



APPENDIX C

PROPOSAL PLANS

VantageYatala



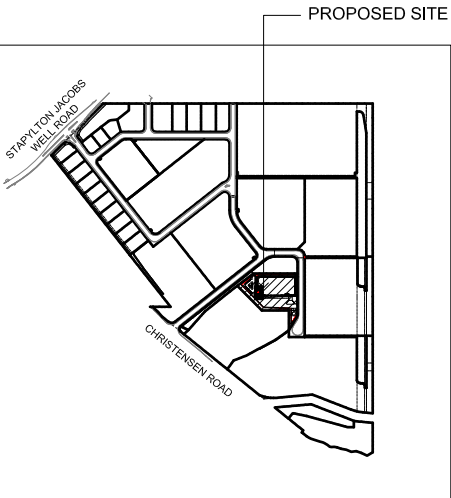
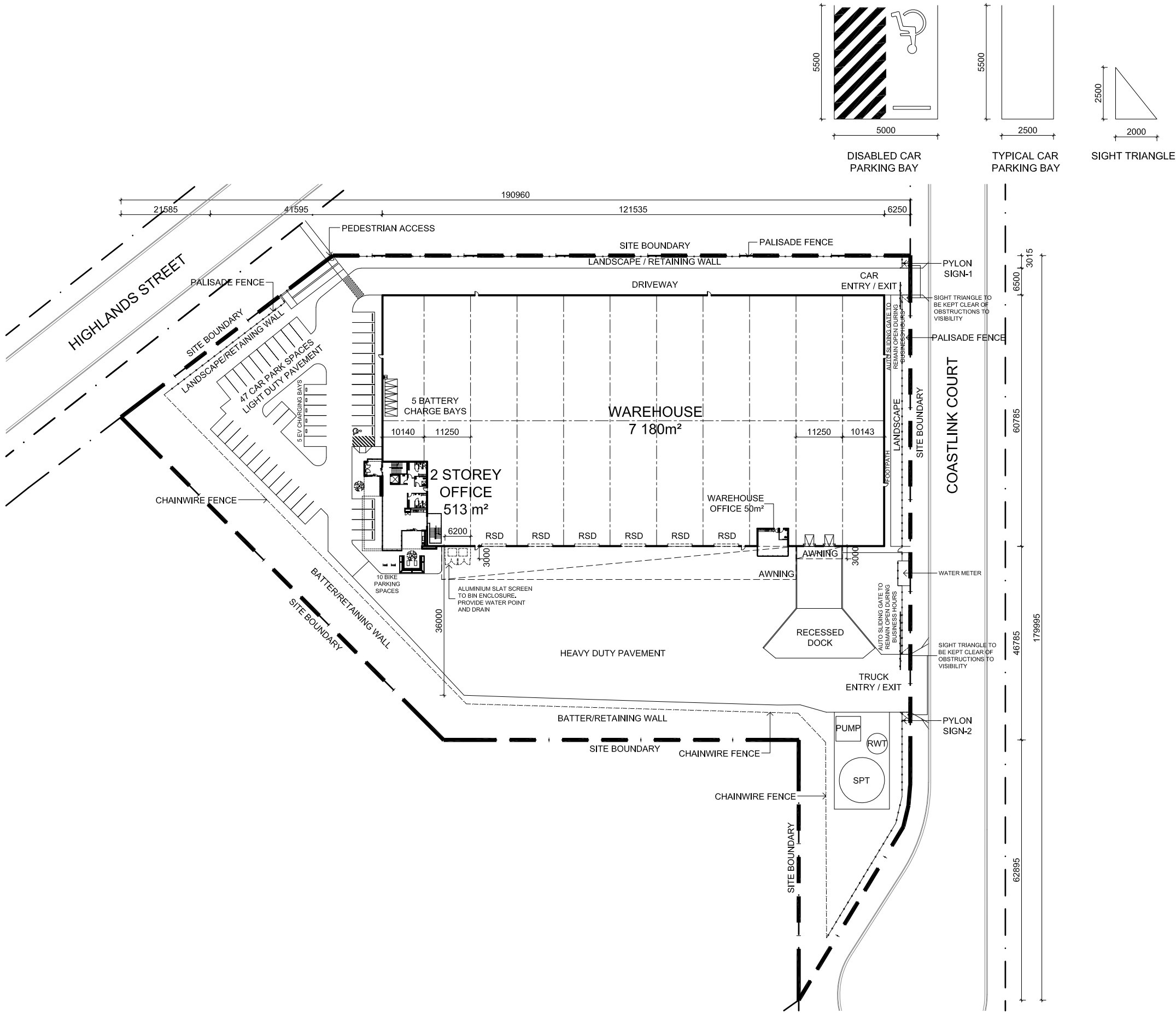
g a s s m a n
development
perspectives

planning
environment
landscape
engineering
survey

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24

DEVELOPMENT SUMMARY

SITE AREA	19406 m ²
WAREHOUSE Including Warehouse Office	7180 m ²
2 STOREY OFFICE	513 m ²
TOTAL BUILDING AREA	7693 m ²
CAR PARKING PROVIDED	47
AWNING	720 m ²
HEAVY DUTY PAVEMENT	4151 m ²
LIGHT DUTY PAVEMENT	2347 m ²
SITE EFFICIENCY	39.6 %
SITE COVER (Ground Floor Building + Awning / Site Area)	42.3 %



LOCATION PLAN

FOR DEVELOPMENT APPLICATION

	JOB	DATE	
	Q23-001A-DA-002	06.12.24	
	SCALE	DRN.	REV.
1:500 @ A1	KL	A	

© 2024 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or in any form without the express permission of Frasers Property Industrial. Areas written on drawings are approximate only and are subject to confirmation by survey.

PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 'VANTAGE YATALA' COASTLINK COURT
STAPYLTON

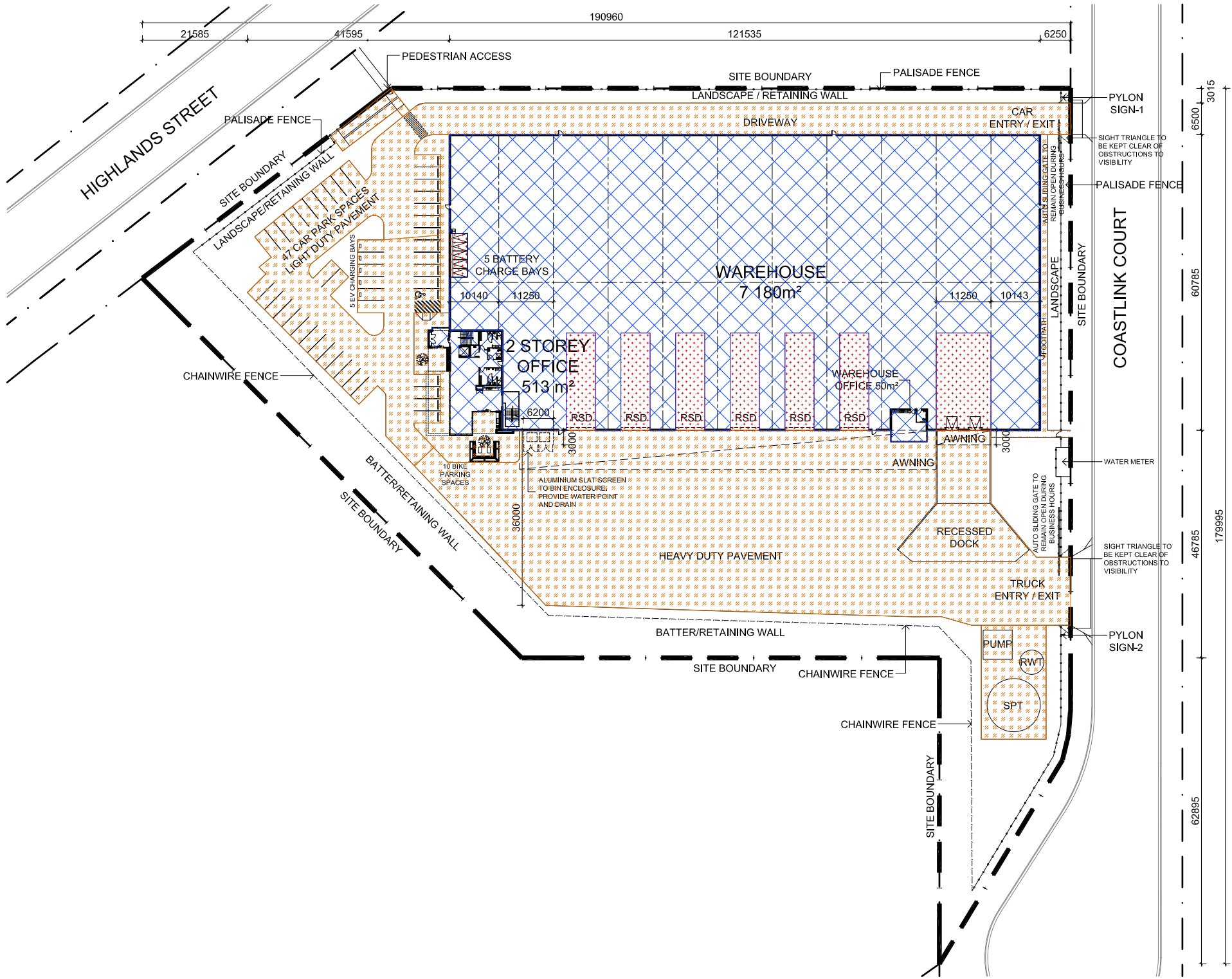
SITE PLAN



FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24

LEGEND			
	AREA USE	AREA	
	INDUSTRY Includes: Office - 513 m ² Warehouse - 6202 m ²	6715	m ²
	GFA EXCLUSION ZONE (Loading Area)	978	m ²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 978 m ² Warehouse - 6202 m ² Office Ground Floor - 225 m ² Paved Area - 7307 m ² 	14712	m ²

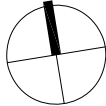


PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 'VANTAGE YATALA' COASTLINK COURT
STAPYLTON

SITE PLAN
GFA - IMPERVIOUS AREA

FOR DEVELOPMENT APPLICATION

© 2024 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or in any form without the express permission of Frasers Property Industrial. Areas written on drawings are approximate only and are subject to confirmation by survey.



JOB
Q23-001A-DA-003

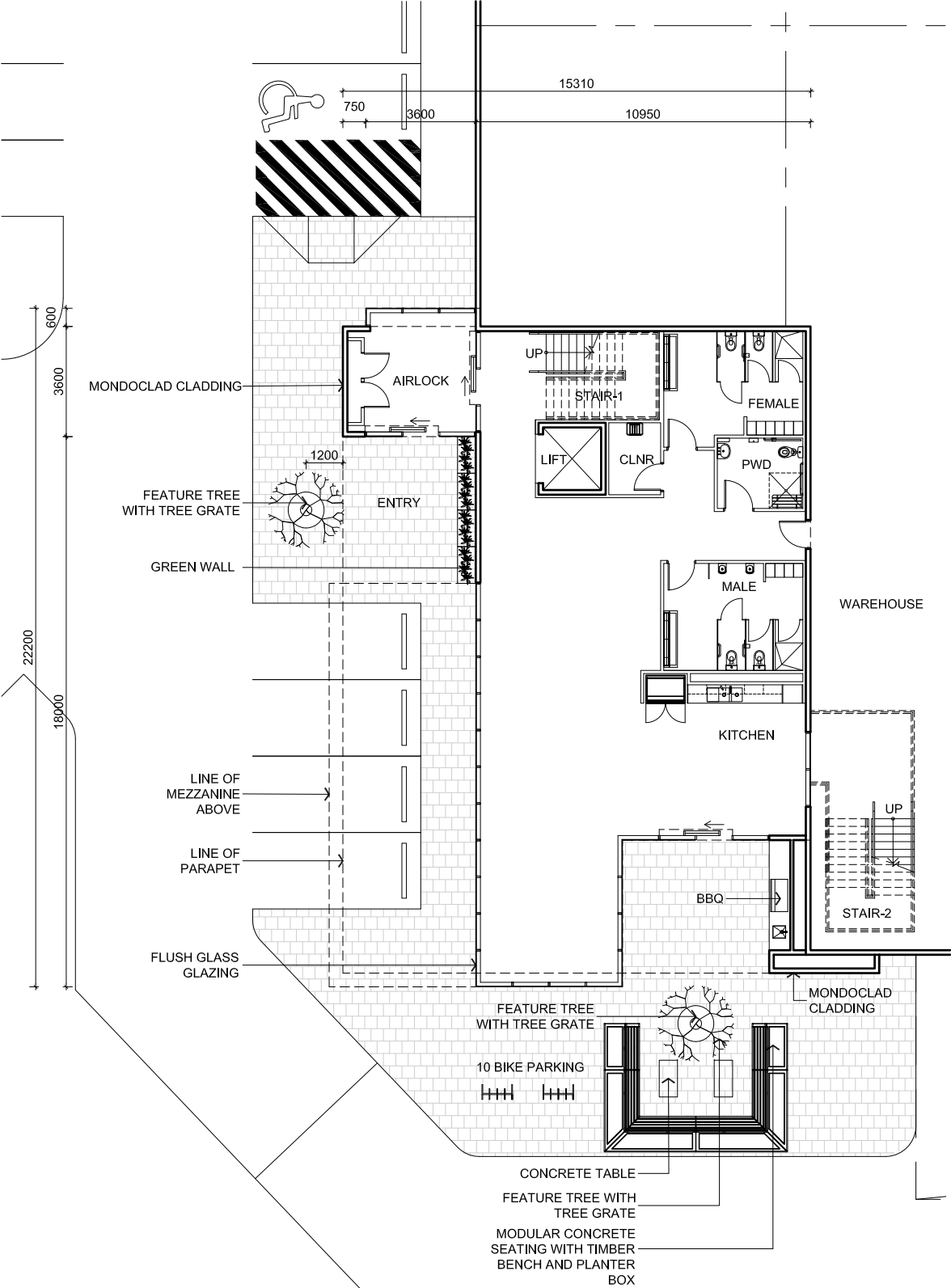
DATE
06.12.24

SCALE
1:500 @ A1

DRN.
KL

REV.
A

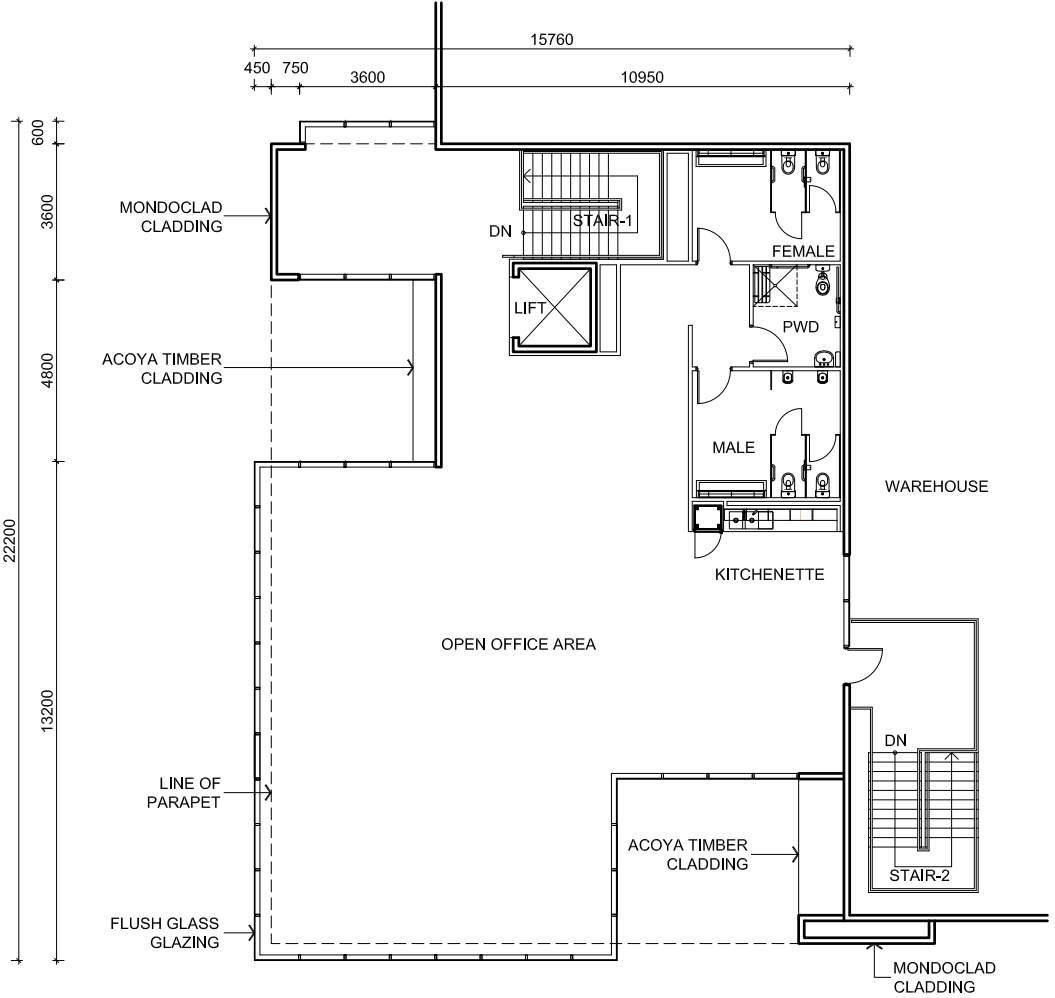
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24



MAIN OFFICE GROUND FLOOR PLAN



WAREHOUSE OFFICE GROUND FLOOR PLAN



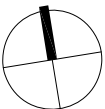
MAIN OFFICE FIRST FLOOR PLAN

FOR DEVELOPMENT APPLICATION

© 2024 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or in any form without the express permission of Frasers Property Industrial. Areas written on drawings are approximate only and are subject to confirmation by survey.

PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 'VANTAGE YATALA' COASTLINK COURT
STAPYLTON

OFFICE PLAN

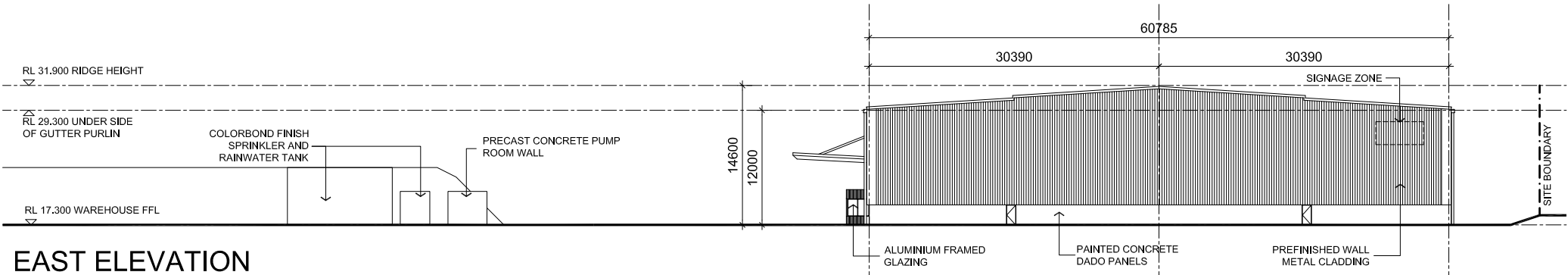


JOB: Q23-001A-DA-110
DATE: 06.12.24
SCALE: 1:100 @ A1
DRN: KL
REV: A

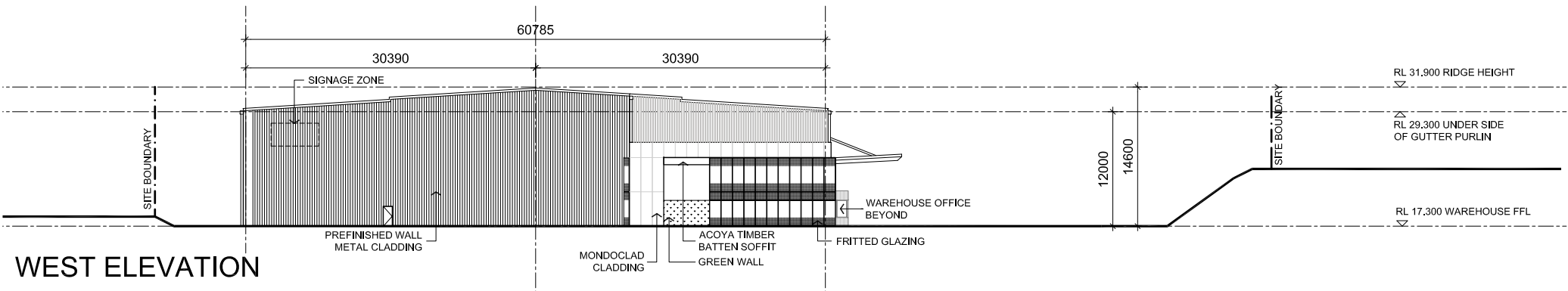


FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

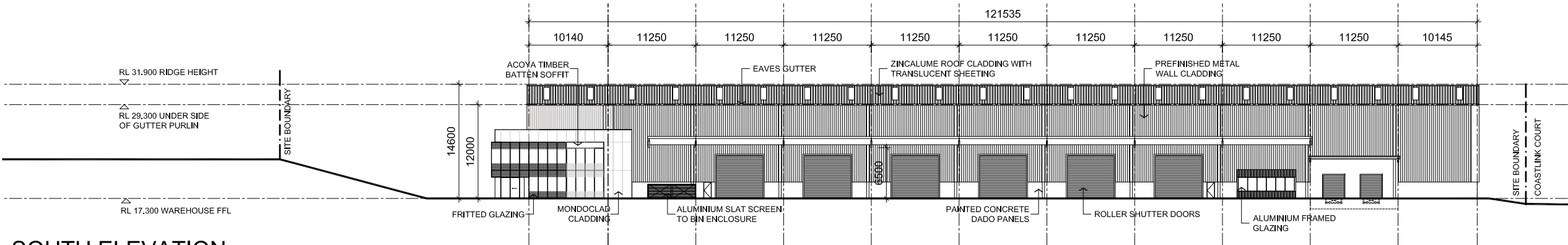
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24



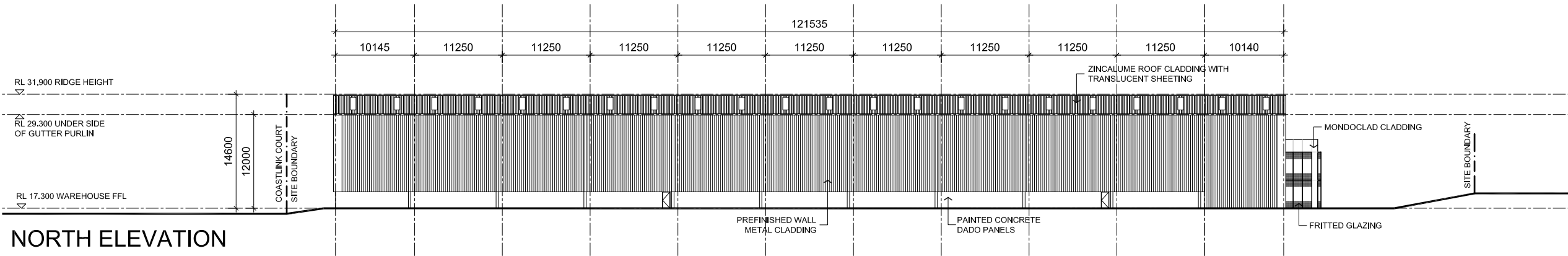
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

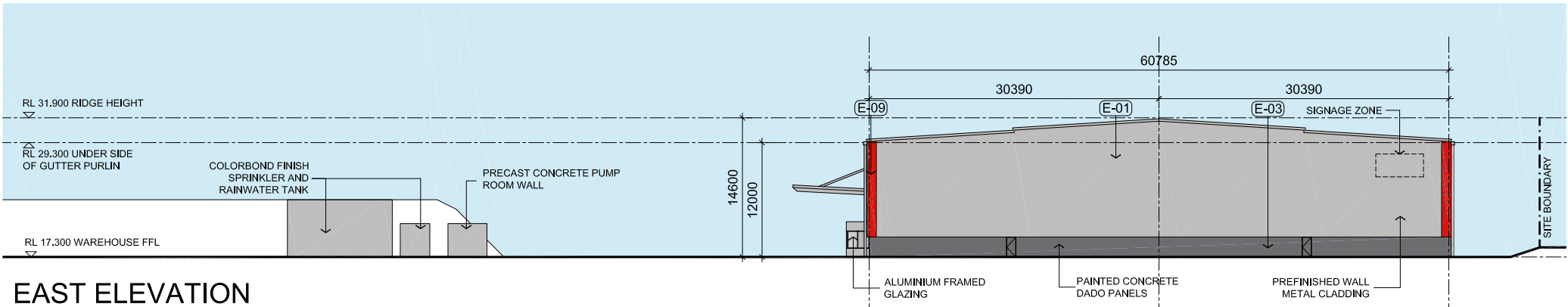
ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

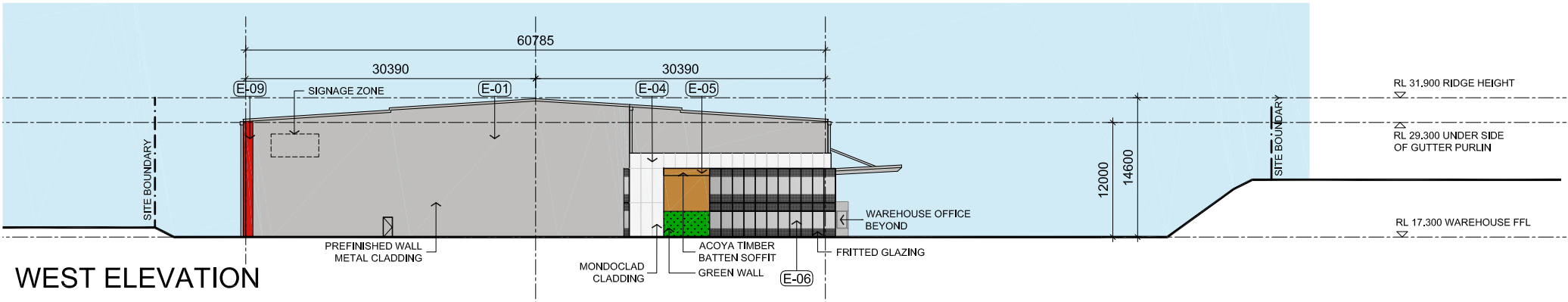
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24

LEGEND	
	E-01 WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACING - COLORBOND 'SHALE GREY'
	E-02 ROLLER SHUTTER DOORS COLORBOND 'BASALT MATT'
	E-03 DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH 'BASALT MATT'
	E-04 OFFICE WALL CLADDING MONDOCLAD 'SILVER GRAY METALLIC'
	E-05 ACOYA TIMBER CLADDING
	E-06 EXTERNAL GLAZING
	E-07 WAREHOUSE AND OFFICE ROOF ZINCALUME
	E-08 AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'SHALE GREY'
	E-09 WAREHOUSE WALL CLADDING MONDOCLAD 'RED'

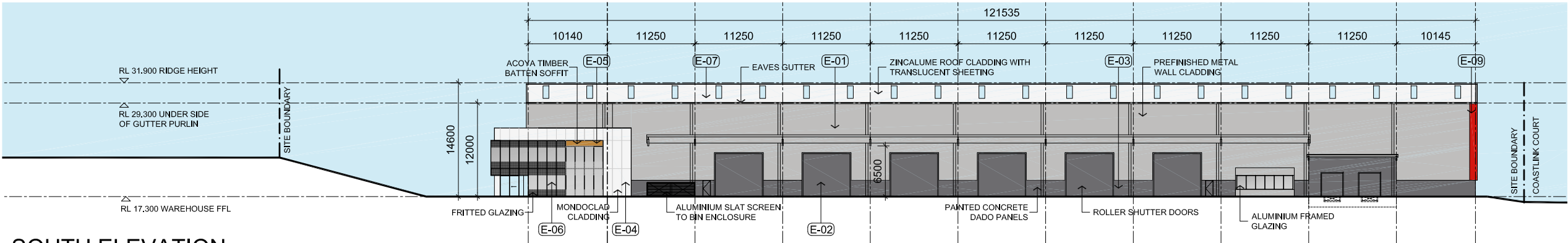
NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES



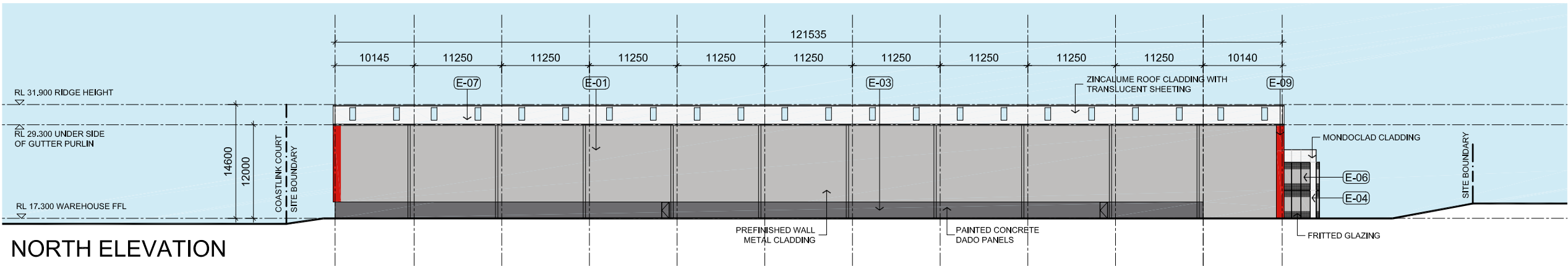
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

FOR DEVELOPMENT APPLICATION

JOB	DATE	
Q23-001A-DA-500	06.12.24	
SCALE	DRN.	REV.
1:300 @ A1	KL	A



APPENDIX F

BULK EARTHWORKS DRAWINGS



VantageYatala



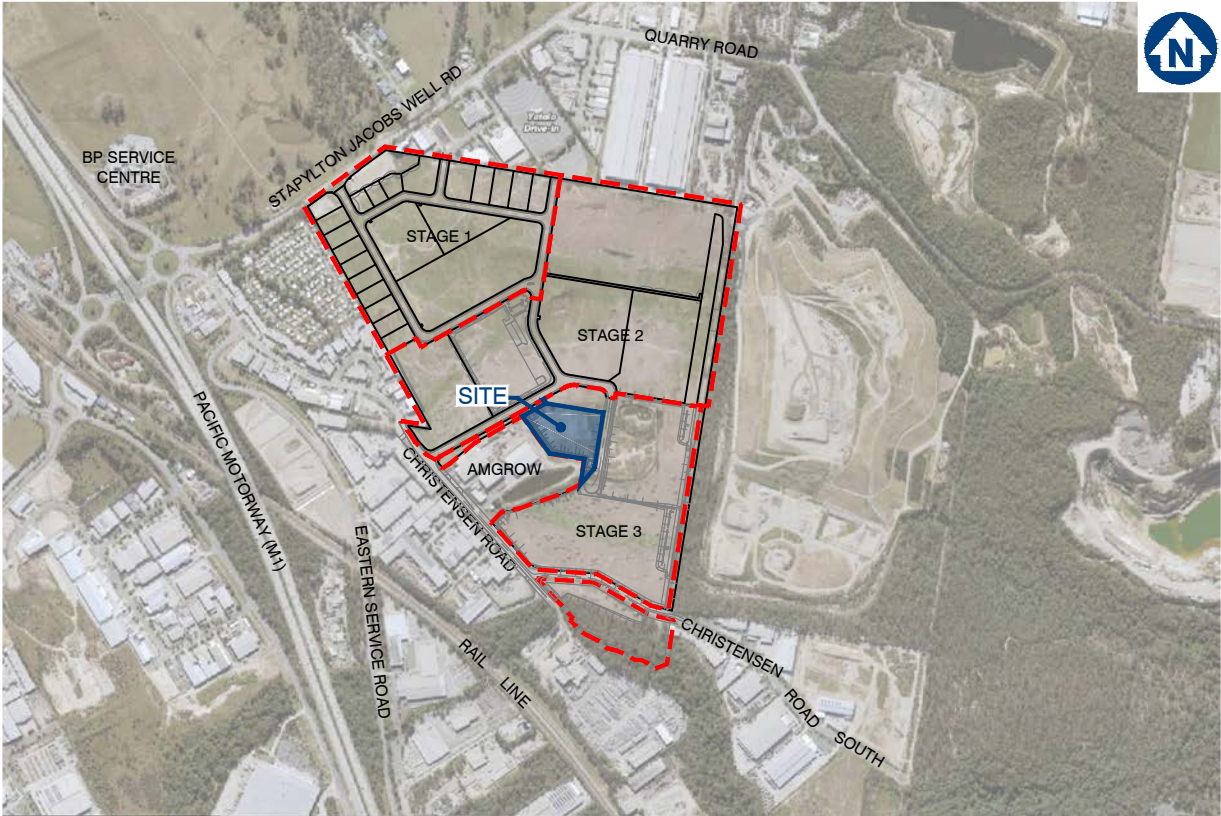
g a s s m a n
development
perspectives

planning
environment
landscape
engineering
survey

OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL - LOT 303 WAREHOUSE

DRAWING INDEX

DRAWING No.	DRAWING TITLE	REV No.
6338 ENG BE 001	DRAWING INDEX AND LOCALITY PLAN	A
6338 ENG BE 002	GENERAL NOTES SHEET 1 OF 2	A
6338 ENG BE 003	GENERAL NOTES SHEET 2 OF 2	A
6338 ENG BE 004	LEGEND	A
6338 ENG BE 010	EXISTING FEATURES AND LAYOUT PLAN	A
6338 ENG BE 020	SEDIMENT AND EROSION CONTROL PLAN	A
6338 ENG BE 021	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	A
6338 ENG BE 050	BULK EARTHWORKS LAYOUT PLAN	A
6338 ENG BE 100	FINISHED SURFACE LEVEL LAYOUT PLAN	A
6338 ENG BE 150	FINISHED SURFACE LEVEL SECTION PLAN SHEET 1 OF 2	A
6338 ENG BE 151	FINISHED SURFACE LEVEL SECTION PLAN SHEET 2 OF 2	A



LOCALITY PLAN
NOT TO SCALE

CLIENT
FPI QUEENSLAND
PTY. LTD.

SITE ADDRESS
LOT 303 COASTLINK
COURT, STAPYLTON, QLD
4207

ISSUED FOR APPROVAL

DWG NO.6338 ENG BE 001 - A

DECEMBER 2024

GENERAL NOTES

1. **CONTRACT DOCUMENTATION**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND CoGC STANDARD DRAWINGS AND SPECIFICATIONS.
2. **DATUM**
LEVELS SHOWN ON THE PLANS ARE A.H.D.
3. **SURVEY SETOUT**
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORKS HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. THE CONTRACTOR IS NOT TO SCALE FROM THESE PLANS AS A MEANS OF OBTAINING SETOUT INFORMATION.
4. **EXISTING SURVEY CONTROL STATIONS**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXISTING SURVEY CONTROL STATIONS ARE NOT DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR IDENTIFY ANY CONFLICT BETWEEN EXISTING SURVEY CONTROL AND THE REQUIRED CONTRUCTION ACTIVITIES THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY.
5. **EXISTING SERVICES**
THE LOCATION OF EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.
6. **SITE ACCESS**
THE CONTRACTOR SHALL ONLY GAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. **PROVISION FOR TRAFFIC**
PROVISION FOR TRAFFIC ON LOCAL ROADS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CoGC COUNCIL REQUIREMENTS.
8. **WORK EXTENT**
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORKS AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING PROPERTIES OR CONTRACT AREAS WITHOUT THE WRITTEN AUTHORISATION OF THE SUPERINTENDENT.
9. **TESTING**
ALL TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF CoGC COUNCIL.
10. **"AS CONSTRUCTED" SURVEY**
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS. THE CONTRACTOR IS TO PROVIDE ADEQUATE NOTICE TO THE PRINCIPAL'S SURVEYOR ON WHEN THIS IS REQUIRED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF CoGC COUNCIL.
11. **MAINTENANCE OF SITE CONDITION**
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITON TO THE SATISFACTION OF THE SUPERINTENDENT AND CoGC.

EARTHWORKS

1. **PRECEDENCE**
EARTHWORKS SPECIFICATION PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.
2. **TOPSOIL STRIPPING**
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.
3. **EARTHWORKS LEVELS**
EARTHWORKS LEVELS SHOWN ON THE DRAWING ARE TO FINISHED SURFACE LEVELS AND INCLUDE 100mm OF TOPSOIL. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
4. **UNDESIRABLE MATERIAL**
THE ENTIRE SITE/WORK AREAS SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, MASONRY REMAINS, GARBAGE, DEBRIS AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO INSITU SOILS.
5. **COMPACTION STANDARD**
FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.

a. 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.

b. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.

c. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
5. **PAVEMENT DEPTHS**
EARTHWORKS VOLUMES DO NOT INCLUDE DESIGN PAVEMENT DEPTHS AS INDICATED ON THE TYPICAL BULK EARTHWORKS ROAD SECTION.
6. **TESTING**
ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY.
7. **ROCK**
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATES UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT DOCUMENT.

8. **DAMS AND PONDS**
WHERE POSSIBLE, WATER FROM DAMS AND PONDS SHALL BE MAINTAINED AND UTILISED FOR CONSTRUCTION PURPOSES AND DUST SUPPRESSION. DAMS AND PONDS NOT TO BE RETAINED SHALL BE DEWATERED, CLEARED OF ANY FOREIGN MATTER AND ORGANIC MATERIAL WITH THIS MATERIAL TO BE REMOVED OFF SITE.
9. **RETAINING STRUCTURES**
THE DESIGN AND STRUCTURAL CERTIFICATION OF RETAINING STRUCTURES SHALL BE UNDERTAKEN BY THE CONTRACTOR'S STRUCTURAL ENGINEER (RPEQ) IN CONSULTATION WITH THE PROJECT'S CIVIL ENGINEER AND LANDSCAPE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR THE SUBMISSION AND APPROVAL COORDINATION OF THE ASSOCIATED DRAWINGS AND CERTIFICATION TO GCCC. A COPY OF THIS SUBMISSION IS TO BE PROVIDED TO THE SUPERINTENDENT.
10. **TOPSOIL REPLACEMENT**
ALL BATTERS AND ALLOTMENT CUT & FILL AREAS SHALL BE TOP SOILED FROM ONSITE STOCKPILES. IF DIRECTED BY THE SUPERINTENDENT THE TOPSOIL SHALL BE SCREENED PRIOR TO PLACING. THE CONTRACTOR SHALL ALLOW IN THEIR RATE FOR SCREENING AND THE DISPOSAL OF REJECT MATERIAL TO TIP OFFSITE INCLUDING ALL FEES. THE CONTRACTOR MUST ENSURE THAT THE STRIPPING SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO AVOID CONTAMINATION BY OVER CUTTING. IF TOPSOIL IS CONTAMINATED BY OVER CUTTING AND DETERMINED NOT SUITABLE FOR REUSE BY THE SUPERINTENDENT, THE CONTRACTOR SHALL BEAR THE COST OF REMOVAL FROM SITE OF ALL CONTAMINATED TOPSOIL AND THE COST TO SUPPLY AND IMPORT SUITABLE TOPSOIL FOR RE-SPREADING.
11. **GRASSING / SEEDING**
ALL CUT & FILL AREAS AND DISTURBED AREAS SHALL BE GRASSED OR SEEDED TO THE SATISFACTION OF THE SUPERINTENDENT.
12. **STOCKPILES**
ALL MATERIAL/SPOIL ARISING FROM WORKS ON SITE SHALL BE COMPACTED TO AN APPROPRIATE STANDARD WITHIN THE FILL AREAS OF FUTURE STAGES AS NOMINATED BY THE SUPERINTENDENT. THE CONTRACTOR IS NOT TO CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM THE SUPERINTENDENT.

SEDIMENT AND EROSION

1. THE OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL PROGRAM ARE:

a. ALLOW STORMWATER TO PASS THROUGH THE SITE IN A CONTROLLED MANNER AT NON-EROSIVE FLOW VELOCITIES.

b. MINIMISE SOIL EROSION FROM WATER AND WIND

c. MINIMISE ADVERSE EFFECTS OF SEDIMENT RUNOFF.

d. MINIMISE OR PREVENT ENVIRONMENTAL HARM ASSOCIATED WITH DISCHARGE FROM THE CONSTRUCTED SITE.

e. ENSURE THAT THE VALUE AND USE OF RESIDENTIAL AND INDUSTRIAL PROPERTIES ADJACENT TO THE DEVELOPMENT ARE NOT DIMINISHED AS A RESULT OF THE MIGRATION OF SEDIMENT FROM THE DEVELOPMENT.
2. THE EROSION AND SEDIMENT CONTROL PROGRAM SHALL COMPLY WITH THE ENVIRONMENTAL BEST ENGINEERING GUIDELINES FOR QUEENSLAND CONSTRUCTION SITES. THE CURRENT INSTITUTION OF ENGINEERS AUSTRALIA AND LOCAL AUTHORITY GUIDELINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTIONS INCLUDING THE MAINTENANCE PERIOD. NOTWITHSTANDING THE FINISHED EARTHWORK DESIGN SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AND DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE QUANTITY LEAVING THE SITE DURING CONSTRUCTION AND UPON COMPLETION OF EARTHWORKS.
3. THE CONTRACTOR IS TO FOLLOW CONSTRUCTION PHASE AS OUTLINED IN THE CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPLACED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%. ALL PERIMETER BANK/SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.
4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL AND RESULTS TO BE GIVEN TO THE ENGINEERS SO THE FINALIZATION OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE COMPLETE.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. CLEARING OF SITE AND STOCKPILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES INCLUDING WEEKENDS AND PUBLIC HOLIDAYS.
6. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES (IT IS TO BE NOTED THAT CLEARING SHALL ONLY OCCUR IN AREAS WHERE THERE IS NO OTHER ALTERNATIVE TO GAIN ACCESS TO THE LOCATION OF THE SEDIMENT CONTROL DEVICES). APPROVAL FOR REMOVAL OF PROTECTED SITE VEGETATION MUST BE OBTAINED PRIOR TO CLEARING.
7. ROCK BUNDS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.
8. 0.8m TURF IS TO BE PLACED BEHIND ON ALL BATTERS WITHIN PRIVATE OPEN SPACE STEEPER THAN 1:4 UNLESS OTHERWISE NOTED. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEEDED, AS SPECIFIED, WITHIN 7 DAYS OF FINAL TRIMMING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRASS STRIKE RATES ARE ACHIEVED AT ON AND OFF MAINTENANCE INSPECTION IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
9. TURF IS TO BE PLACED FROM BACK OF KERB TO ROAD RESERVE BOUNDARY ON ALL ROADS AFTER EARTHWORKS ARE COMPLETE.
10. GEO-FABRIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.
12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH THE APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT GPT'S, SEDIMENT FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES DURING CONSTRUCTION AND PRIOR BOTH ON AND OFF MAINTENANCE INSPECTIONS WITH CoGC. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN THEIR SUBMITTED TENDER PRICE.

CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM

1. **PRE START**

a. ERECT SITE SIGNAGE. CONSTRUCT ENTRY AND EXIT POINT AS INDICATED CONSTRUCT VEHICLE WASH-DOWN AREA AND ASSOCIATED SILT MANAGEMENT DEVICES.

b. CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA

c. ERECT SILT FENCE AT LOW POINTS OF THE SITE AS DEMONSTRATED

d. ERECT TEMPORARY TREE PROTECTION FENCING FOR VEGETATION TO BE RETAINED IN ACCORDANCE WITH AN OPW (TREE CLEARING) APPROVAL OR IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITE.

e. CONSTRUCT ROCK CHECK DAMS AND SILT FENCE DOWN STREAM OF BASIN.

f. CONSTRUCT BASIN TO FULL DEPTH.

g. CONSTRUCT BALANCE OF BASIN IN CONJUNCTION WITH CLEARING AND BULK EARTHWORKS OPERATIONS.

h. BASIN TO BE UTILISED AS A TEMPORARY SEDIMENT BASIN. DO NOT FILL IN FILTRATION MATERIAL UNTIL CONSTRUCTION OF DEVELOPMENT IS COMPLETE.
2. **CLEARING AND BULK EARTHWORKS**
THERE SHALL BE NO CLEARING OF PROTECTED SITE VEGETATION WITHOUT AN APPROVED TREE CLEARING PLAN WHICH SHALL BE IN ACCORDANCE WITH AS4970. SILT FENCE, SAND BAGS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED OR REQUIRED DURING CLEARING & EARTHWORKS. SUPERINTENDENT TO CONFIRM THE EXTENT OF CLEARING PRIOR TO COMMENCEMENT OF WORKS.
3. **CONSTRUCTION OF SEWER/ROOFWATER/ STORMWATER/SERVICES**
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORK AND DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS. TOPSOIL AND GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER AND ROOFWATER DRAINAGE CONSTRUCTION. DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.
4. **CONSTRUCTION – SEDIMENT BASINS**
SEDIMENT BASIN TO BE CONSTRUCTED TO THE EARTHWORK PROFILES SHOWN. STORMWATER OUTLET PIPES TO BE TEMPORARY BLOCKED OFF UNTIL DECOMMISSIONING OF SEDIMENT BASIN (SUBSEQUENT TO CONSTRUCTION OF ALL STAGES). PLACE SPOIL FROM SEDIMENT BASIN INTO ALLOCATED AREAS AS ENGINEERED FILL IN ACCORDANCE WITH THE STAGING ORDER. SEDIMENT BASIN SHALL ONLY BE REMOVED AFTER APPROVAL BY SUPERINTENDENT AND COUNCIL.
5. **CONSTRUCTION – STOCKPILING**
TEMPORARY SILT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING. STOCKPILE SITE TO BE CLEARED OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE NUISANCE TO ADJOINING PROPERTIES. NO STOCKPILES ARE TO BE LOCATED WITHIN THE DRIP ZONE OR STRUCTURAL ROOT ZONE OF ANY RETAINED VEGETATION.
6. **CONSTRUCTION – ROADWORKS**
SILT FENCES TO ALLOTMENTS TO BE ERECTED. KERB INLET PROTECTION TO BE PROVIDED TO ALL GULLIES.
7. **CONSTRUCTION – ALLOTMENTS**
TOPSOIL AND SEED ALLOTMENTS. SILT FENCES TO ALLOTMENTS TO BE RE-ERECTED. COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATE THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT RIMMING).
8. **POST CONSTRUCTION – ALLOTMENTS**
TOPSOIL AND GRASS SEED ALL ALLOTMENTS. COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT TRIMMING).
9. **POST CONSTRUCTION – BASIN**
BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL COMPLETION OF ALL STAGES.
10. **POST CONSTRUCTION – ROAD RESERVES**
TOPSOIL AND TURFING IS TO BE PROVIDED BEHIND KERB.
11. **MAINTENANCE (PRE TO POST CONSTRUCTION)**
THE SILT FENCES ARE TO BE INSPECTED WEEKLY. ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY. SILT AFTER RAIN IS TO BE CLEANED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.
12. **BASIN CONSTRUCTION**
PRIOR TO COMMENCING CONSTRUCTION OF THE DETENTION BASIN THE DIVERSION OF SURFACE WATER FROM THE PROPOSED WORK AREAS, USING MEASURES SUCH AS OPEN DRAINS/SUMPS, ARE REQUIRED TO AID IN SITE DE-WATERING. BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL 85% OF CATCHMENT CONSTRUCTION IS COMPLETE. THE CLAY FILLING FOR THE BASIN WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 200mm THICKNESS AND COMPACTED TO DENSITY RATIO WITHIN THE RANGE 98%-102% STANDARD COMPACTION (AS 1289.5.1.1). PLACEMENT MOISTURE CONTENT SHOULD BE WITHIN THE RANGE OMC -1% TO OMC -2% (WHERE OMC = OPTIMUM MOISTURE CONTENT FOR STANDARD COMPACTION). CONTRACTOR TO PROVIDE SAFETY FENCING TO BASIN DURING CONSTRUCTION AND APPROPRIATE SIGNAGE (PERMANENT OR TEMPORARY).



planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 303 WAREHOUSE

Site Address:

LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR CONSTRUCTION

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.
THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES.

Drawing Title:

GENERAL NOTES
SHEET 1 OF 2

A	11/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale:

PROJECT NORTH POINT



Project No.	6338
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	11/12/2024
Drawing No:	Revision
6338 ENG BE 002	A

	OVERLAND FLOW PATH/SWALE
	CATCH DRAIN (NOT LINED)
	DIVERSION CHANNEL
	TABLE DRAIN
	STREAM INVERT
	CATCH DRAIN (CONCRETE LINED)
	SUBSOIL DRAINAGE
	SAWCUT
	SEDIMENT FENCE
	CHAINWIRE FENCE
	WOODEN FENCE
	BRIEFEN WIRE SAFETY BARRIER
	GUARDRAIL (STANDARD)
	RETAINING WALL (PILED)
	RETAINING WALL (WITH FOOTINGS)
	RETAINING WALL
	ROCKBLOCK RETAINING WALL
	TOP OF BATTER / BERM
	NOISE WALL
	EDGE OF VEGETATION
	PROPERTY LINE
	PROPERTY LINE WITH FENCE
	PROPOSED KERB, FOOTPATH
	CONTROL LINE / CENTER OF ROAD
	RAILWAY (MAJOR)
	RAILWAY (MINOR)
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE WITH FENCE
	EXISTING KERB, FOOTPATH
	EXISTING EDGE OF BITUMEN
	EXISTING RAILWAY (MAJOR)
	EXISTING RAILWAY (MINOR)
	LIMIT OF WORKS
	LIMIT OF SITE
	CATCHMENT BOUNDARY
	EXISTING CONTOURS
	DESIGN CONTOURS

— RM — RM — RM —	PROPOSED RISING MAIN
— S — S — S — S — S — S — S — S —	PROPOSED SEWER
— SW — SW — SW — SW — SW — SW — SW — SW —	PROPOSED STORMWATER
— RW — RW — RW — RW — RW — RW — RW — RW —	PROPOSED ROOFWATER
— SS — SS — SS — SS — SS — SS — SS — SS —	PROPOSED ROOFWATER
— W — W — W — W — W — W — W — W —	PROPOSED SUBSOIL
— W — W — W — W — W — W — W — W —	PROPOSED WATER
— RW — RW — RW — RW — RW — RW — RW — RW —	PROPOSED RECYCLED WATER
— OIL — OIL — OIL — OIL — OIL — OIL — OIL — OIL —	PROPOSED OIL
— F — F — F — F — F — F — F — F —	PROPOSED FUEL
— G — G — G — G — G — G — G — G —	PROPOSED GAS
— P — P — P — P — P — P — P — P —	PROPOSED PIPELINE
— HV — HV — HV — HV — HV — HV — HV — HV —	PROPOSED HIGH VOLTAGE ELECTRICITY
— E — E — E — E — E — E — E — E —	PROPOSED UNDERGROUND ELECTRICITY
— E — E — E — E — E — E — E — E —	PROPOSED OVERHEAD ELECTRICITY
— L — L — L — L — L — L — L — L —	PROPOSED LIGHTING
— T — T — T — T — T — T — T — T —	PROPOSED TELSTRA
— C — C — C — C — C — C — C — C —	PROPOSED COMMUNICATIONS
— GE — GE — GE — GE — GE — GE — GE — GE —	PROPOSED GAS, ELECT
— GT — GT — GT — GT — GT — GT — GT — GT —	PROPOSED GAS, TELSTRA
— ET — ET — ET — ET — ET — ET — ET — ET —	PROPOSED ELECT, TELSTRA
— GET — GET — GET — GET — GET — GET — GET — GET —	PROPOSED GAS, ELECTRICITY, TELSTRA
— RM — RM — RM —	EXISTING RISING MAIN
— S — S — S — S — S — S — S — S —	EXISTING SEWER
— SW — SW — SW — SW — SW — SW — SW — SW —	EXISTING STORMWATER
— RW — RW — RW — RW — RW — RW — RW — RW —	EXISTING ROOFWATER
— SS — SS — SS — SS — SS — SS — SS — SS —	EXISTING SUBSOIL
— W — W — W — W — W — W — W — W —	EXISTING WATER
— W — W — W — W — W — W — W — W —	EXISTING RECYCLED WATER
— OIL — OIL — OIL — OIL — OIL — OIL — OIL — OIL —	EXISTING OIL
— F — F — F — F — F — F — F — F —	EXISTING FUEL
— G — G — G — G — G — G — G — G —	EXISTING GAS
— P — P — P — P — P — P — P — P —	EXISTING PIPELINE
— HV — HV — HV — HV — HV — HV — HV — HV —	EXISTING HIGH VOLTAGE ELECTRICITY
— E — E — E — E — E — E — E — E —	EXISTING UNDERGROUND ELECTRICITY
— E — E — E — E — E — E — E — E —	EXISTING OVERHEAD ELECTRICITY
— L — L — L — L — L — L — L — L —	EXISTING LIGHTING
— T — T — T — T — T — T — T — T —	EXISTING TELSTRA
— C — C — C — C — C — C — C — C —	EXISTING COMMUNICATIONS
— GE — GE — GE — GE — GE — GE — GE — GE —	EXISTING GAS, ELECT
— GT — GT — GT — GT — GT — GT — GT — GT —	EXISTING GAS, TELSTRA
— ET — ET — ET — ET — ET — ET — ET — ET —	EXISTING ELECT, TELSTRA
— GET — GET — GET — GET — GET — GET — GET — GET —	EXISTING GAS, ELECTRICITY, TELSTRA

— RM — ✕ — RM — ✕ — RM — ✕ — RM — ✕ —	DEMOLISH RISING MAIN
— S — ✕ — S — ✕ — S — ✕ — S — ✕ —	DEMOLISH STORM
— SW — ✕ — SW — ✕ — SW — ✕ — SW — ✕ —	DEMOLISH STORMWATER
— SS — ✕ — SS — ✕ — SS — ✕ — SS — ✕ —	DEMOLISH SUBSOIL
— W — ✕ — W — ✕ — W — ✕ — W — ✕ —	DEMOLISH WATER
— OIL — ✕ — OIL — ✕ — OIL — ✕ — OIL — ✕ —	DEMOLISH OIL
— F — ✕ — F — ✕ — F — ✕ — F — ✕ —	DEMOLISH FUEL
— HV — ✕ — HV — ✕ — HV — ✕ — HV — ✕ —	DEMOLISH HIGH VOLTAGE ELECTRICITY
— E — ✕ — E — ✕ — E — ✕ — E — ✕ —	DEMOLISH UNDERGROUND ELECTRICITY
— E — ✕ — E — ✕ — E — ✕ — E — ✕ —	DEMOLISH OVERHEAD ELECTRICITY
— L — ✕ — L — ✕ — L — ✕ — L — ✕ —	DEMOLISH LIGHTING
— G — ✕ — G — ✕ — G — ✕ — G — ✕ —	DEMOLISH GAS
— P — ✕ — P — ✕ — P — ✕ — P — ✕ —	DEMOLISH PIPELINE
— T — ✕ — T — ✕ — T — ✕ — T — ✕ —	DEMOLISH TELSTRA
— C — ✕ — C — ✕ — C — ✕ — C — ✕ —	DEMOLISH COMMUNICATIONS

BK(A)	BARRIER KERB (A)
BK(B)	BARRIER KERB (B)
BK(G)	BARRIER KERB (G)
MK(D)	MOUNTABLE KERB (D)
SMK(C)	SEMI MOUNTABLE KERB (C)
ER(E)	EDGE RESTRAINT (E)
KER(F)	KERB EDGE RESTRAINT (F)
RK&C(H)	ROLL TOP KERB & CHANNEL (H)
BK&C(J)	BARRIER KERB & CHANNEL (J)
ERH	KERB EDGE RESTRAINT (HIGH)
ERL	KERB EDGE RESTRAINT (LOW)
CS(K/L)	CHANNEL SECTION (K/L)
PMB	PRECAST MOTOR BED
DD	DISH DRAIN
K&G	KERB AND GUTTER
K&T	KERB AND TOE
KO	KERB ONLY
MK	MOUNTABLE KERB
RK	ROLL KERB
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED ROAD EDGE GUIDE POST
◊ BIN	EXISTING BIN
▣ PB	POST BOX
	TELEPHONE BOX
*	TELSTRA PIT
• MP	TELSTRA MARKER POST
• WM	WATER METER
• V	WATER VALVE
• F.H	FIRE HYDRANT
• TAP	WATER TAP
	WATER HYDRANT
	WATER TEE
	WATER REDUCER
	WATER ENDCAP
	WATER CONNECTION
	WATER CROSSING
	WATER DIEL
	SEWER MAINTENANCE HOLE
	SEWER RODDING END
	SEWER BEND
	SEWER MAINTENANCE SHAFT
	SEWER 'T' END
	SEWER SLUICE VALVE
	SEWER PIT

	TEMPORARY SEWER PUMP STATION
	SEWER / STORMWATER PIT NO/LINE
	SETOUT POINT
	OFFSET PIT WITH GRATE
	IN LINE PIT WITH GRATE
	JUNCTION PIT
	LETTERBOX PIT
	GRATED INLET PIT
	MANHOLE
	GULLY PIT (LIP INLINE) BARRIER KEY
	GULLY PIT (LIP INLINE) BARRIER KEY
	GULLY PIT (LIP INLINE) ROLL TOP KEY
	GULLY PIT (LIP INLINE) ROLL TOP KEY
	GULLY PIT (KERB INLINE) – GRADE
	GULLY PIT (KERB INLINE) – SAG
	INFILTRATION TRENCH
	HEADWALL
	GROSS POLLUTANT TRAP
	STORMWATER CHAMBER

● PP	POWER POLE
☀ PP	POWER POLE WITH LIGHT
☀ LP	LIGHT POLE
● SP	STAY POLE
☀	LIGHT POLE WITH EXTENSION
□ E	ELECTRICAL INSPECTION BOX
○	ELECTRICAL POLE
▣	ELECTRICAL TURRET
▷ OTS	TRAFFIC SIGNAL
MRD	MAIN ROADS PIT
○ ○	TANGENT POINT
◊ (KRD)	KERB RETURN NO.
▵	PRAM RAMP
⤿	GRAVEL ROCK CHECK DAM
○○○○	MESH & GRAVEL INLET FILTER
▣	STORMWATER INLET FILTER
➡	DIRECTION OF OVERLAND FLOW
	VEHICLE SHAKEDOWN
✂	GATE
▒	NOT IN SCOPE OF WORKS
▣	DEMOLITION
▣	PROPOSED CONCRETE FOOTPATH
⬢	SCOUR PROTECTION
🌳	TREES
⚓	TADPOLE

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 303 WAREHOUSE

Site Address:

LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR
CONSTRUCTION

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or
transmitted in any form or by any means, electronic, mechanical,
photocopying, recording, or otherwise, without the written permission
of Gassman Development Perspectives.

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:

LEGEND

[illegible]

A	11/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale:

PROJECT NORTH POINT



Project No. 6338

Designed: TGP

Drafted: TGP

Approved:

MG

RPEQ

6939

Signed:

[Signature]

Date:

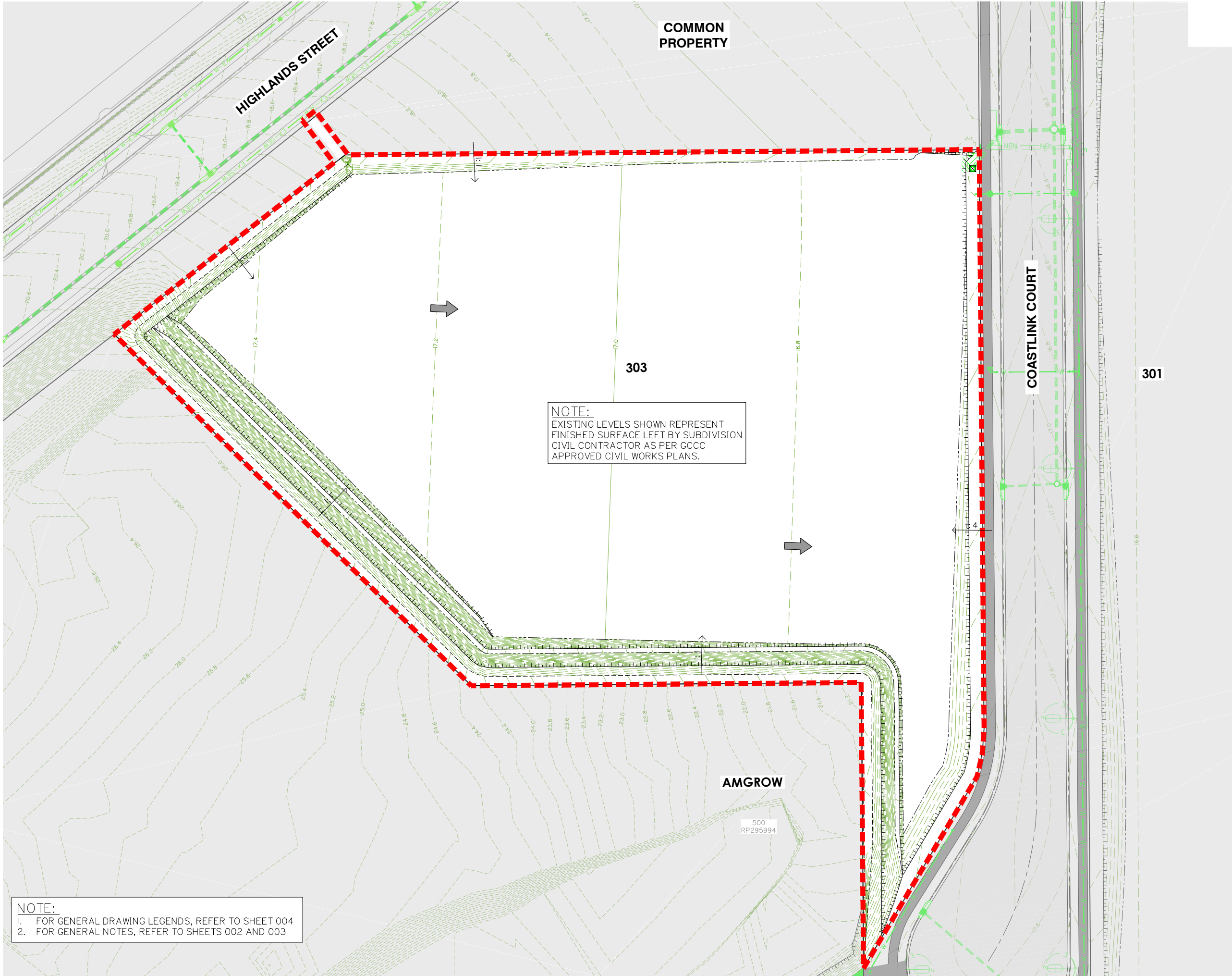
1/12/2024

Drawing No:

Revision

6338 ENG BE 004

A ||



EXISTING FEATURES AND LAYOUT PLAN

Client:
**FPI QUEENSLAND
PTY. LTD**

Project:
LOT 303 WAREHOUSE

Site Address:
**LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207**

RPD:
Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian: PSM:
RL:

**FOR APPROVAL NOT FOR
CONSTRUCTION**

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or
transmitted in any form or by any means, electronic, mechanical,
photocopying, recording, or otherwise, without the written permission
of Gassman Development Perspectives.
THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:
**EXISTING FEATURES AND
LAYOUT PLAN**

A	11/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK

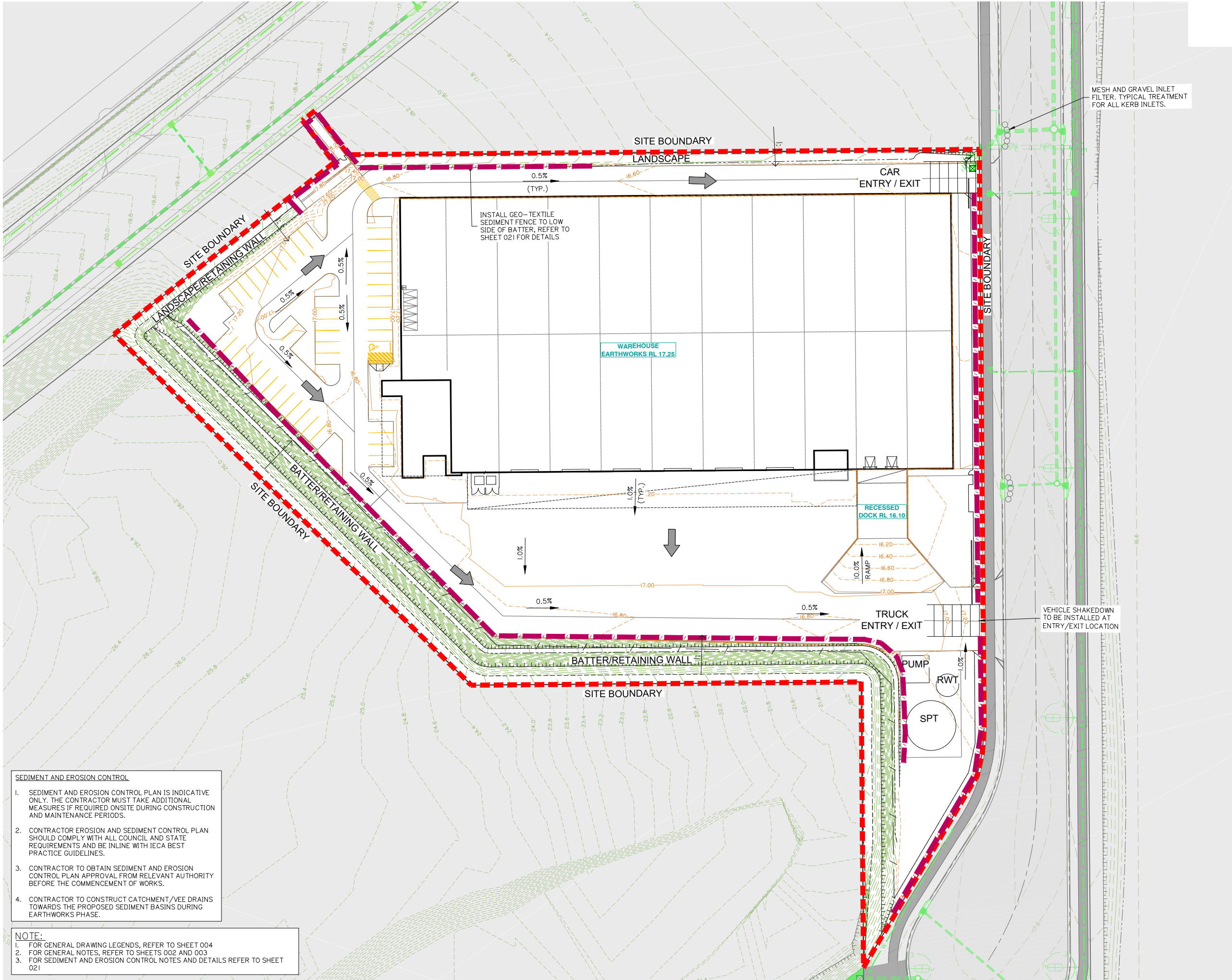
DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

Scale:
0 8 16 24 32m
1:400 (A1) 1:800 (A3)

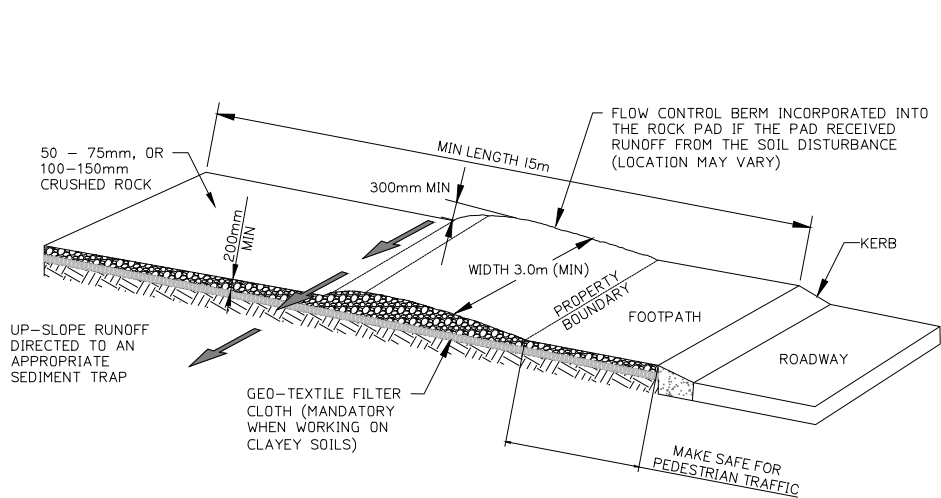
PROJECT NORTH POINT



Project No. 6338	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	11/12/2024
Drawing No: 6338 ENG BE 010	Revision: A

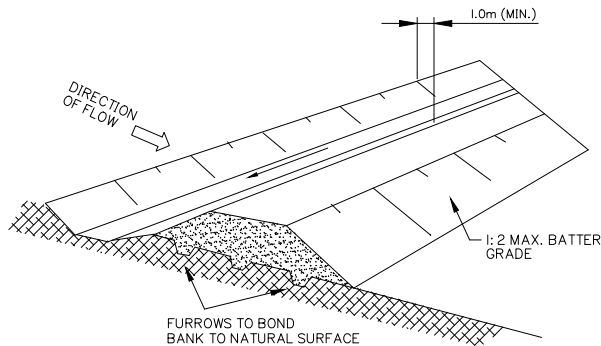


G:\Projects\6338\ENGINEERING\A\cad\BE 6338 ENG BE 020.dwg



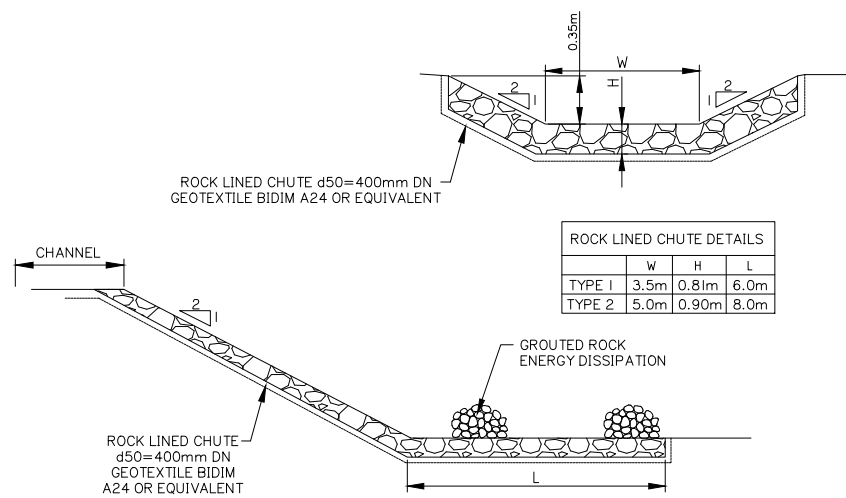
ENTRY/EXIT PAD FOR CONSTRUCTION SITE

NOT TO SCALE



DIVERSION DRAIN

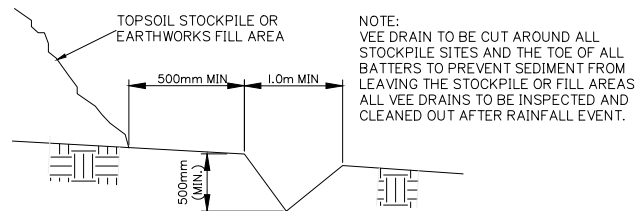
NOT TO SCALE



ROCK LINED CHUTE

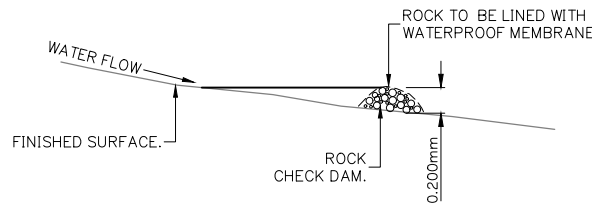
NOT TO SCALE

ROCK LINED CHUTE DETAILS			
	W	H	L
TYPE 1	3.5m	0.81m	6.0m
TYPE 2	5.0m	0.90m	8.0m



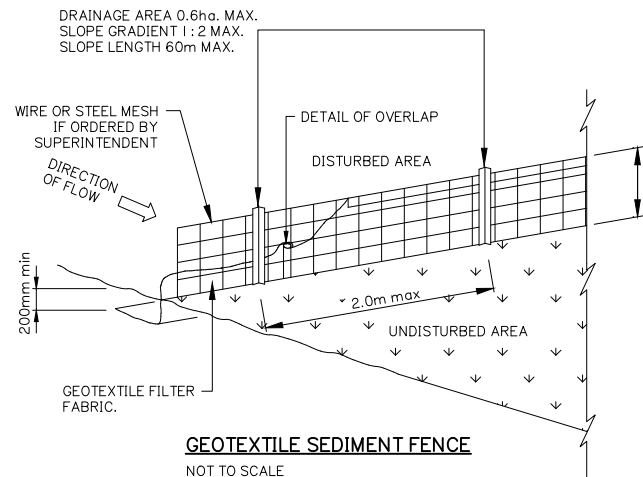
TYPICAL SECTION VEE DRAIN

NOT TO SCALE



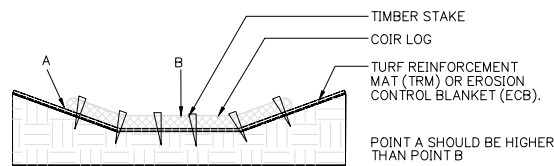
CUT OFF DRAIN END DETAIL

N.T.S.



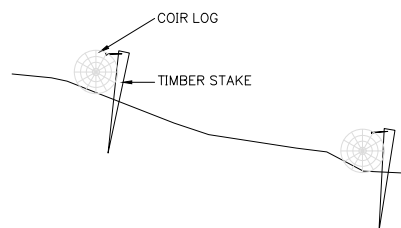
GEOTEXTILE SEDIMENT FENCE

NOT TO SCALE



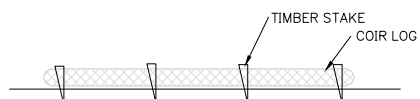
PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH

NOT TO SCALE



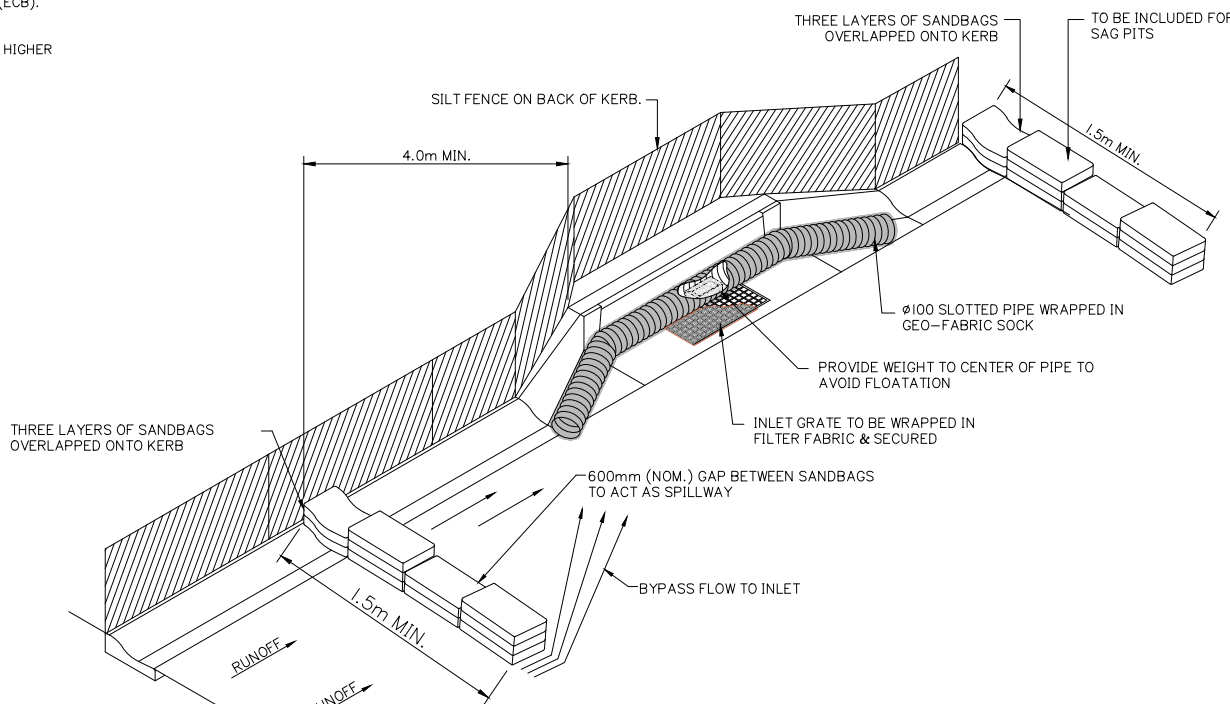
COIR LOG AND TIMBER STAKES STABILISING SLOPE

NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN SLOPE

NOT TO SCALE



GULLY PIT SEDIMENT BARRIER

SCALE N.T.S.

FENCING AS PER AS: 4970

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST.) NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMITTED WITHIN THE TPZ. INSTALLATION OF SUPPORTS SHOULD AVOID DAMAGING ROOTS.
5. THE CONSTRUCTION CONTRACTOR IS NOT TO UNDERTAKE ANY PRUNING OF TREES. TREE MANAGEMENT IS TO BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.
6. NO STOCKPILE/S ARE PERMITTED WITHIN THE ZONE OF ANY RETAINED VEGETATION WITHOUT SUPERVISION AND AUTHORIZATION OF THE SUPERVISING ARBORIST.
7. NO CLEARING OF PROTECTED SIZE VEGETATION IS TO OCCUR WITHOUT APPROVAL FROM LOGAN CITY COUNCIL.

DETERMINING THE TPZ

THE RADIUS OF THE TPZ IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH X 12 = TRUNK DIAMETER MEASURED AT 1.4M ABOVE GROUND. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.

A TPZ SHOULD NOT BE LESS THAN 2M NOR GREATER THAN 15M (EXCEPT WHERE CROWN PROTECTION IS REQUIRED). THE TPZ OF PALMS, OTHER MONOCOTS, CYCADS AND TREE FERNS SHOULD NOT BE LESS THAN 1M OUTSIDE THE CROWN PROJECTION.

PROTECTIVE FENCING

NOT TO SCALE

Client:

**FPI QUEENSLAND
PTY. LTD**

Project:

LOT 303 WAREHOUSE

Site Address:

**LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207**

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian:
PSM:
RL:

**FOR APPROVAL NOT FOR
CONSTRUCTION**

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.
THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES.

Drawing Title:

**SEDIMENT AND EROSION
CONTROL NOTES AND
DETAILS**

Rev	Date	Description	TGP	MG
A	11/12/24	ORIGINAL ISSUE		

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

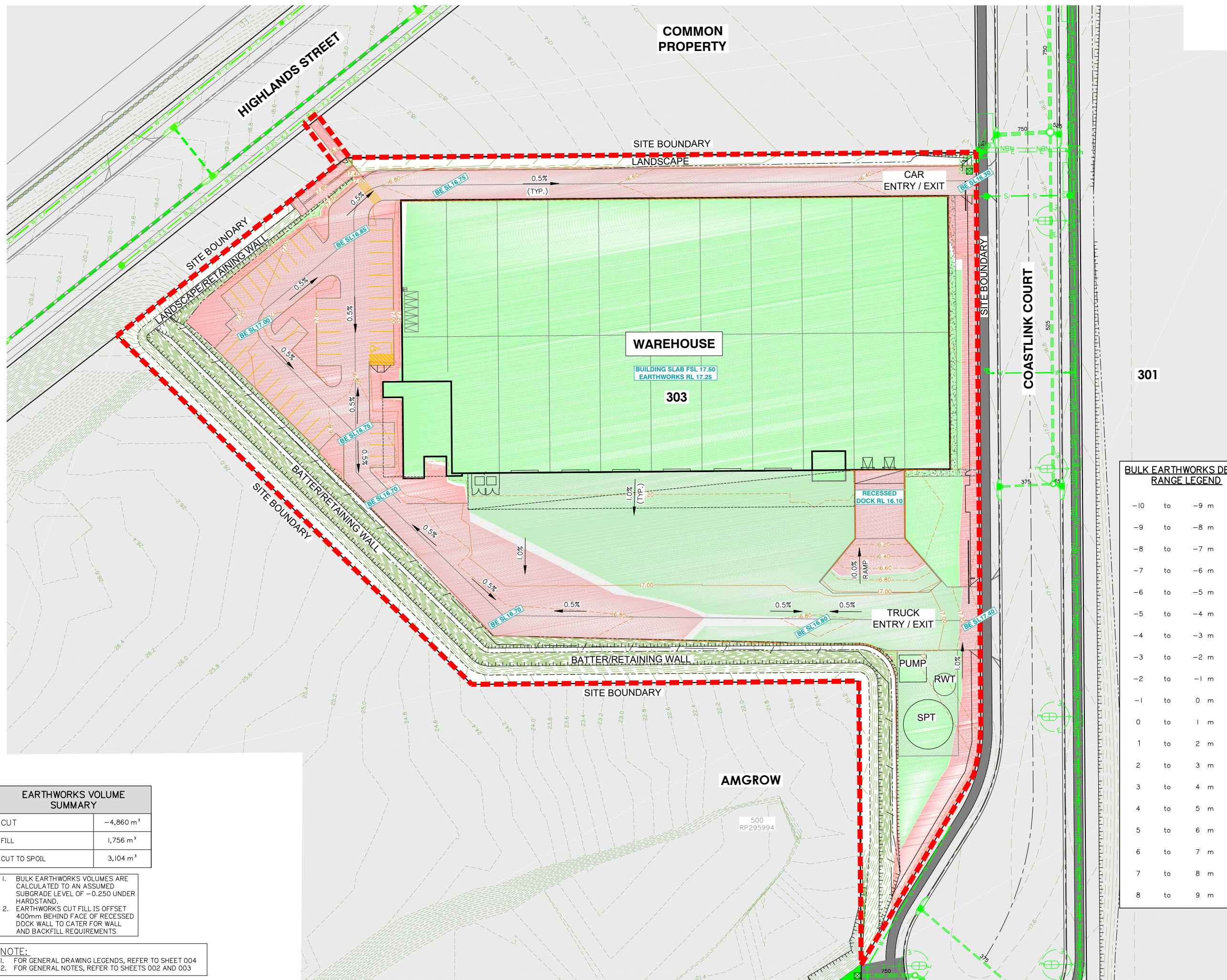
Scale:

A1 UNREDUCED
A3 REDUCED

PROJECT NORTH POINT



Project No. 6338	Revision
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	11/12/2024
Drawing No: 6338 ENG BE 021	Revision A



EARTHWORKS VOLUME SUMMARY	
CUT	-4,860 m ³
FILL	1,756 m ³
CUT TO SPOIL	3,104 m ³

1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED SUBGRADE LEVEL OF -0.250 UNDER HARDSTAND.
2. EARTHWORKS CUT FILL IS OFFSET 400mm BEHIND FACE OF RECESSED DOCK WALL TO CATER FOR WALL AND BACKFILL REQUIREMENTS

- NOTE:**
1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
2. FOR GENERAL NOTES, REFER TO SHEETS 003 AND 003

BULK EARTHWORKS LAYOUT PLAN

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 303 WAREHOUSE

Site Address:

LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR
CONSTRUCTION

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or
transmitted in any form or by any means, electronic, mechanical,
photocopying, recording, or otherwise, without the written permission
of Gassman Development Perspectives.

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:

BULK EARTHWORKS LAYOUT PLAN

[illegible]

A	11/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale:



0 8 16 24 32m

1:400 (A1) 1:800 (A3)

PROJECT NORTH POINT



Project No. 6338

Designed: TGP

Drafted: TGP

Approved:

MG

RPEQ

16939

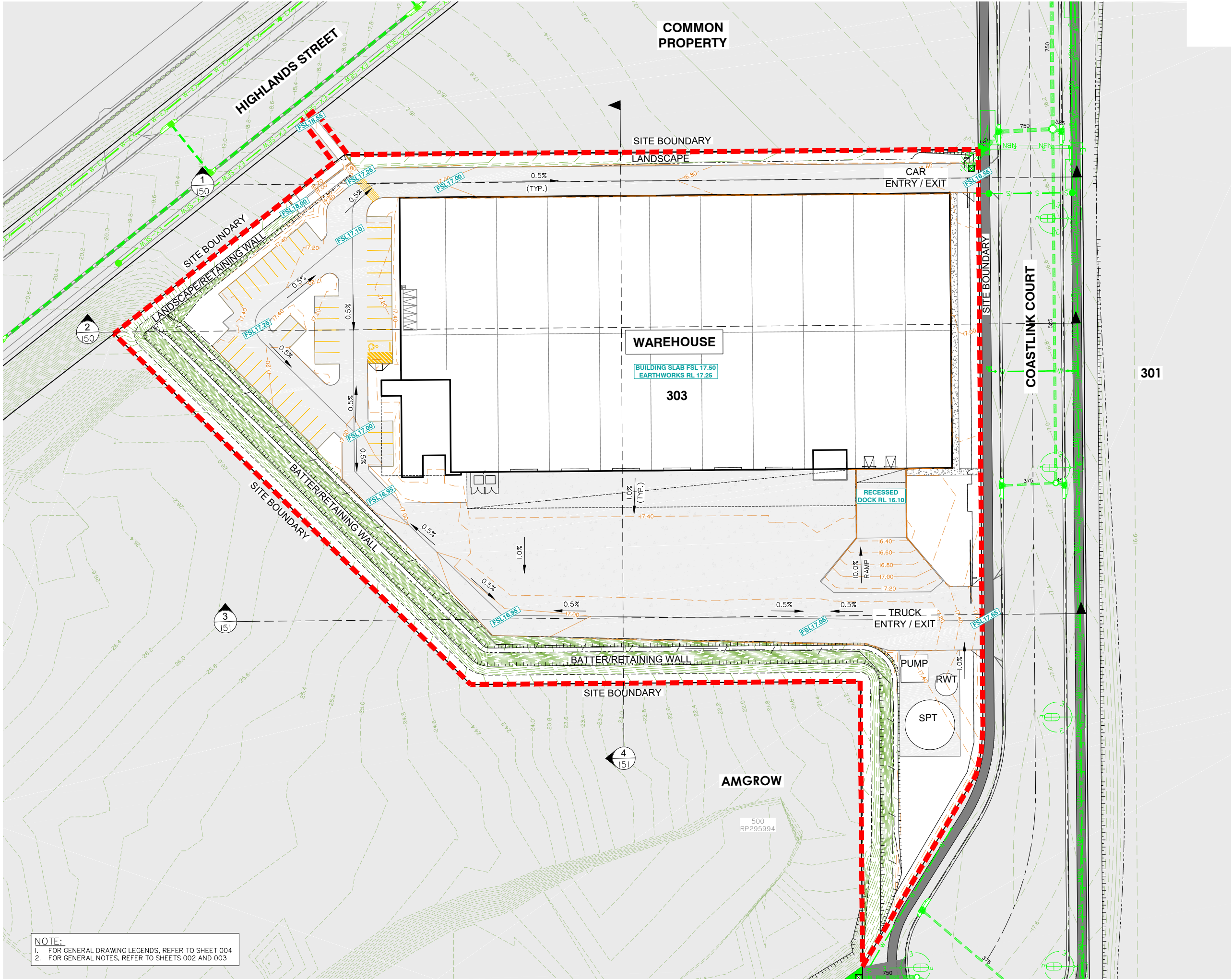
Signed:

Date:

11/12/2024

Drawing No:
6338 ENG BE 050

A



NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003

FINISHED SURFACE LEVEL LAYOUT PLAN

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 303 WAREHOUSE

Site Address:

LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR
CONSTRUCTION

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or
transmitted in any form or by any means, electronic, mechanical,
photocopying, recording, or otherwise, without the written permission
of Gassman Development Perspectives.
THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:

FINISHED SURFACE
LEVEL LAYOUT PLAN

Rev	Date	DESCRIPTION	TGP	MG
A	11/12/24	ORIGINAL ISSUE	TGP	MG

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

Scale:
0 8 16 24 32m
1:400 (A1) 1:800 (A3)

PROJECT NORTH POINT



Project No. 6338	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	11/12/2024
Drawing No: 6338 ENG BE 100	Revision: A

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 303 WAREHOUSE

Site Address:

LOT 303 COASTLINK
COURT, STAPYLTON
QLD, 4207

RPD:

Lot: LOT 303
Plan: SP316137
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR
CONSTRUCTION

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or
transmitted in any form or by any means, electronic, mechanical,
photocopying, recording, or otherwise, without the written permission
of Gassman Development Perspectives.

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:

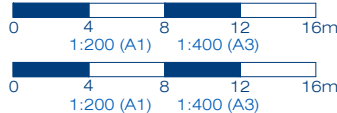
FINISHED SURFACE
LEVEL SECTION PLAN
SHEET 1 OF 2

A	11/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

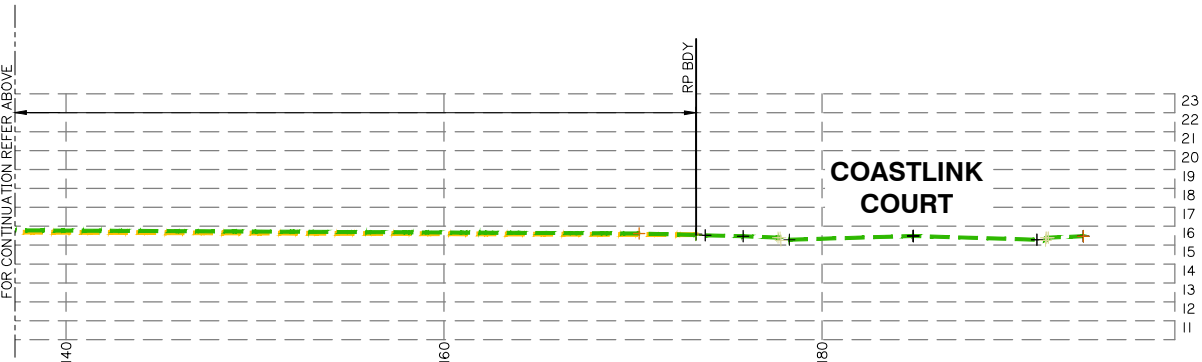
A1 UNREDUCED
A3 REDUCED

Scale:

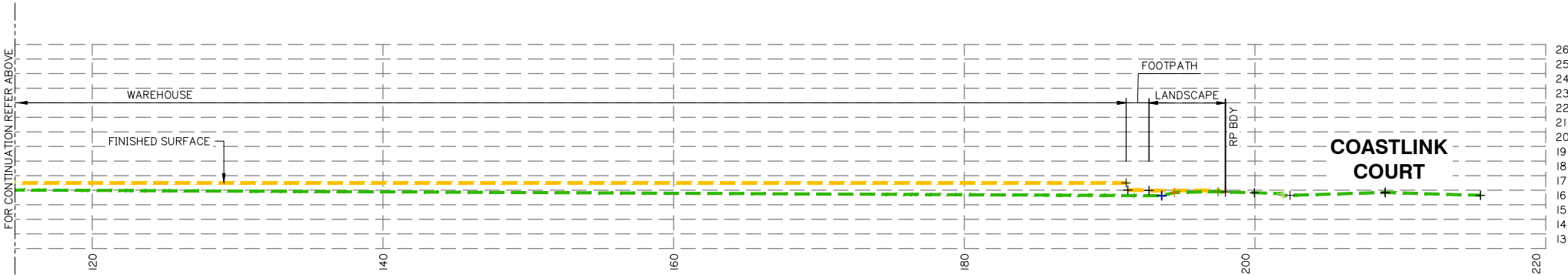
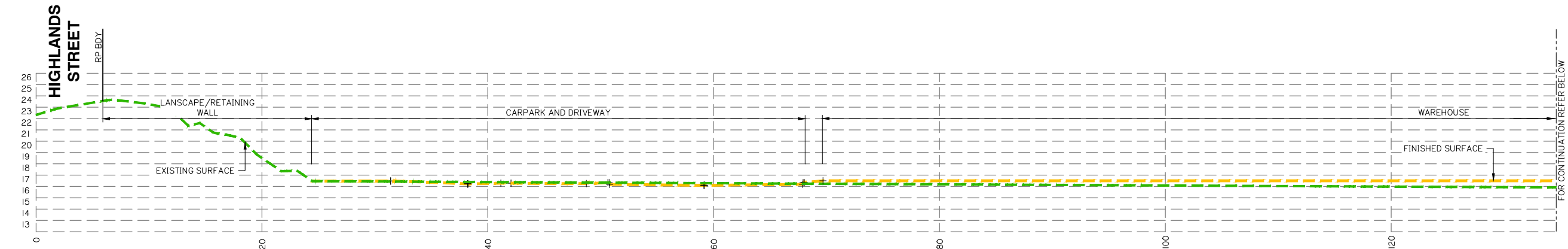


PROJECT NORTH POINT

Project No. 6338	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	11/12/2024
Drawing No: 6338 ENG BE 150	Revision: A



SECTION 1
SCALE:
1: 200 HORIZ.
1: 200 VERT.



SECTION 2
SCALE:
1: 200 HORIZ.
1: 200 VERT.

