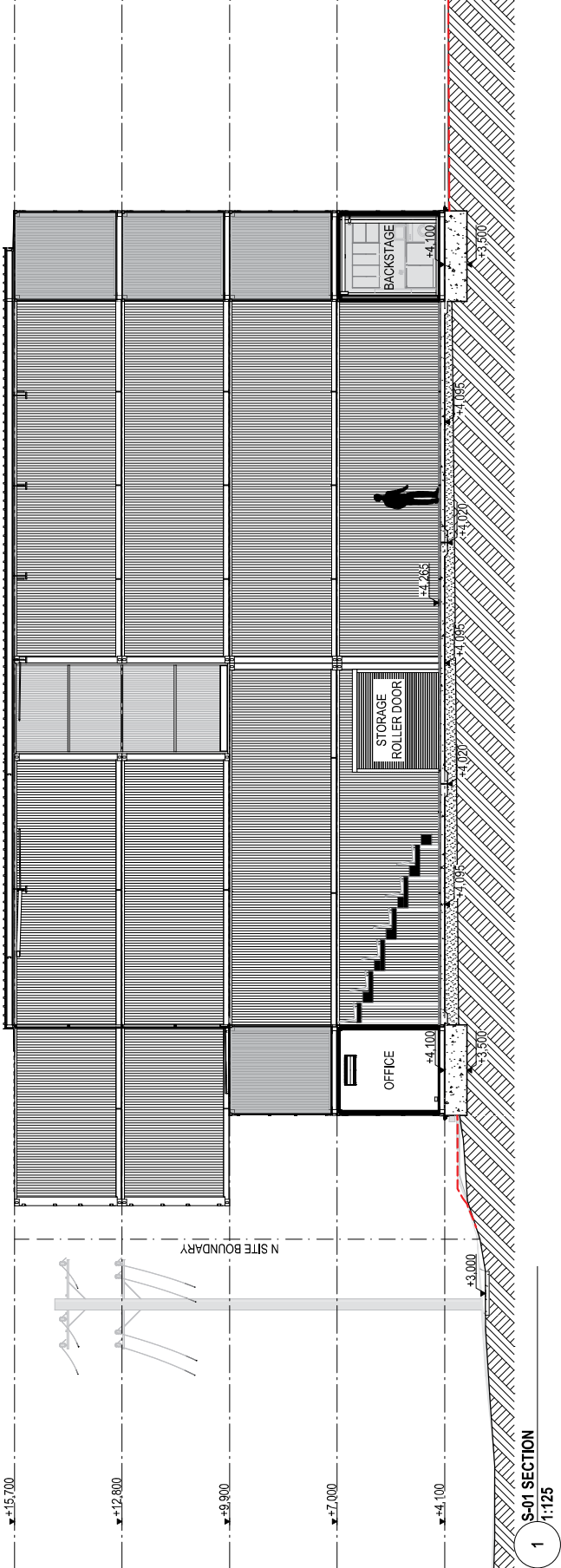
PLANS AND DOCUMENTS
referred to the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1504
Date: 22 December 2021

 Queensland Government

FLIPSIDE CIRCUS NORTHSHORE blok	REV	ID	BY	DESCRIPTION	DATE	PROJECT	DRAWING	 Queensland Government DEVELOPMENT APPROVAL Approval no: DEV2020/1156 Date: 22 December 2021	SCALE DATE PLOTTED 1:25 @ A3 Wednesday, 1 December 2021	DRAWING No. 4001	ISSUE DD16

- 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.
 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.



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.

AMENDED 9 NOVEMBER 2022
TO REFLECT STAGING AND
AS-CONSTRUCTED UPDATES

blok

AMENDED IN RED

By: **Essen Joseph**
Date: **29-Nov-2022**

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: **DEV2020/1150/5**
Date: **30-Nov-2022**



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: **DEV2020/1150/5**
Date: **22 December 2021**



FLIPSIDE CIRCUS NORTHSORE

SECTIONS S-03 & S-04 – STAGE 2

SCALE: 1:125 @ A3
DATE PLOTTED:
Tuesday, 22 Nov 2021
DRAWING No. 4101
ISSUE DD16

REV	ID	BY	DESCRIPTION	DATE
2013			ISSUED FOR PDA	23/10/2021
2015			STAGING PLANS ISSUED FOR PDA	30/11/2021

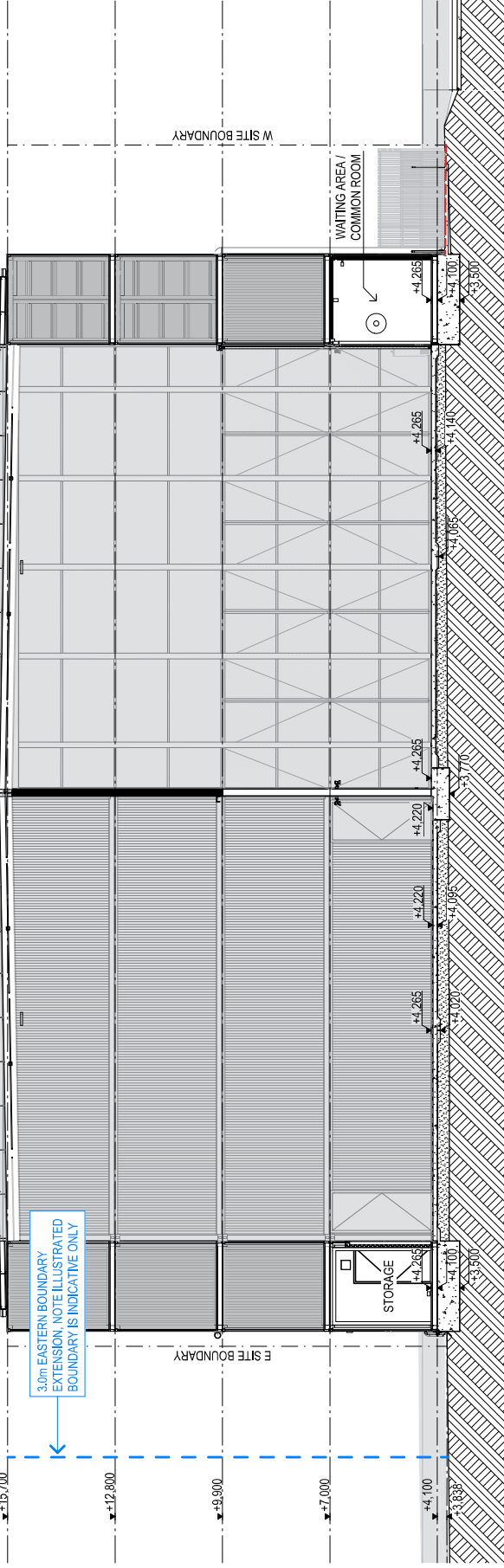


PROJECT
1806

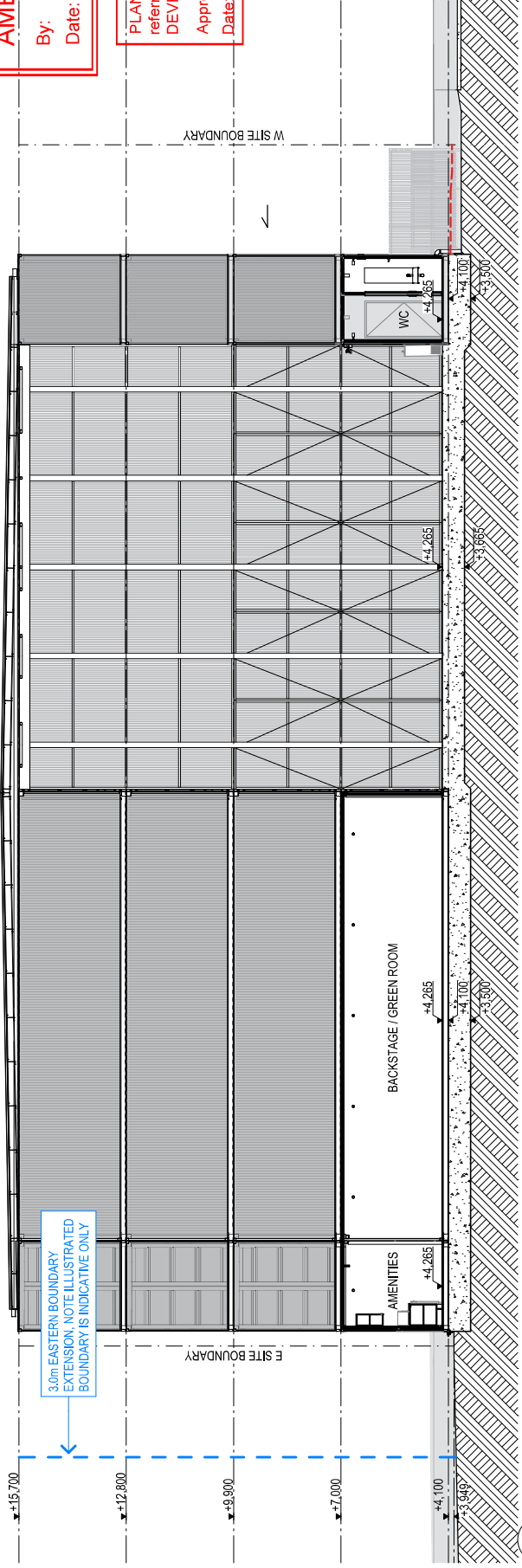
DRAWING



1 S-03 SECTION
1:125



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 (Amended in Red 13 December 2021))

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



1 END OF TRIP / NLA PLAN
1:150

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.
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 ATRIUMS.

NLA KEY:

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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

SCALE: 1:150 TO A3	DRAWING No.	ISSUE
DATE PLOTTED: Wednesday 1 December 2021	2002	DD16

PROJECT 1806
DRAWING: END OF TRIP PLAN - STAGE 1



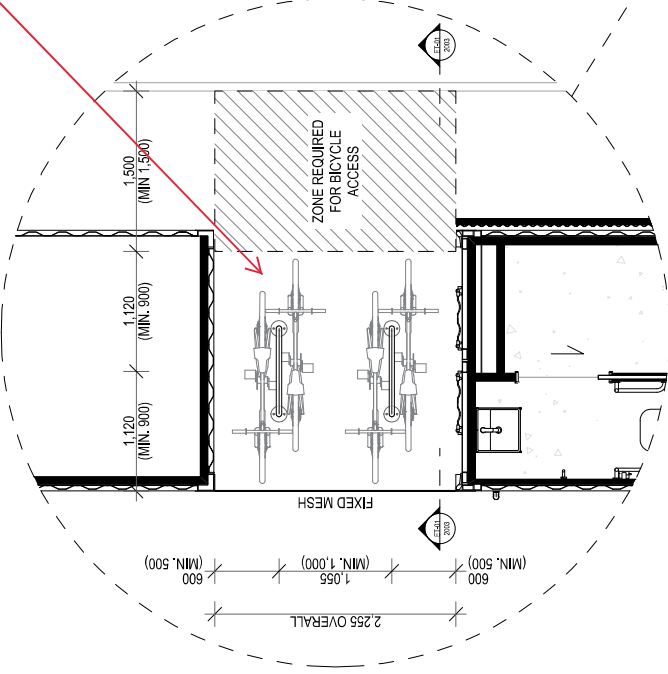
DATE 17/12/2021

REV	ID	BY	DESCRIPTION
			STAGING PLANS ISSUED FOR IGA

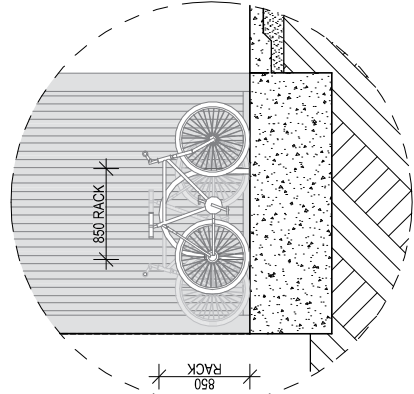
FLIPSIDE CIRCUS NORTHSHORE

blok

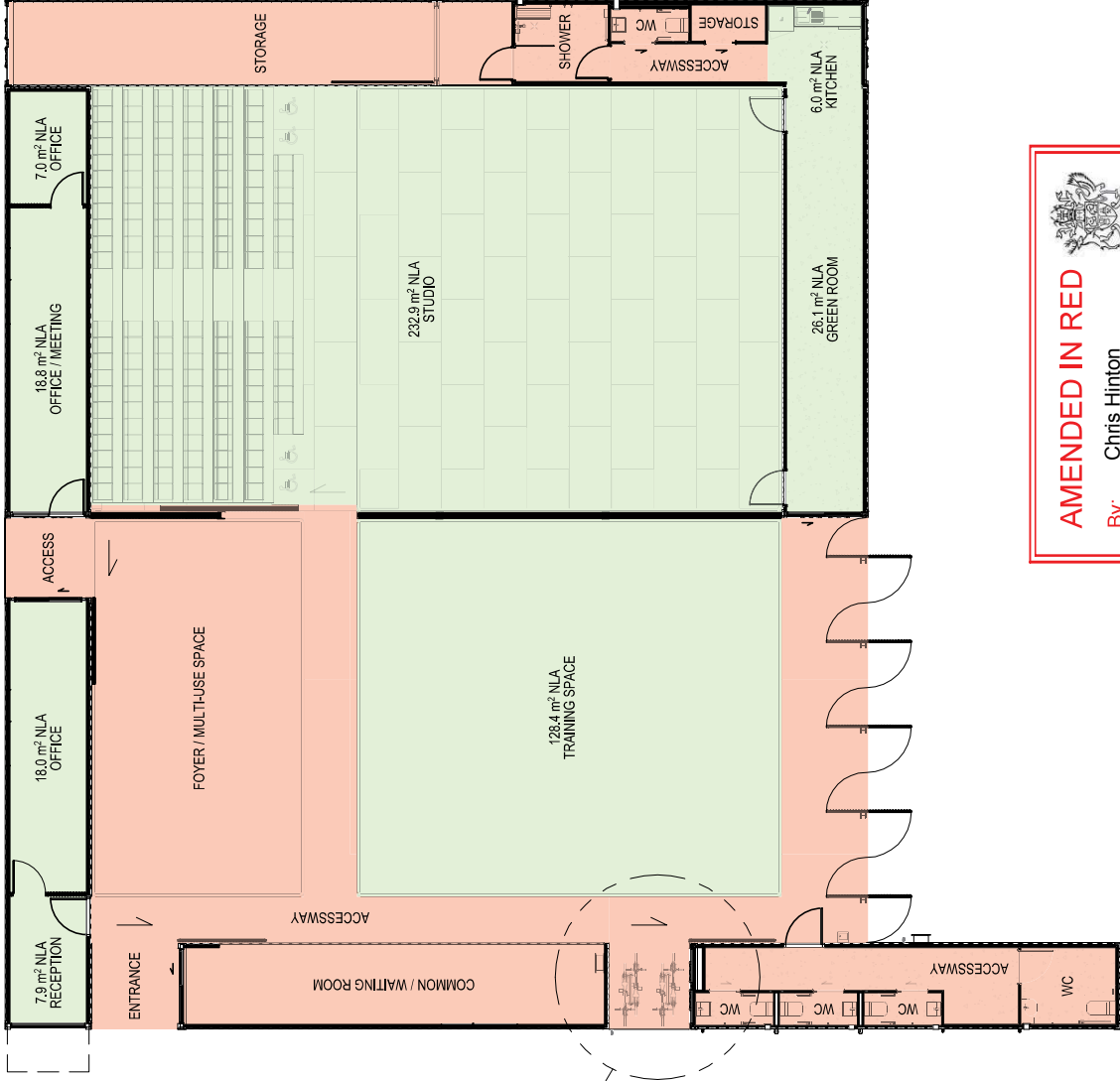
To be delivered in
Stage 1



2 BICYCLE PARKING DETAIL PLAN
1:50



3 ET-01 BICYCLE PARKING DETAIL SECTION
1:50



AMENDED IN RED
By: Chris Hinton
Date: 13 December 2021

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.
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 OCCUPERS OF THE BUILDING.
 3. EXCLUDED FROM THE NLA CALCULATION ARE:
 - COMMUNAL, SHARED, AND PUBLIC AREAS THAT ARE NOT FOR THE EXCLUSIVE USE OF THE OCCUPERS 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 THOROUGHHAVES SUCH AS FOYERS OR ATRIA.

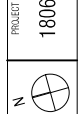
NLA KEY:

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV20201150/2
Date: 22 December 2021

SCALE: 1:150, 1:50 (D & S)	DRAWING No.	ISSUE
DATE PLOTTED: Wednesday 1 December 2021	2003	DD16

END OF TRIP PLAN - STAGE 2



REV	ID	BY	DESCRIPTION	DATE
			ISSUED FOR DA	18/11/2021
			STAMPING PLANS ISSUED FOR DA	1/12/2021

PROJECT	1806
DATE	18/11/2021
STAMPING PLANS ISSUED FOR DA	1/12/2021