



SARA reference: 2411-43512 SPD
Applicant reference: 6182
Council reference: OTH/2024/20

13 January 2025

FPI Queensland Pty Ltd
c/- Gassman Development Perspectives
mail@gassman.com.au

Dear Sir/Madam

SARA change application decision—10 Homestead Drive, Stapylton

(Given under section 83 of the *Planning Act 2016*)

I refer to your application made on 20 November 2024 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 14 August 2024 for the following:

- Development Permit for a Material change of use for Warehouse and Industry (Low impact) and Operational work for Change to ground level.

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	13 January 2025
SARA reference:	2411-43512 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	Change to condition 1 of SARA's referral agency response regarding the maximum capacity of storage containers for flammable liquid to increase the maximum size from 20L to 1000L – the total quantity of 217,000L remains unchanged.
Reasons:	The reasons for the responsible entity decision are in Attachment 1

The following copy of the referral agency response including the above changes replaces the previous referral agency response issued for the original development application issued on 26 July 2024 under SARA reference 2404-40203 SRA.

Changed response

Outcome:	Referral agency response with conditions.
Date of original response:	26 July 2024
Original reference:	2404-40203 SRA
Conditions:	The conditions in Attachment 2 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 3

Development details

Description:	Development Permit for a Material change of use for Warehouse and Industry (Low impact) and Operational work for Change to ground level.
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 7, Division 3, Table 1, Item 1 – Material change of use for a hazardous chemical facility (Planning Regulation 2017)
Assessment manager:	Gold Coast City Council
Street address:	10 Homestead Drive, Stapylton
Real property description:	Lot 122 on SP329476
Applicant name:	FPI Queensland Pty Ltd
Applicant contact details:	c/- Gassman Development Perspectives Pty Ltd mail@gassman.com.au

Additional details

Native title considerations:	Native Title is not affected as a result of the minor change as it is considered to be administrative in nature, not requiring an increase or change to the existing project footprint or major change to the development application.
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Dispute resolution

Appeal:	The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the <i>Planning Act 2016</i> . Copies of the relevant provisions are in Attachment 4 .
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For further information please contact Elly Wong, A/Senior Planning Officer, on (07) 5644 3215 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Lawler', written in a cursive style.

Karley Lawler
Manager, Planning Services (SEQ South)

enc Attachment 1 – Reasons for responsible entity decision
 Attachment 2 – Changed referral agency conditions
 Attachment 3 – Advice to the applicant
 Attachment 4 – Appeal provisions
 Attachment 5 – Documents referenced in conditions

cc Gold Coast City Council, mail@goldcoast.qld.gov.au

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The development was assessed as being minor in accordance with the *Planning Act 2016* and the Development Assessment Rules.
- The minor change to does not compromise the development's ability to comply with State code 21: Hazardous chemical facilities of State Development Assessment Provisions.

Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1)
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 2—Changed referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 7, Division 3, Table 1, Item 1 (Planning Regulation 2017) — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Education to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) The total quantity of flammable liquid stored is limited to 217,000L in packages not exceeding 20L <u>1000L Intermediate Bulk Containers (IBC).</u> (b) <u>IBC packages must:</u> (i) <u>be stacked no more than two-packages high (if on the floor); and</u> (ii) <u>stored no higher than one level above the floor (if stored in racks).</u>	Prior to the commencement of use and to be maintained at all times.
2.	The spillage capacity must be in accordance with the Proposed Dangerous Goods Strategy, prepared by HL Architects Pty Ltd, dated 19/06/2024, reference no. SK-01 and revision 2.	Prior to the commencement of use and to be maintained at all times.
3.	All building component joints required to contain spilled liquids (wall to floor, wall panel to wall panel, rollover bund to floor, rollover bund to wall) must be sealed with a fire and chemical resistant material.	Prior to the commencement of use and to be maintained at all times.
4.	Any drain valves that connect the spillage containment system to the stormwater system must be manually operable and accessible from outside of the spill containment area. The valves shall be clearly identifiable to emergency services by signage.	Prior to the commencement of use and to be maintained at all times.
5.	Any drain valves that connect the spillage containment system to the stormwater system must close automatically on activation of the fire alarm.	Prior to the commencement of use and to be maintained at all times.
6.	The emergency plan must clearly identify scenarios when the stormwater drain valves should be closed and the valves must be clearly identified on the emergency services manifest.	Prior to the commencement of use and to be maintained at all times.
7.	The emergency plan must clearly identify actions that should be taken to minimise the possibility of a fire in the flammable liquid bunker spreading to the main warehouse e.g., by stipulating that foam application <i>inside</i> the bunker should be stopped if the underground tanks are full.	Prior to the commencement of use and to be maintained at all times.
8.	The underground spillage tanks shall be fitted with clearly visible level indication.	Prior to the commencement of use and to be maintained at all times.
9.	If deemed safe and practical by the applicant's engineers, the underground spillage tanks should be fitted with a riser pipe overflow that causes liquid in the bottom of the tanks to overflow first.	Prior to the commencement of use and to be maintained at all times.

10.	The underground tanks should be designed and constructed in accordance with AS1940:2017 <i>The storage and handling of flammable and combustible liquids</i> . Accordingly, the tank vents should be located away from potential ignition sources.	Prior to the commencement of use and to be maintained at all times.
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Attachment 3—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the Planning Act 2016, its regulation or the State Development Assessment Provisions (SDAP) (version 3.1). If a word remains undefined it has its ordinary meaning.

Attachment 4—Appeal provisions

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Attachment 5—Documents referenced in conditions

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Planning Act 2016 – Appeal provisions

The following provisions are the **appeal rights** as defined in the Planning Act 2016, schedule 2.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) the person—
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

- (4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Schedule 1 Appeals

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - i a material change of use for a classified building; or
 - ii operational work associated with building work, a retaining wall, or a tennis court; or

- (d) development condition if—
 - i the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - ii the building is, or is proposed to be, not more than 3 storeys; and
 - iii the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - i in relation to a matter under paragraphs (a) to (g); or
 - ii under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - i a development approval for which the development application required impact assessment; and
 - ii a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the minister, an appeal may be made against—

- (a) the refusal of all or part of the development application; or
- (b) the deemed refusal of the development application; or
- (c) a provision of the development approval; or
- (d) if a development permit was applied for—the decision to give a preliminary approval.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1. A concurrence agency that is not a co-respondent 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. Any eligible advice agency for the application 4. Any eligible submitter for the application

2. Change applications

For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against—

- (a) the responsible entity's decision on the change application; or
- (b) a deemed refusal of a change application.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. The applicant 2. If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1. A concurrence agency for the development application 2. If a chosen assessment manager is the respondent—the prescribed assessment manager 3. A private certifier for the development application 4. Any eligible advice agency for the change application 5. Any eligible submitter for the change application

3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— - The assessment manager's decision on the extension application; or - A deemed refusal of the extension application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
- The applicant - For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— - the notice involved an error relating to— - the application of the relevant adopted charge; or Examples of errors in applying an adopted charge: - the incorrect application of gross floor area for a non-residential development - applying an incorrect 'use category', under a regulation, to the development - the working out of extra demand, for section 120; or - an offset or refund; or - there was no decision about an offset or refund; or - if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or - the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— - the refusal of a conversion application; or - a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

**Table 2
Appeals to the P&E Court only**

1. Appeals from tribunal

An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—

- (a) an error or mistake in law on the part of the tribunal; or
- (b) jurisdictional error.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—

2. Eligible submitter appeals

For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to—

- (a) any part of the development application or change application that required impact assessment; or
- (b) a variation request

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

- (a) any part of the development application or the change application, that required impact assessment; or
- (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
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1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application 3. An eligible advice agency for the development application or change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. A person given a decision notice about the decision 2. If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—
Table 3 Appeals and tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1. A concurrence agency for the development application related to the approval 2. A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

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PROJECT
WURTH INDUSTRIAL FACILITY

ADDRESS
LOT 122 VANTAGE YATALA EASTRIDGE STREET
STAYPLTON, QUEENSLAND

PROJECT NUMBER
231212

Rev	Description	Date
P5	Prop column grid adjusted as per KD Engineer's design info. Warehouse cladding colour to match design brief. Aerial downpipe arrangement as per Hydraulic design info. Waste Room details added.	08.04.24
P6	Additional ventilation louvers added. DBs added. Office AC plant area nominated. Main Office overflow strategy updated, office roof access stairs changed to proprietary aluminium system.	10.05.24
P7	Fix-out to client's requirements. Office column setout added.	27.05.24
P8	DG Store & DG Cage area added.	28.05.24
P9	Curtain wall sill/edge details updated. Guards and wheelstops added. Dock Office front facade details deleted upon relocation to warehouse internal.	31.05.24

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General Notes:
Architectural drawings to be read in conjunction with all other consultants' detailed drawings, specifications & reports.
Do not scale this drawing. Verify all dimensions on site.
Refer all discrepancies to HL Architects commencing any work.

HL Architects Pty Ltd A.C.N. 161 638 320

nominated architect: Kok Hong LAU
(Reg No. NSW #7559, QLD #5003)

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SK-01 Rev.2
Proposed Dangerous Goods Strategy
19/06/2024

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2411-43512 SPD

Date: 13 January 2025

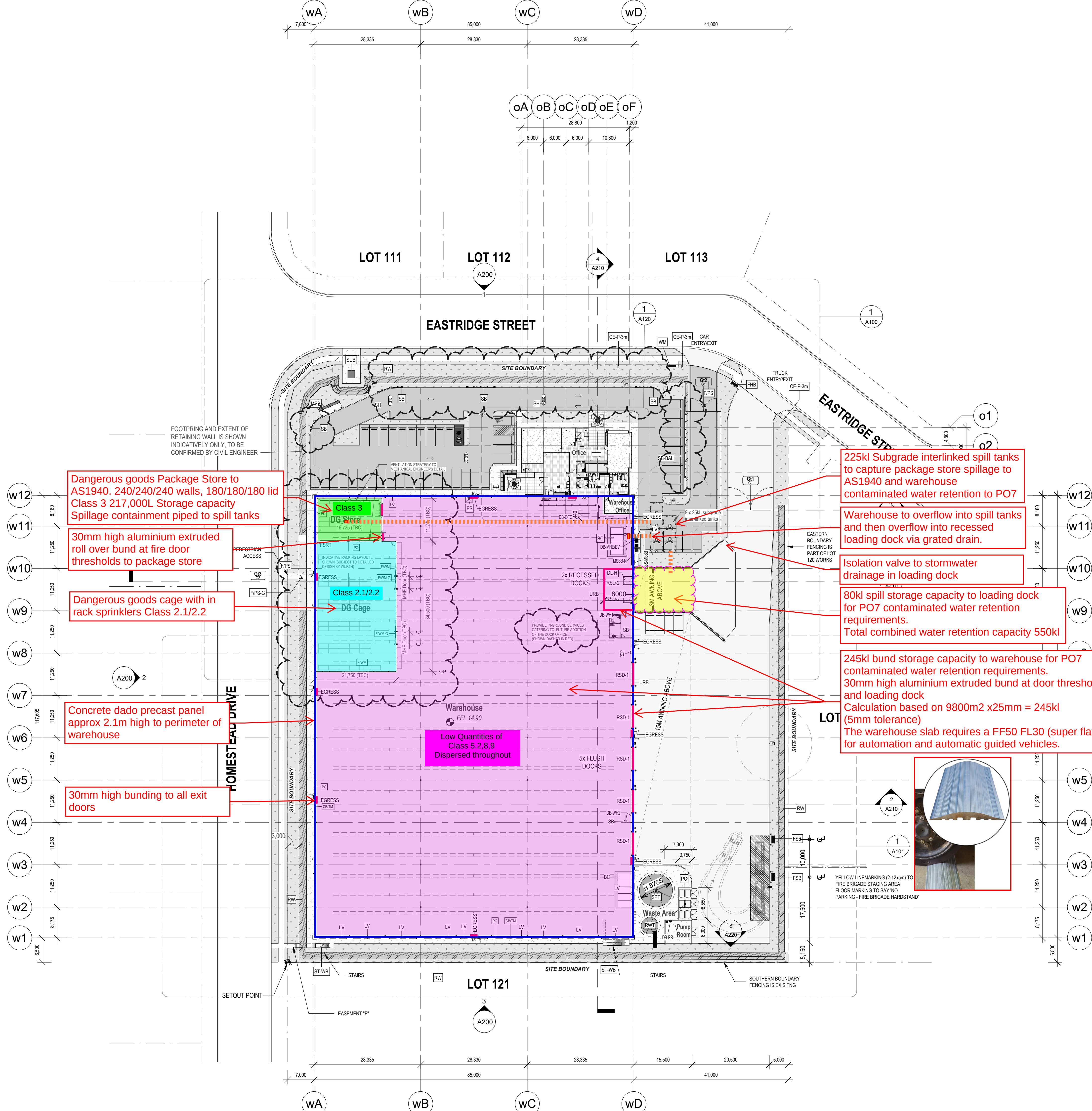
DEVELOPMENT TABLE	
SITE AREA	20,895 sqm
WAREHOUSE (Inclusive of WH Amenities & Dock Office)	10,064 sqm
OFFICE GF	463 sqm
SPRINKLER PUMP ROOM	45 sqm
WASTE AREA	32 sqm
TOTAL BUILDING AREA	10,604 sqm
CAR PARKING PROVIDED	57 Spaces
15M AWNING	1,018 sqm
3M AWNING	35 sqm
HEAVY DUTY PAVEMENT	3,871 sqm
LIGHT DUTY PAVEMENT	2,225 sqm
NOTES ON METHOD OF AREA MEASUREMENT	
1. This is a pre-completion as-designed area measurement survey only, and does not represent the final as-built conditions when the build is completed. 2. The 'Dominant Wall' of the warehouse is taken to be at the outside face of the wall girt / inside face of the Trimdek wall cladding. 3. The 'Dominant Wall' of the Main Office is taken to be at the outside face of the external solid aluminium panel & curtain wall. 4. Concurrence on the definition of 'Dominant Wall' as noted above must be obtained from the qualified surveyor conducting the as-built survey to ensure consistency in interpreting PCA Guidelines, PRIOR to commencing steel fabrication and construction.	

Car Parking Schedule		
Type	Description	Spaces
PK-CP1	PK-CP1 5.5 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2 5.5 x 2.5m - 90 deg	38
PK-CP3	PK-CP3 6.6m x 2.2m Parallel	2
PK-CP4	PK-CP4 6.3m x 2.2m Parallel	1
PK-CP5	PK-CP5 5.5 x 2.5m - 90 deg Staff Parking	1
PK-CP EV	PK-CP EV 5.5 x 2.5m - EV Charging Bay	1
PK-CP FEV	PK-CP EV 5.5 x 2.5m - 90 deg Future EV	10
Grand total		57

General Legend	
All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-AB00- Architectural D&C Specifications & Schedule of Finishes.	
BC	Battery Charge Bay
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CE-P-3m	3.0m high x 0.9m wide pylon signage in accordance with FPI Signage Guidelines
DL-H	Standard pit mounted dock levellers equivalent to Rite Hite Genisys HL700 or approved equivalent installed in accordance with manufacturers requirements. Include steel angle surrounds and rubber bumpers. Dock leveller to interface with roller shutter door.
EGRESS	Emergency door
ES	Emergency Shower & Eyewash
FIPS	Black powdercoated 'Palisade' style fencing 2.100mm high.
FIPS-G	Black powdercoated 'Palisade' style security gates. Gap below gate to NOT exceed 100mm. Height to match adjacent fence.
FWM	Wire Mesh for storage cage as specified. Galvanised finish.
FWM-G	
FHB	Fire Hydrant Booster
FSB	Fire Sprinkler Booster
FSRT	Fire Sprinkler Remote Test Point. Provide drainage pit where required by hydraulic and fire services engineers.
LV	2-stage ventilation louvers sizes as shown. Min. 55% free area. Louvre assembly to be weatherproof and vermin-proof with dust filter.
MSB	Main Switch Board to electrical engineer's details.
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified.
RSD-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m H) attached to steel PFC perimeter door trim. Motorised with manual chain override and wind lock. Finish as specified.
RSD-2	Roller Shutter Door (Recessed Docks) (2.7m W x 3.3m H). Motorised with manual chain override and wind lock. Finish as specified.
RW	Retaining wall to engineer's details.
RWT	Rainwater to engineer's details.
SB	Safety barrier to be Armo steel guardrail or equivalent approved. Stubby nose wrapped around ends. Painted safety yellow.
SB-BAL	Safety barrier to be Armo steel guardrail or equivalent approved with galvanised handrail/balustrade above to an overall height of 1200mm a.f.f. Stubby nose wrapped around armco ends. Painted safety yellow.
SH	Speed Hump to be min 900mm wide and max 75mm high. UV-rated & anti-slip rubber with embedded black & yellow strips.
SPT	Sprinkler Tank to fire engineer's details.
ST-WB	Galvanised steel stairs with serrated steel grating treads equivalent to Webforge Pattern 'C', open risers & grating landing to engineer's details. Provide nosing strip with contrasting colours to AS requirement.
SUB	Substation to electrical engineer's details.
URB	25mm Urethane floor bunding
WM	Water meter

ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.

ALL LEVELS SHOWN TO BE ± 100mm



1 Site Plan (Overall)
A200 1:500 @B1