

VANTAGE YATALA

STAGE 3 - COMMON PROPERTY HEALTH PRECINCT 60 STAPYLTON JACOBS WELL ROAD, 82 CHRISTENSEN ROAD AND 31 YELLOWWOOD ROAD, STAPYLTON

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1494

Dated: 16 July 2024

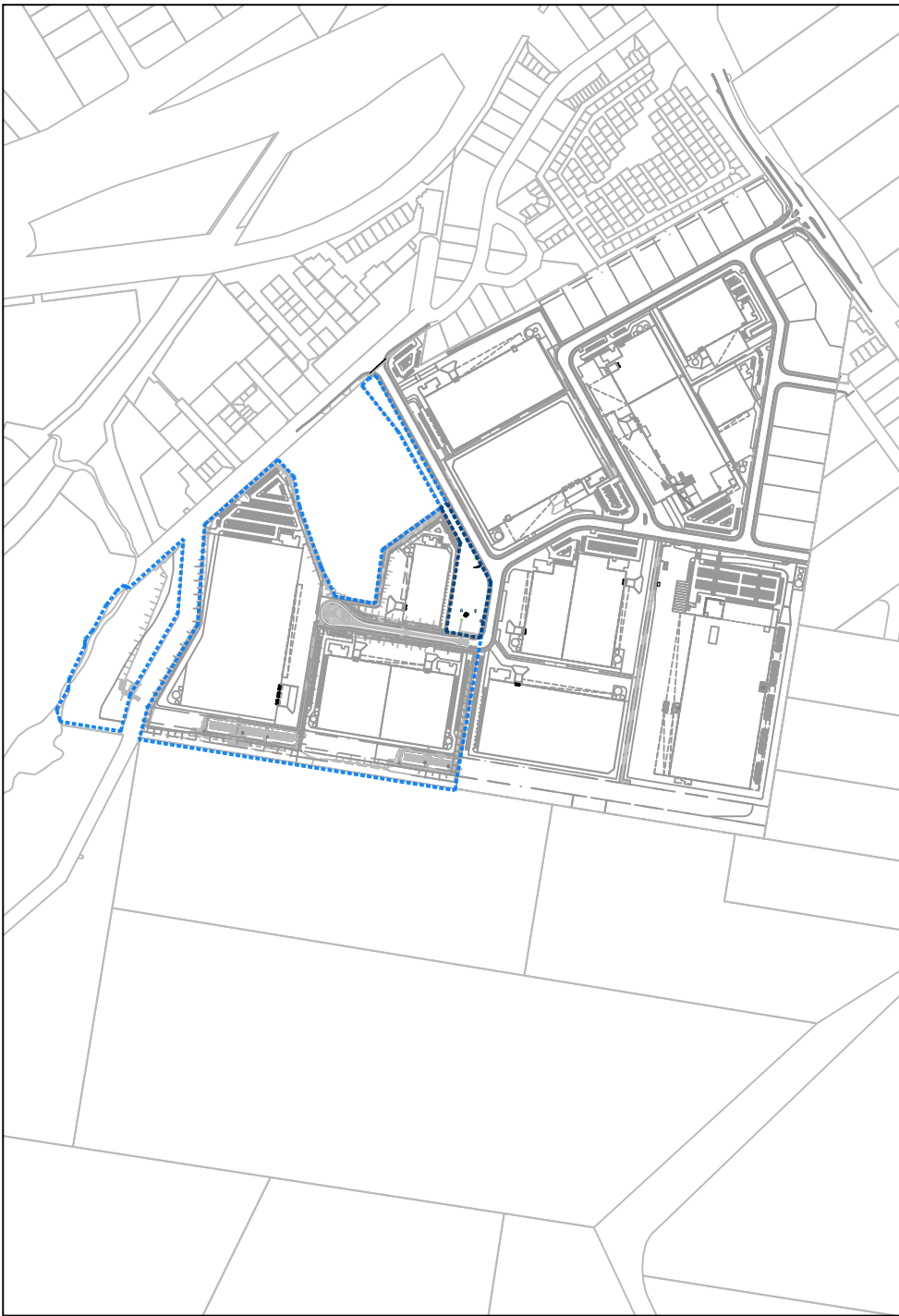
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

DRAWING INDEX

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5941-L-OW-3-HP-CP02	Landscape Finishes and General Arrangement Plan
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5941-L-OW-3-HP-SEP01	Services Plan (Irrigation, Electrical and Water Connections)
5941-L-OW-3-HP-SEP01	Services Plan (Irrigation, Electrical and Water Connections)
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AMENITIES BLOCK REQUIRES PRIVATE CERTIFICATION FOR
BUILDING APPROVAL. COUNCIL APPROVAL FOR SEWER /
WATER CONNECTIONS ALSO REQUIRED.

SIGNAGE TO BE ERECTED WITH SECURITY / MANAGEMENT
CONTACT DETAILS DIRECTING USERS TO CONTACT TO
REPORT ANY ISSUES WITHIN THE COMMON PROPERTY.
REFER CONDITON 6 COM/2023/82.



LOCALITY PLAN

PRINCIPAL
FRASERS PROPERTY (AUSTRLIA) PTY LTD
LEVEL 3, 1C HOMEBUSH BAY DRIVE, RHODES, NSW 2138



gasman
development
perspectives

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FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3
HEALTH PRECINCT

Site Address:
60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Description:
Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
Level Datum: AHD

ISSUED FOR TENDER

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DRAWING TITLE

Cover Page

E	10.07.24	For Approval	JLS	MG
D	14.05.24	For Approval	JLS	MG
C	09.07.23	For Approval	JLS	MG
B	09.07.23	For Approval	JLS	MG
A	23.06.23	For Approval	JLS	MG
Issue	09.07.23	Design	JLS	MG

Scale at A3:

Designed: JLS

Drafted: JLS

Checked: MG

RPEO: 16939

Signed: *Michael*

Date: 10.07.24

Drawing No: 5941-3-L-HP-OPW-CP01 Rev. No: E



planning | environment | landscape | engineering | survey
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Gail Cowie & Logan | 176 Brisbane Street, Vanda QLD | PO Box 302, Berrimah 4207

Client:



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(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3
HEALTH PRECINCT

Site Address:
60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Description:

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COUNCIL
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	For Approval	JLS	MG
E	10.07.24		
D	14.05.24	JLS	MG
C	05.07.23	JLS	MG
B	05.07.23	JLS	MG
A	29.07.23	JLS	MG
Issue	Date	Description	Drawn

Scale at A3:

Designed: JLS

Drafted: JLS

Checked: MG

RPEC: 16939

Signed:

Date: 10.07.24

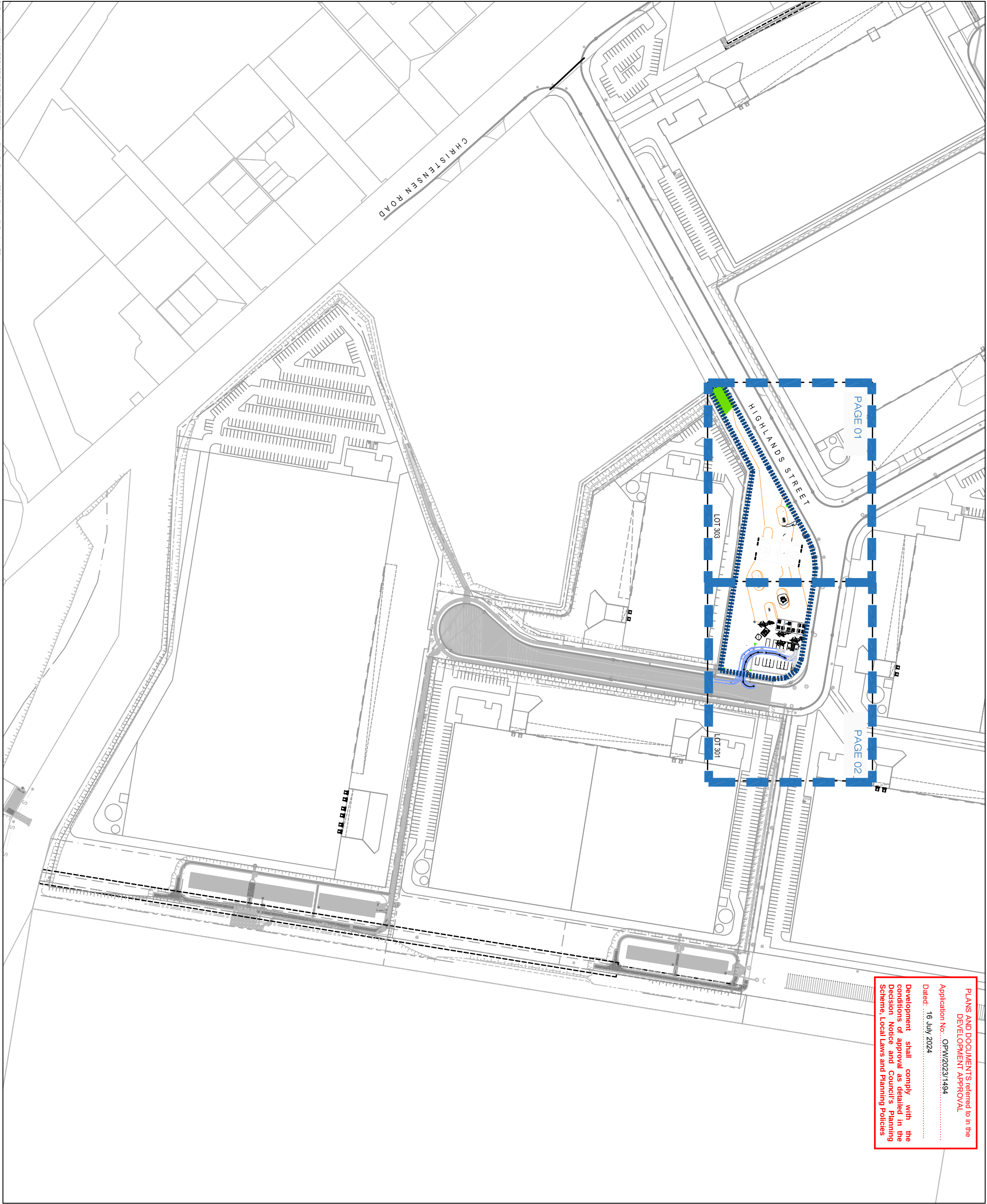
Drawing No: 5941-3-L-HP-OPW- CP02 Rev. No: E

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Application No.: OPW/2023/1494

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LANDSCAPE SPECIFICATIONS

TREE PLANTING

Supply and install street trees in accordance with Gold Coast City Council street tree placement guidelines. Trees are to be installed in locations as shown on this plan and as per the planting schedule located on this page. All trees to be placed within 48hours of delivery. Plant as per typical planting detail located on SP02.

TREE STAKING

Supply and install unpainted 180mm, 38mm x 38mm straight hardwood embedded 600mm into the soil. Stake all trees supplied in 25L or greater. Position stakes equidistant from the plant center and in line with the prevailing wind directions. Secure the tree with suitable lengths of non abrasive UV resistant webbing looped in a figure 8 pattern around the trunk. Secure the webbing to the stake to prevent slipping. Refer to typical planting detail located on SP02.

SHRUBS AND GROUND COVERS

Supply and place shrub and ground cover species according to the plant schedule and location on this set of drawings. Plant as per typical planting as per detail drawing on SP02.

FENCING AND GATES

FENCE TYPE 1:

1800mm high chain wire fence to Gold Coast City Council standard drawing no. 13-05-014. Install three rows of security barbed wire at 100mm intervals on top to increase height to 2100mm

BOLLARD TYPE 1 (173) :

Supply and install 200mm x 100mm HDW bushland bollard in area nominated within this plan series, and as per Gold Coast City Council standard drawing no. 05-716.

BOLLARD TYPE 2 (2):

Supply and install Gallex Clitstive bollard (removable with lock) in areas indicated within this plan series. Frame finish in Ago Grey

ESTABLISHMENT / MAINTENANCE PERIOD

The planting establishment period commences at the date of practical completion as set out by the Gold Coast City Council in a written certification to the Superintendent and Landscape Subcontractor. Planting Establishment on all landscape works is for a 12 month period at date of practical completion and shall incorporate as listed below.

Maintenance shall incorporate the items outlined below, and continue until council acceptance as offt maintenance;

General

Maintain all planted areas to ensure the establishment and continued growth of all shrub/ground cover material and palms. Areas shall be maintained in such a way as to ensure groundcover's and shrubs is encouraged to form a mass planting effect.

Weed Control

All planting areas are to be kept weed free through the use of chemical, mechanical and hand weeding as appropriate to the type of planting, its prominence and species involved.

Translocated herbicides should be used in preference to contact products, and where applied in ornamental areas re-visits to remove dead growth will be required.

Pruning

Inspect planting areas regularly and prune out dead or diseased growth as and when discovered.

Groundcovers

Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging podium in a manner appropriate for the species and to the approval of the Superintendent.

Dusting and Spraying

Allow for regular inspections and spraying and dusting as may be necessary to control pests and diseases on plant stock. Report any occurrences to the Superintendent.

Replacements

Monitor plant growth and allow for the removal from site of any plants, which fail to thrive, and the leveling up of the planting area. Advise the Superintendent of number of plant failures after each maintenance visit.

Monitor planting areas and report any incidents of malicious damage or theft.

Mulch

Inspect mulch depths to all planting areas regularly and allow for tidying and topping up levels to specified depths as required.

Log Book

Keep record of dates of visits, maintenance performed and photo evidence of results achieved for the area. Log book to be issued to the Development Managers Representative, at their request.

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY
TREES				
DEReg	Delonix regia	royal poinciana	400lt	8
WAT10	Waterhousea floribunda	weeping lilly pillly	200lt	7
CUPPra	Cupaniopsis anacardioides	tuckeroo	200lt	19
ELAeum	Elaeocarpus eumundi	quondong	200lt	3
TRILau	Tritanopsis laurina 'luscious'	water gum	200lt	7
SHRUBS				
SYZtr	Syzygium australe 'tiny tree'	tiny tree lilly pillly	300mm	483
WESTru	Wetringea fruticosa	coastal rosemary	300mm	362
SYZaus	Syzygium australe	hinterland gold	45lt	223
ACAsmi	Acmena smithii	lilly pillly	200mm	252
AUSdui	Austromyrtus ducks	midgeberry copper tops	200mm	252
BAVir	Banksia virgata	twiggly heath myrtle dwarf	200mm	252
BAVrob	Banksia robur	swamp banksia	200mm	252
WESTru	Wetringea fruticosa	coastal rosemary	200mm	252
MELct	Melaleuca daret tops	honey myrtle	200mm	252
GROUNDCOVERS				
MYOpar	Myoporum parvifolium	Creeping bobballia	140mm	800
LYUpe	Litorea evergreen giant	evergreen giant	140mm	1636
BANKpi	Banksia spinulosa	birthday candles	140mm	606
LOMit	Lomandra 'lime tough'	lime tough mat rush	140mm	272
CALLi	Callistemon 'little john'	dwarf bottlebrush	140mm	390
CASgl	Casuarina glauca 'cousin it'	cousin it	tubestock	1158
HYMHIT	Hymenocallis littoralis	spider lily	tubestock	1158
TRAJas	Trachelospermum jasminoides	star jasmine	tubestock	1158
GAZig	Gazania rigens	treasure flower	tubestock	1158

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LEGEND

 Shape Boundary	 Lighting Type 1
 Fishbed Level	 Lighting Type 2
 Billumen	 Security Camera (by others)
 Line Marking	 Ballard Type 1
 Wheel Stop	 Ballard Type 2
 150mm H Kerb	 BBQ
 Concrete Type P1	 Double Bin (General Recycling)
 Concrete Type P2	 Binch Sealing
 Basketball Court P3	 Pylon Sign
 Concrete Garden Edging	 Fence Type 1
 Rubber Sealing Type 1	 Gate Equipment
 Garden Treatment Type 1	 Turf
 Garden Treatment Type 2	 Groundcover & Small Shrubs Species
 Irrigated Garden Areas	 Shrubs Species
 Irrigation Conduit Type 1	 Tree Species
 Irrigation Conduit Type 2	
 Pop Up Sprinkler	
 Water Connection Line	
 Water Bubbler	
 Lockable Hoses Cock	
 Electrical Conduit Type 1	
 Electrical Conduit Type 2	



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Gold Coast & Logan | 176 Business Street, Yatala QLD | PO Box 392, Beerwah QLD

Client:



Project: VANTAGE YATALA STAGE 3 HEALTH PRECINCT

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

Real Property Description:

Lot: 501
Plan: SP293694
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD

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DRAWING TITLE
Specifications & Planting Schedule

E	10.07.24	For Approval	JLS	MG
D	14.05.24	For Approval	JLS	MG
C	05.07.23	For Approval	JLS	MG
B	05.07.23	For Tender	JLS	MG
A	28.06.23		JLS	MG
Issue	Date	Description	DRN	CHK

Scale at A3:

Designed: JLS

Drafted: JLS

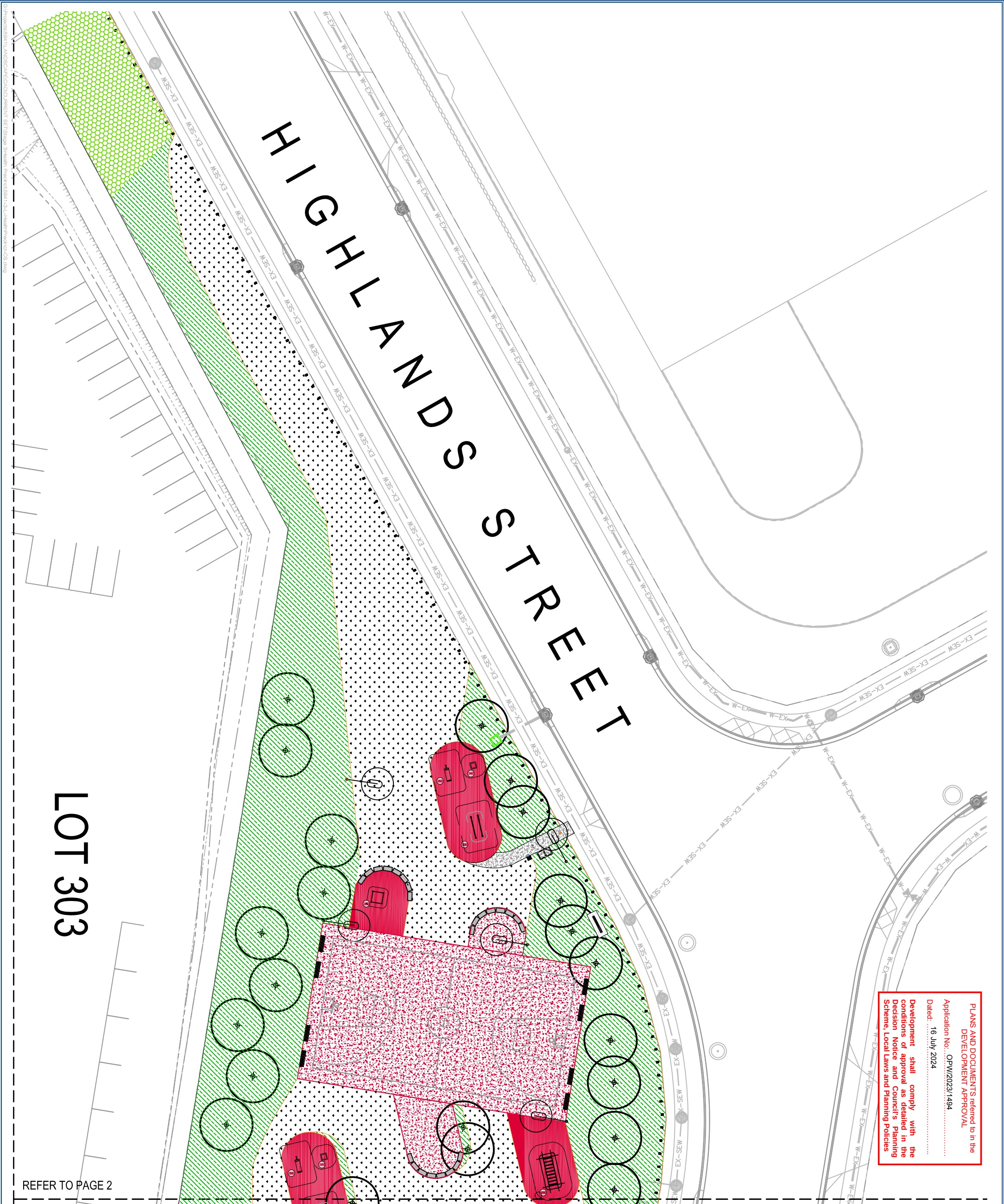
Checked: MG

RPEC: 16939

Signed: 

Date: 10.07.24

Drawing No: 5941-3-L-HP-OPW-SP02 Rev. No: E



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16 July 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

REFER TO PAGE 2



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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD

Project: VANTAGE YATALA
STAGE 3
HEALTH PRECINCT

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

Lot:

Plan:

Local Authority: CITY OF GOLD COAST

Level Datum:

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DRAWING TITLE			
Surface Treatment			
E	10.07.24	For Approval	J.L.S. MKC
D	14.06.24	For Approval	J.L.S. MKC
C	05.07.23	For Approval	J.L.S. MKC
B	05.07.23	For Approval	J.L.S. MKC
A	28.06.23	For Tender	J.L.S. MKC
Issue	Date	Description	DRN CH

Scale at A3: 1:400

Designed:	11/5/2019
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Drafted:	11/5
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Checked:	MG
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RPEQ: 16935

Signed:

Date: 10.07.24

Drawing No:

5941-3-L-HP-OPW-ST01

G:\Projects\5941\LANDSCAPE\CURRENT SET\Stage 3\Health Precinct\5941-3-L-HealthPrecinct-CS.dwg

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Clients:



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(AUSTRALIA) PTY. LTD

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STAGE 3
HEALTH PRECINCT

Site Address:
60 STAPYLTON JACOBS WELL
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Real Property Description:

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Local Authority:	CITY OF GOLD COAST COUNCIL
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Surface Treatment	
10.07.24	For Approval
14.05.24	For Approval
05.07.23	For Approval
05.07.23	For Tender
28.06.23	For Tender
Drawn	Description
EPH	EPH

Scale at A3: 1:400

Designed: JLS

Drafted: JLS

Checked: MG

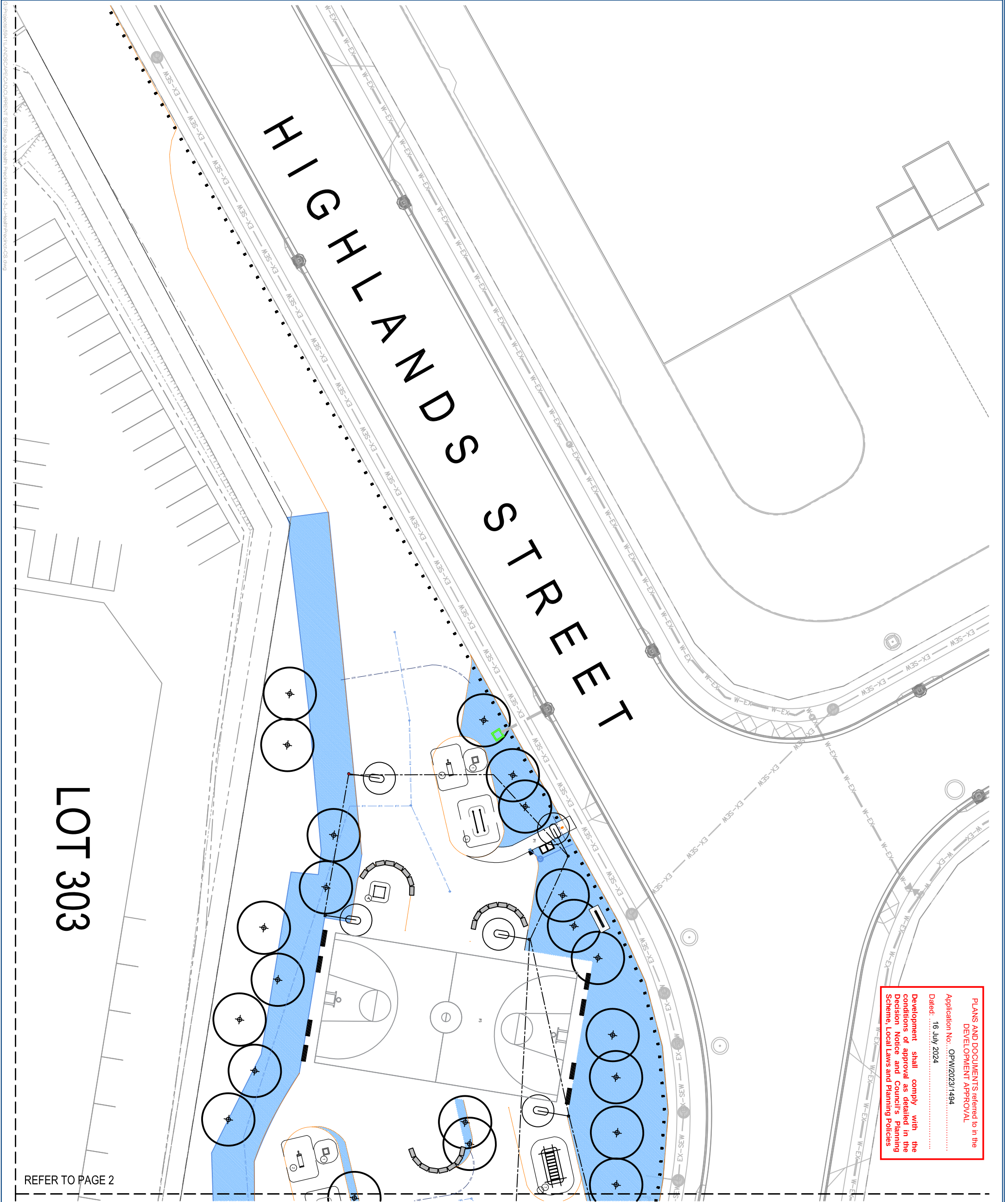
RPEQ: 16939

Signed: 

Date: 10.07.24

Rev. 1

REFER TO PAGE 1



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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3
HEALTH PRECINCT

Site Address:
60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Description:

Lot: 501
Plan: SP295694
Local Authority: CITY OF GOLD COAST
Level Datum: AHD

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DRAWING TITLE

Services Plan

E	16.07.24	FOR APPROVAL	JLS	MG
C	16.07.24	FOR APPROVAL	JLS	MG
B	16.07.23	FOR REVIEW	JLS	MG
A	23.05.23	FOR REVIEW	JLS	MG
Issue	Date	Description	Drawn	CHK

Scale at A3:

1:400

Designed:

JLS

Drafted:

JLS

Checked:

MG

RPEC:

16939

Signed:

Date:

10.07.24

Drawing No:

5941-3-L-HP-OPW-SE01

Rev. No:

E

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Golf Course & Lodge | 176 Balfour Street, Varsity QLD | PO Box 392, Berrigally 4207

Client:



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(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3
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B	05.07.24	For Approval	JLS	NKS
A	20.06.23	For Approval	JLS	NKS

Scale at A3: 1:400

Designed: JLS

Drafted: JLS

Checked: MG

RPEC: 16939

Signed:

Date: 10.07.24

Drawing No: 5941-3-L-HP-OPW-SE02

Rev. No: E

REFER TO PAGE 1

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(AUSTRALIA) PTY. LTD.

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Planting Plan

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A	28.08.23	For Approval	JLS	MG	

Scale at A3: 1:400

Designed:

Drafted:

Checked:

APPC:

Signed:

Date:

Drawing No:

5941-3-L-HP-OPW-PP01

Rev. No:

E

TREES TO HAVE 1.5 METER MINIMUM
OFFSET FROM CONCRETE

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HIGHLANDS STREET

LOT 303

REFER TO PAGE 2

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Designed: JLS

Drafted: JLS

Checked: MG

RPEQ: 16939

Signed: *Matthew*

Date: 10.07.24

Drawing No: 5941-3-L-HP-OPW-PP02 Rev. No: E

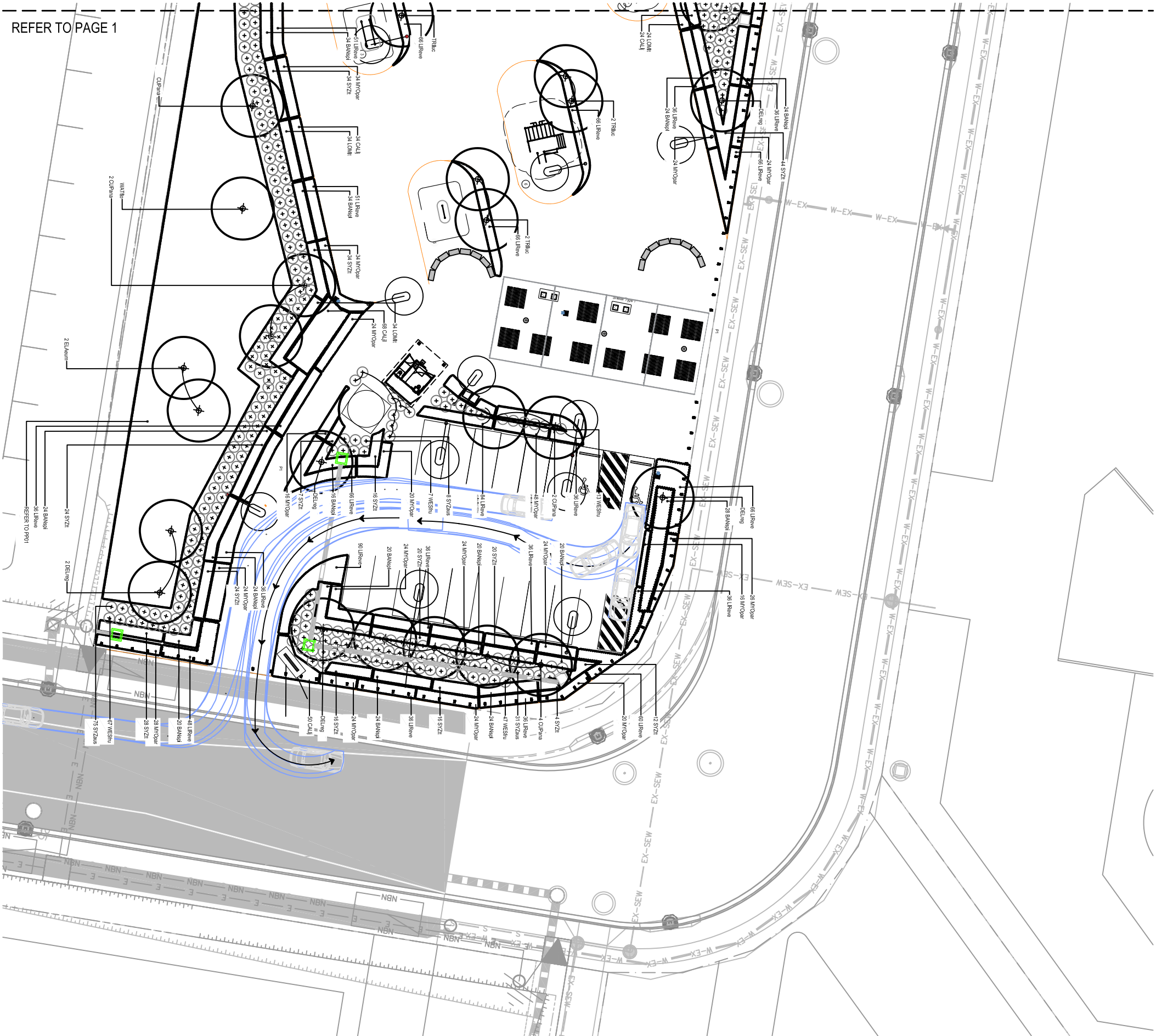
PLANS AND DOCUMENTS referred to in the
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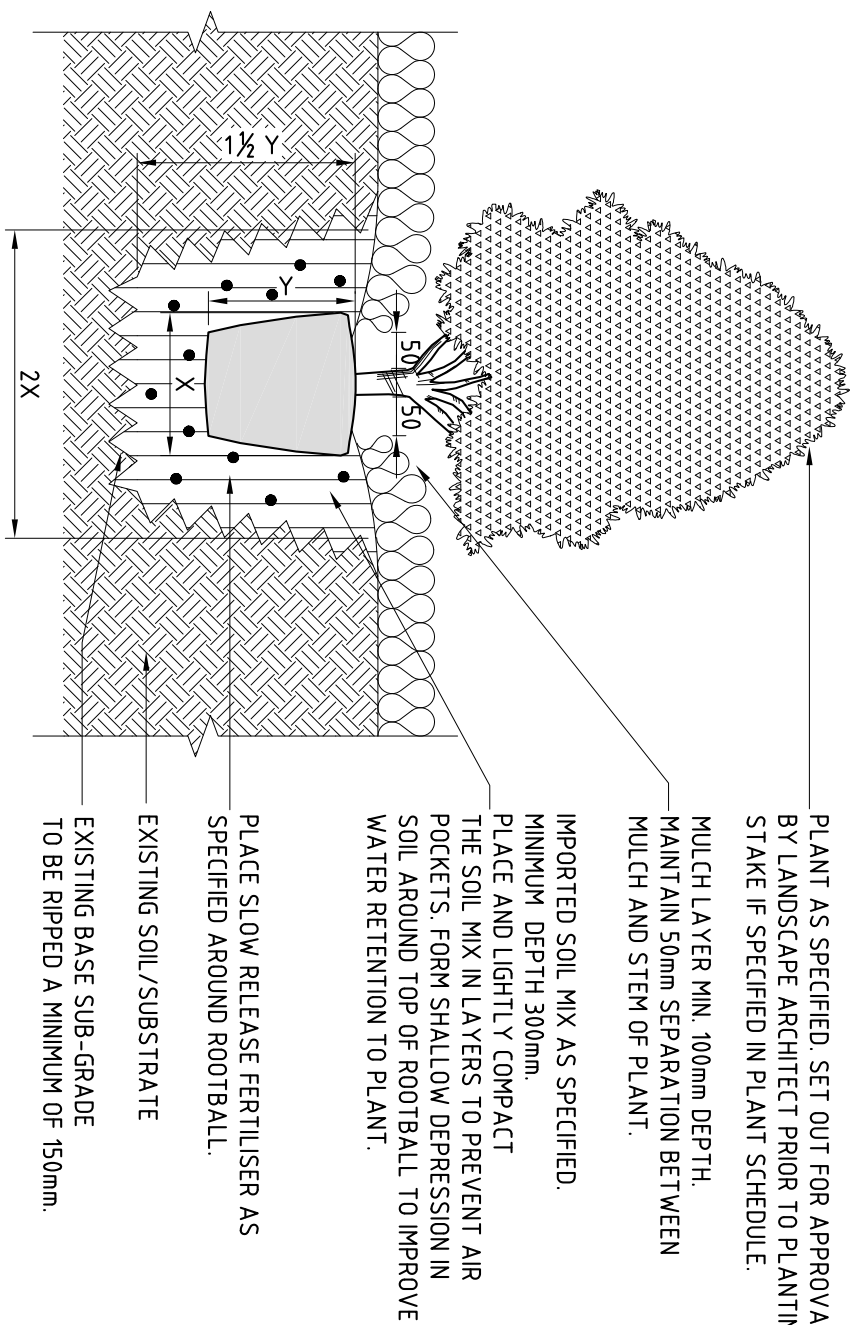
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TYPICAL SHRUB/GROUNDCOVER PLANTING - SECTION

PLANTING NOTES

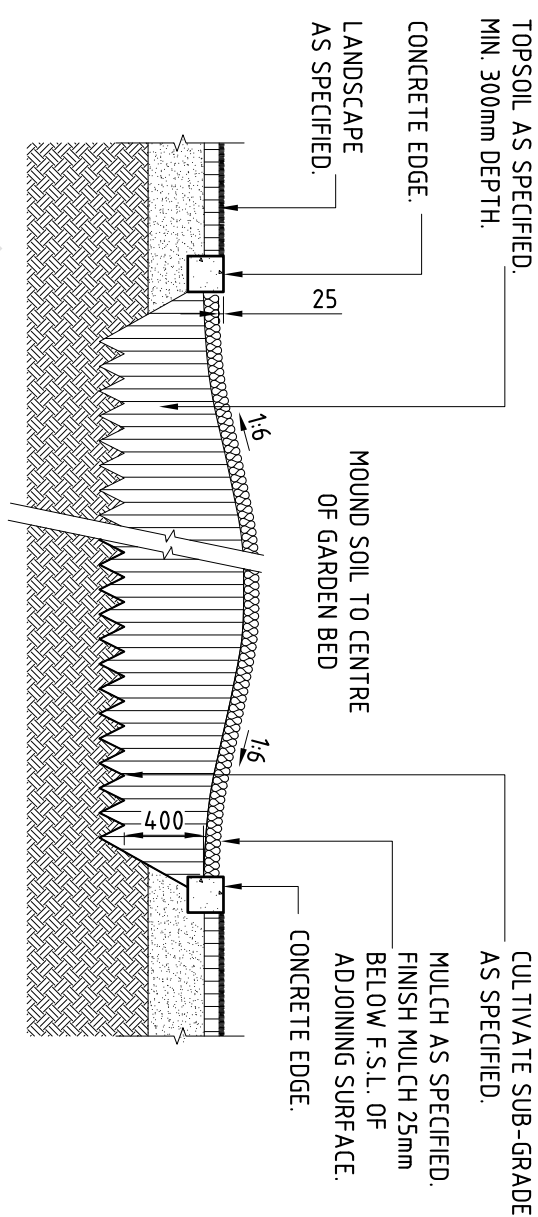
CULTIVATE EXISTING SUB-GRADE TO 150mm DEPTH. REMOVE STONES EXCEEDING 50mm DIAMETER AND ANY ORGANIC MATTER EXCEEDING 25mm Ø INCLUDING ROOTS, STICKS AND WEEDS BROUGHT TO THE SURFACE DURING CULTIVATION. REMOVE ANY MATERIAL DETRIMENTAL TO PLANT GROWTH.

EITHER AMELIORATE EXISTING SITE TOPSOIL AS SPECIFIED OR IMPORT SOIL MIX. ALL IMPORTED SOIL MIXES SHALL COMPLY WITH AS 4419-2003 'SOILS FOR LANDSCAPING AND GARDEN USE'. - CLAUSE 4.6 "SOIL BLEND", COMPLYING WITH THE REQUIREMENTS OF AS4419 SECTIONS 5, 7 AND 8 WITH pH FALLING WITHIN THE RANGE REQUIRED FOR NON ACID NOR ALKALINE SOILS AS DEFINED BY CLAUSE 5.6(a), WITH PHOSPHOROUS CONTENT SUITABLE FOR PHOSPHOROUS-SENSITIVE PLANTS AS DEFINED BY CLAUSE 5.9 AND THE FURTHER REQUIREMENTS THAT THE ELECTRICAL CONDUCTIVITY WHEN TESTED IN ACCORDANCE WITH AS4419 APPENDIX D, NOT EXCEED 1.2 dS/m. PROVIDE TEST CERTIFICATE FOR IMPORTED SOIL MIX PRIOR TO BRINGING ON SITE. REFER TO SPECIFICATIONS.

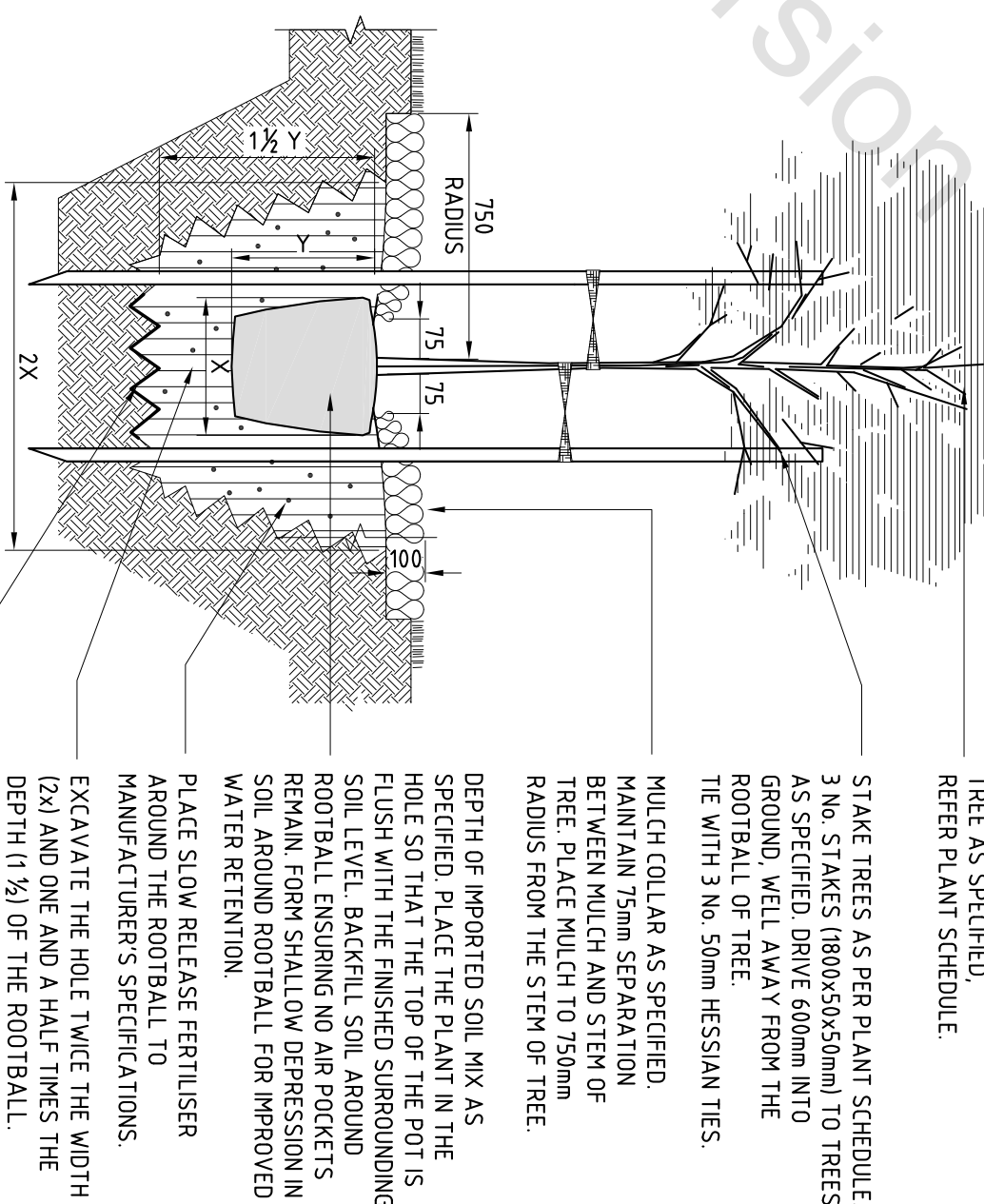
AFTER APPROVAL OF THE PROPOSED SOIL MIX, DEPOSIT AND SPREAD SOIL MIX TO ACHIEVE A 300mm MINIMUM THICKNESS TO ALL PLANTING AREAS AFTER SLAB OR EDGE CONSTRUCTION. EXCAVATE THE PLANTING HOLES FOR TREES TO A MINIMUM OF TWICE THE WIDTH (2x) AND ONE AND A HALF TIMES ($1\frac{1}{2}x$) THE DEPTH OF THE ROOTBALL.

COMPACT SOIL MIX LIGHTLY IN LAYERS OF 150mm, ENSURING THAT NO AIR POCKETS REMAIN IN THE SOIL. RAKE OVER LIGHTLY TO ACHIEVE SMOOTH SOIL PROFILES, AND ENSURE THAT ANY MOUNDING HAS A SMOOTH AND EVEN PROFILE.

USE 25mm GRADE HOOP PINE BARK OR EQUIVALENT MULCH IN A 100mm LAYER, FREE FROM SOIL, WEEDS & ANY OTHER MATERIAL TOXIC TO PLANT GROWTH. SPREAD EVENLY & RAKE SMOOTH. FINISH MULCH 25mm BELOW FINISHED SURFACE LEVEL OF SURROUNDING EDGE/TREATMENT.

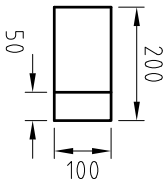


TYPICAL PLANTING BED - SECTION

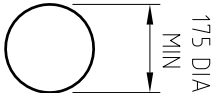


TYPICAL TREE PLANTING - SECTION

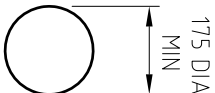
CITY OF GOLDCOAST. City of Gold Coast 2500 Southport Rd Gold Coast MC 9729 P: 1300 GOLDCOAST				THIS DRAWING IS NOT TO BE AMENDED WITHOUT REFERENCE TO STANDARDS COMMITTEE CONTROLLED DOCUMENT			DO NOT SCALE TAKE FIGURED DIMENSIONS ONLY DRAWN BY CITY OF GOLD COAST PASSED - COORDINATOR OPEN SPACE ASSETS NAME: CAMERON TAYLOR 17/10/13 APPROVED - MANAGER PARKS & RECREATIONAL SERVICES NAME: RON JACOBS 17/10/13		STANDARD DRAWING TREE AND SHRUB PLANTING DETAIL		STANDARD DRAWING No. 05-101
AMENDMENT APPROVED DATE ISSUED			THIS DRAWING HAS BEEN SOURCED FROM BRISBANE CITY COUNCIL STANDARD DRAWINGS 2001 : SERIES 700 : PARKS			ISSUE 2015 EDITION					



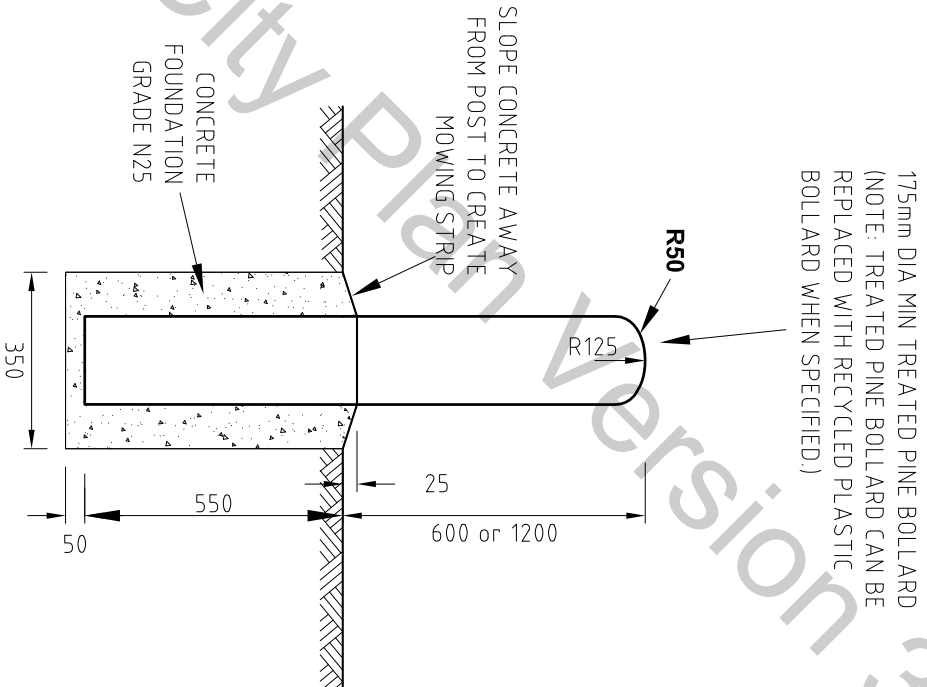
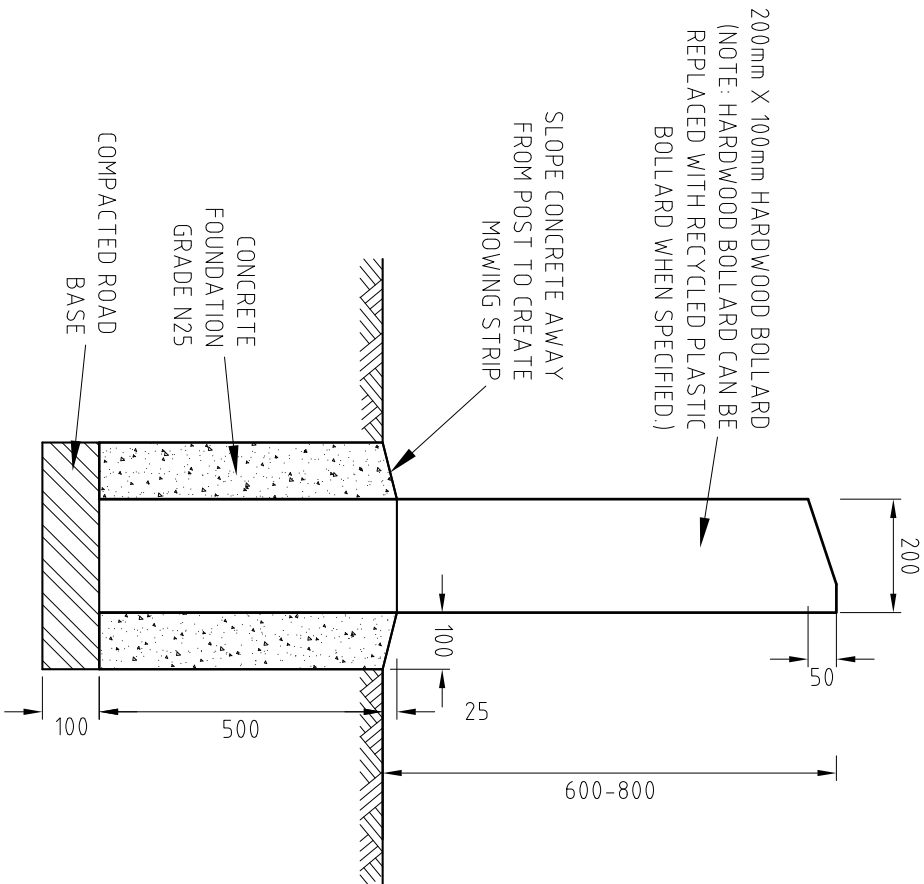
TOP VIEW



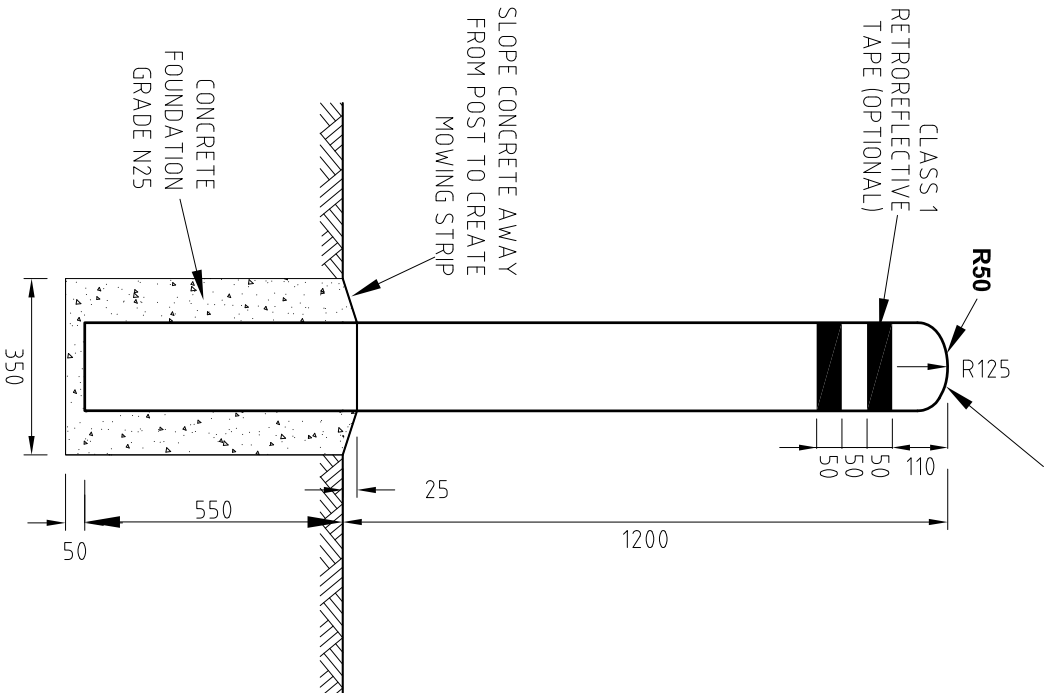
TOP VIEW



TOP VIEW



175mm DIA MIN TREATED PINE BOLLARD
(NOTE: TREATED PINE BOLLARD CAN BE
REPLACED WITH RECYCLED PLASTIC
BOLLARD WHEN SPECIFIED.)



BUSHLAND BOLLARD

TYPE 1

PEDESTRIAN BOLLARD

TYPE 1

PEDESTRIAN BOLLARD

TYPE 2

CITY OF GOLDCOAST.				City of Gold Coast C/O Box 5042 Gold Coast, Q.C. 9729 P: 1300 GOLDCOAST	
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			NAME: CAMERON TAYLOR		
			APPROVED - MANAGER PARKS & RECREATIONAL SERVICES NAME: RON JACOBS 17/10/13		
No.	AMENDMENT	APPROVED	DATE	ISSUED	BOLLARDS - TIMBER
					STANDARD DRAWING No. 05-716
					ISSUE
					2015 EDITION