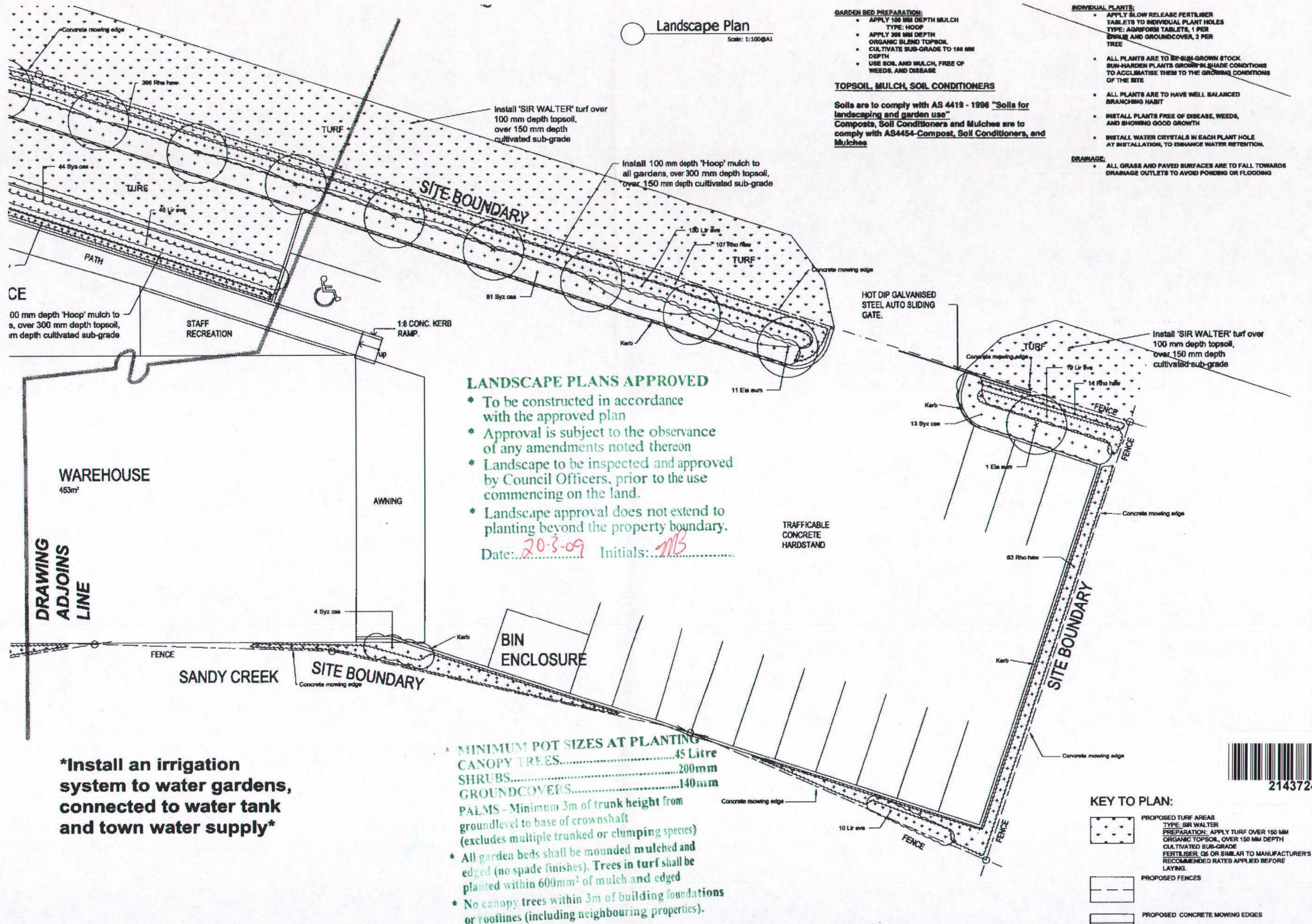
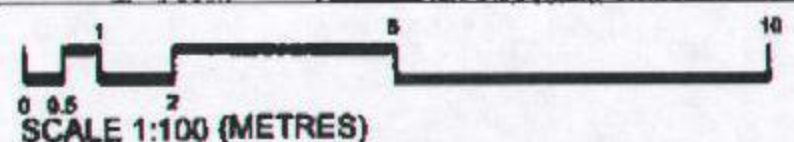




2143724



ISSUE	DATE	DETAILS
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

MARK BALDOCK
LANDSCAPE ARCHITECT
(NSW Reg No 1001 Env. Design Reg. 1001/01)

ABN: 64164876431
PO Box 373, Annerley Qld 4103
Tel: (07) 38488435
Fax: (07) 38488438
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN



DATE:

January 07

DRAWING NUMBER:

1

CURRENT ISSUE:

c

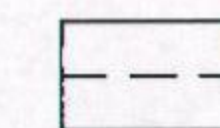
Landscape Plan
Scale: 1:1000A

Scale: 1:1000A

KEY TO PLAN:

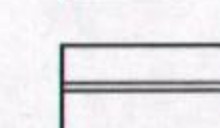


PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM
 ORGANIC TOPSOIL, OVER 150 MM DEPTH
 CULTIVATED SUB-GRADE
FERTILISER: GS OR SIMILAR TO MANUFACTURER'S
 RECOMMENDED RATES APPLIED BEFORE
 LAYING.



PROPOSED FENCE

PROPOSED FENCE



PROPOSED CONCRETE MOWING EDGES

GARDEN BED PREPARATION:

- APPLY 100 MM DEPTH MULCH
TYPE: HOOP
- APPLY 300 MM DEPTH
ORGANIC SLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM
DEPTH
- USE SOIL AND MULCH, FREE OF
WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- INDIVIDUAL PLANTS:
 - APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES TYPE AGROFORM TABLETS, 1 PER SHRUBS AND GROUNDCOVER, 2 PER TREE
 - ALL PLANTS ARE TO BE SUN-GROWN STOCK, SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATE THEM TO THE GROWING CONDITIONS OF THE SITE
 - ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
 - INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
 - INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING

LANDSCAPE PLANS APPROVED

- * To be constructed in accordance with the approved plan
- * Approval is subject to the observance of any amendments noted thereon
- * Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- * Landscape approval does not extend to planting beyond the property boundary.

Date: 20-3-09 Initials: MB

**DRAWING
ADJOINS
LINE**

WAREHOUSE
453m²

453m²

MINIMUM FENCE SIZES AT PLANTING	
CANOPY TREES.....	45 Litre
SHRUBS.....	200mm
GROUNDCOVERS.....	140mm

PALMS - Minimum 3m of trunk height from groundlevel to base of crownshaft (excludes multiple trunked or clumping species)

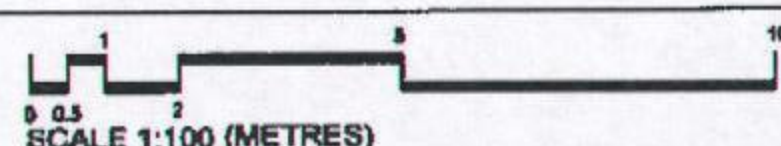
- * All garden beds shall be mounded mulched and edged (no spade finishes). Trees in turf shall be planted within 600mm² of mulch and edged
- * No canopy trees within 3m of building foundations or rooflines (including neighbouring properties).

Plant Schedule

Trees				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Elaeum	Elaeocarpus eumundi	Eumundi Quandong	12	100L (2.7m ht)

Ground Cover				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Lir eve	Liriope Evergreen Giant	Evergreen Giant	205	140mm(350mm ht x 250mm ap)
Rho haw	Rhoeo Hawaiian Dwarf	Hawaiian Dwarf	312	140mm(350mm ht x 350mm ap)

Shrub				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Syz cas	Syzygium cascade	Cascade	148	300mm(1.5m ht)



B	7/2/07	DESIGN CHANGE
A	8/1/07	APPROVAL
ISSUE	DATE	DETAILS

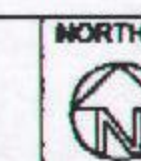
MARK BALDOCK
LANDSCAPE ARCHITECT

ABN: 64104570631
PO Box 373, Annerley Qld 4103
Tel: (07) 38488436
Fax: (07) 38488436
Email: beldock@bigpond.net.au

CLIENT:
MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD. YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN

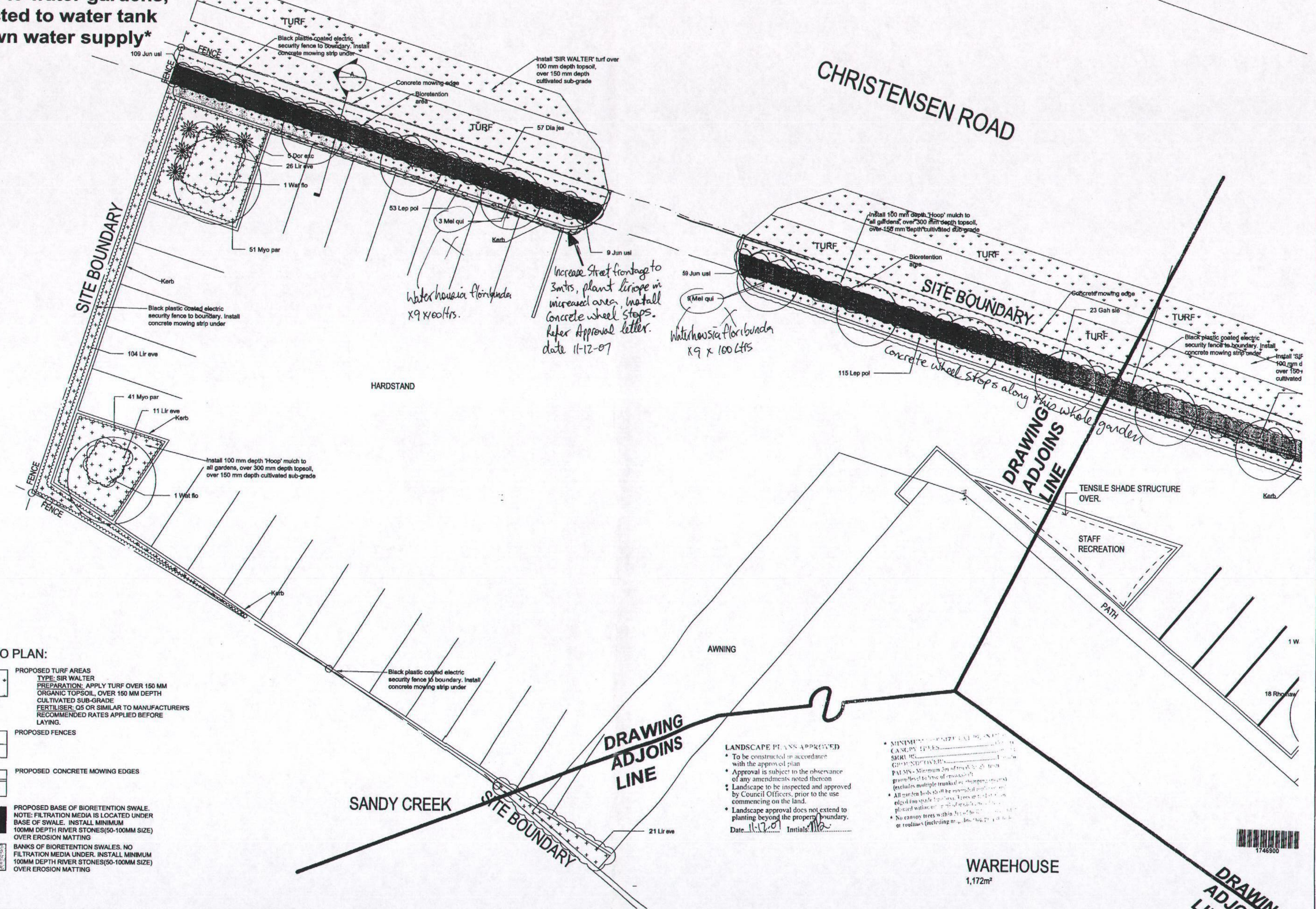


NORTH:	DATE:
	January 07

DRAWING NUMBER: 2	CURRENT ISSUE: 6
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Install an irrigation system to water gardens, connected to water tank and town water supply

Landscape Plan
Scale: 1:100@A1



KEY TO PLAN:

- PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
- PROPOSED FENCES
- PROPOSED CONCRETE MOWING EDGES
- PROPOSED BASE OF BIORETENTION SWALE.
NOTE: FILTRATION MEDIA IS LOCATED UNDER BASE OF SWALE. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING
- BANKS OF BIORETENTION SWALES. NO FILTRATION MEDIA UNDER. INSTALL MINIMUM 100MM DEPTH RIVER STONES(50-100MM SIZE) OVER EROSION MATTING

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan
- Approval is subject to the observance of any amendments noted thereon
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- Landscape approval does not extend to planting beyond the property boundary.

Date: 11-12-07 Initials: M.B.

MINIMUM PLANTING REQUIREMENTS

- CANOPY TREES: Minimum 2m high at planting, 100mm DBH at planting.
- SHRUBS: Minimum 1.5m high at planting, 50mm DBH at planting.
- GROUND COVER: Minimum 100mm high at planting, 100mm DBH at planting.
- PALMS: Minimum 2m high at planting, 100mm DBH at planting.
- grasses: Minimum 100mm high at planting, 100mm DBH at planting.
- exotics: Multiple trunked or spreading canopy.
- All garden beds shall be surrounded by a concrete edged low wall 100mm high.
- planted within 100mm of the boundary line.
- No canopy trees within 100mm of the boundary line or roadline (including masts, towers, pylons, etc).

0 0.5 1 2 5 10
SCALE 1:100 (METRES)

D	20/11/07	DESIGN CHANGE
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL
ISSUE:	DATE:	DETAILS:

MARK BALDOCK
LANDSCAPE ARCHITECT
(A App. Sc. Bt. Env. Grad. Dip. Landsc. Arch.)

ABN: 84164576431
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Fax: (07) 38488436
Email: baldock@bigpond.net.au

CLIENT: MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 6
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN

NORTH:
January 07

DRAWING NUMBER: 1
CURRENT ISSUE: D

Landscape Plan
Scale: 1:100@A1

- GARDEN BED PREPARATION:**
- APPLY 100 MM DEPTH MULCH TYPE: HOOP
 - APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
 - CULTIVATE SUB-GRADE TO 150 MM DEPTH
 - USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUND COVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK. SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATISE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING

PLANT SCHEDULE:

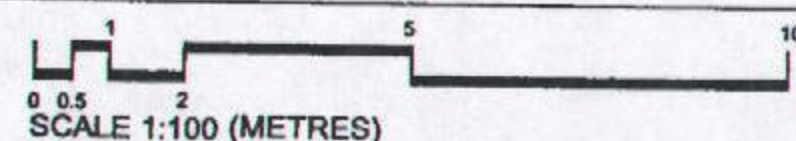
Trees				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Mal qui	Melaleuca-quinquinensis	Paper-Bark	12	100L (2.7m ht)
Wat flo	Waterhousea floribunda	Weeping Lilly Pilly	4	45L (2m ht x 1.5m sp)
Ground Cover				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Dia jes	Dianella Little Jess	Little Jess	191	140mm (350mm ht x 350mm sp)
Dia est	Dianella Silver Streak	Silver Streak	45	140mm (350mm ht x 350mm sp)
Gah sie	Gahnia sieberiana	Red Fruit Saw Sedge	54	140mm (350mm ht x 350mm sp)
Jun usi	Juncus usitatus	Usitatus	262	140mm (350mm ht x 350mm sp)
Lir eve	Liriope Evergreen Giant	Evergreen Giant	122	140mm (350mm htx 250mm sp)
Lom hys	Lomandra hystrix	Mat Rush	109	140mm (350mm ht x 350mm sp)
Myo par	Myoporum parvifolium	Creeping Boobialla	142	140mm (250mm spr)
Pen naf	Pennisetum Nafray	Nafray	31	140mm (350mm ht x 350mm sp)
Rho haw	Rhoeo Hawaiian Dwarf	Hawaiian Dwarf	37	140mm (350mm ht x 350mm sp)
Shrub				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Dor exc	Doryanthese excelsa	Palm Lilly	5	200mm (350mm htx 250mm sp)
Lep poi	Leptospermum polygalifolium	Yellow-tea-tree	168	300mm (1.5m ht)
Syz cas	Syzygium cascade	Cascade	43	200mm (500mm htx 300mm sp)
Syz sou	Syzygium aussie southern	Aussie Southern	34	300mm (1.5m ht)

- * MINIMUM TREE SIZES AT PLANTING**
- CANOPY TREES: 45 Litre
SPR: 35 Litre
GROUND COVER: 200mm
PALMS: Minimum 3m of trunk height from ground level to base of crownshaft (excludes multiple trunked or clumping species)
All garden beds shall be mounded mulched and edged (no spade finishes). Trees in turf shall be planted within 100mm of mulch and edged.
No canopy trees within 3m of building foundations or rooflines (including neighbouring properties).

- LANDSCAPE PLANS APPROVED**
- To be constructed in accordance with the approved plan
 - Approval is subject to the observance of any amendments noted thereon
 - Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
 - Landscape approval does not extend to planting beyond the property boundary.
- Date: 11/12/07 Initials: MB

KEY TO PLAN:

- PROPOSED TURF AREAS**
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
- PROPOSED FENCES**
- PROPOSED CONCRETE MOWING EDGES**
- PROPOSED BASE OF BIORETENTION SWALE.**
NOTE: FILTRATION MEDIA IS LOCATED UNDER BASE OF SWALE. INSTALL MINIMUM 100MM DEPTH RIVER STONES (50-100MM SIZE) OVER EROSION MATTING
BANKS OF BIORETENTION SWALES. NO FILTRATION MEDIA UNDER. INSTALL MINIMUM 100MM DEPTH RIVER STONES (50-100MM SIZE) OVER EROSION MATTING



D	20/11/07	DESIGN CHANGE
B	1/12/07	DESIGN CHANGE
A	9/1/07	APPROVAL
ISSUE:	DATE:	DETAILS:

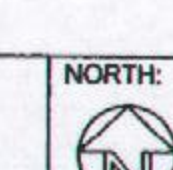
MARK BALDOCK
LANDSCAPE ARCHITECT
(B.Arch, Sc. Env. Grad. Dip. Landsc. Arch.)

ABN: 84164578431
PO Box 373, Annerley Qld 4103
Tel: (07) 36488436
Fax: (07) 36488436
Email: baldock@bigpond.net.au

CLIENT:
MS PROJECTS PTY LTD

PROJECT DETAILS:
BUILDING 6
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN



DATE:
January 07

DRAWING NUMBER: 3
CURRENT ISSUE: 1

20 March 2009
Martin Bergin
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN289803/03/DA3
Application No: OPW2702335

Matrix Group Project Services
PO Box 3220
LOGANHOLME QLD 4129



Dear Sir/Madam

REQUEST TO CHANGE AN EXISTING APPROVAL - NOTICE TO APPLICANT
APPLICATION TYPE: OPERATIONAL WORKS - LANDSCAPING
PROPERTY DESCRIPTION: LOT 334 ON SP169272
PROPERTY SITUATED AT: CHRISTENSEN ROAD SOUTH, STAPYLTON

I wish to advise that on 20 March 2009, the request to change an existing approval was approved as outlined in the attached document.

Extracts from the *Integrated Planning Act 1997*, which detail your appeal rights, are attached for your information.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Dr Shahadat Hossain'.

Dr Shahadat Hossain
EXECUTIVE COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer

MB

LANDSCAPE WORKS ON PRIVATE LAND

1 Approved landscape works

The landscape works must be constructed in accordance with the approved plan/s listed below, as amended in red, stamped and returned to the applicant with this decision notice.

Dwg No.	Rev.	Title	Date	Prepared by
1	C	Landscape Plan Building 5	7/2/07	Mark Baldock Landscape Architect
2	C	Landscape Plan Building 5	7/2/07	Mark Baldock Landscape Architect
3	C	Notes Building 5	7/2/07	Mark Baldock Landscape Architect
1	D	Landscape Plan Building 6	20/11/07	Mark Baldock Landscape Architect
2	D	Landscape Plan Building 6	20/11/07	Mark Baldock Landscape Architect
3	D	Landscape Plan Building 6	20/11/07	Mark Baldock Landscape Architect
4	D	Notes Building 6	07/2/07	Mark Baldock Landscape Architect

2 Compliance with GCCC Planning Scheme Policy 11, 12 and 13

Where any perceived conflict exists between the stamped approved plans and Council's Planning Scheme Policy 11, 12 and 13, the requirements of the policy take precedence.

3 Landscape works on public land require separate approval

- a This development approval provides for hard and soft landscape works to be undertaken only on private land not transferred to Council as public open space or public road reserve and does not cover landscape works undertaken on proposed/requested/existing public land.
- b All landscape works to be undertaken on land that is not designated as to remain in private ownership requires a separate landscape operational works approval.

NOTES

All persons and/or companies engaging in landscaping works shall adhere to current water restrictions. These restrictions detail specific times and methods for the watering of newly established gardens and turf for both residential and non-residential developments. Any person or company found contravening current water restrictions may incur fines of up to 200 penalty units. [Water Act 2000 Section 388 (2)] (1 Penalty Unit = \$75.00).

If the Applicant notifies Council in writing that the decision is accepted without dispute and the Applicant will not exercise any right of appeal to the Court in respect of this decision, this Decision Notice may be taken to be the Development Permit.

Development (as defined) may commence only where an approval is given by Council by way of a Development Permit issued to allow specific development nominated in the permit to be carried out.

Where an appeal (within the prescribed 20 business days) has been or is being lodged, development (as defined), shall not commence until such appeal has either been withdrawn or has been determined by the Court. The Applicant must then comply with the conditions on the Development Permit whether or not such conditions have resulted from a Court Order.

The Applicant is advised that nothing in this Decision Notice alleviates the need to observe all relevant legislation including standard requirements of the Building Code of Australia, Council's Planning Scheme and Local Laws.

Integrated Planning Act, 1997

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

Appeals by applicants

- 4.1.27 (1)** An applicant for a development application may appeal to the court against any of the following -
- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6; **
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a relevant period;
 - (e) a deemed refusal.
- (2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF EXTENSIONS TO A CURRENCY PERIOD FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

Appeals for matters arising after approval given (co-respondents)

- 4.1.30 (1)** For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice -
- (a) a notice giving a decision on a request for an extension of the currency period for an approval;
 - (b) a notice giving a decision on a request to make a minor change to an approval.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Subsection (1)(a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application made under a superseded planning scheme.
- (4) Also, a person who has made a request mentioned in subsection (1) may appeal to the court against a deemed refusal of the request.
- (5) An appeal under subsection (4) may be started at any time after the last day the decision on the matter should have been made.

Integrated Planning Act, 1997

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF AMENDED DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS (IE. A REQUEST TO CHANGE OR CANCEL A CONDITION OF A DEVELOPMENT APPROVAL, A REQUEST UNDER SECTION 3.5.33A GIVING A DECISION TO CHANGE OR CANCEL A CONDITION OF A DEVELOPMENT APPROVAL)

Appeals for matters arising after approval given (no co-respondents)

- 4.1.31. (1)** A person to whom any of the following notices have been given may appeal to the court against the decision in the notice -
- (a) a notice giving a decision on a request to change or cancel a condition of a development approval;
 - (b) a notice under section 6.1.44⁷⁷ giving a decision to change or cancel a condition of a development approval.
- (2)** The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3)** Also, a person who has made a request mentioned in subsection (1)(a) may appeal to the court against a deemed refusal of the request.
- (4)** An appeal under subsection (3) may be started at any time after the last day the decision other matter should have been made.