

APPENDIX B

CURRENT DECISION NOTICE – MIN/2023/82



VantageYatala



g a s s m a n
development
perspectives

planning
environment
landscape
engineering
survey

Our reference: COM/2023/82
Your reference: 5941-Stage 3

Decision notice—approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 22 December 2023

Applicant details

Applicant name: FPI Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: COM/2023/82
Approval sought: Combined Application (Code assessment)
Details of proposed development:

- Reconfiguring a lot one (1) into four (4) community title scheme lots, common property, public stormwater lot, public open space conservation lot and new public road.
- Operational works change to ground level and vegetation clearing.

Location details

Street address: Lot 504 Homestead Drive, Stapylton Qld 4207
Real property description: BAL Lot 504 SP329485 (future Lot 505 SP316171)

Decision

Date of decision: 21 December 2023
Decision details: Under Delegated Authority, the Manager of Planning Assessment of Council has resolved to Approved the development application in full with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1: Development impacting on State transport infrastructure	SARA	Concurrence agency	PO Box 3290 Australia Fair Southport QLD 4215

Details of the approval

Development approval: Combined application for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public

stormwater lots, public open space conservation lot, and new public road and Operational Works for change to ground level and tree works.

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – infrastructure
- Connections / disconnections: Applications to work on the City's Infrastructure
- Operational works – landscape works (public works)
- Operational works – landscape works (private works)

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the Planning Act 2016)

ROL - In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years.

OPW - In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is
-----------	--

	attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

For further information please contact Natasha Sidabutar, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Morris
Supervisor (North)
For the Chief Executive Officer
 Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment Manager
 Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager

PART A – ROL conditions

General																								
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times, unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																							
2	Amended drawings a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.																							
<table><tr><th colspan="5">Transport Assessment</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Functional Layout (Christensen Road / Eastern Service Road Intersection)</td><td>Rytenskild Traffic Engineering</td><td>11-23</td><td>22301-10</td><td>B</td></tr><tr><td>Functional Layout (Christensen Road / Christensen Road South Intersection)</td><td>Rytenskild Traffic Engineering</td><td>11-23</td><td>22301-20</td><td>B</td></tr></table>					Transport Assessment					Drawing Title	Author	Date	Drawing No.	Ver	Functional Layout (Christensen Road / Eastern Service Road Intersection)	Rytenskild Traffic Engineering	11-23	22301-10	B	Functional Layout (Christensen Road / Christensen Road South Intersection)	Rytenskild Traffic Engineering	11-23	22301-20	B
Transport Assessment																								
Drawing Title	Author	Date	Drawing No.	Ver																				
Functional Layout (Christensen Road / Eastern Service Road Intersection)	Rytenskild Traffic Engineering	11-23	22301-10	B																				
Functional Layout (Christensen Road / Christensen Road South Intersection)	Rytenskild Traffic Engineering	11-23	22301-20	B																				
The following amendments must be included:																								
• Width of the access easement burdening lot 301 and benefitting lot 902 is to be increased to 4m. • Eastern Service Road/Christensen Road intersection - i Design the intersection to accommodate 30m A-double movements on all approaches and turning movements, ensuring a minimum 500mm clearance envelope around the vehicle. - ii Align all kerb ramps at the signalised pedestrian crossing at ninety-degrees to the signalised pedestrian crossing dashed walk lines. - iii Relocate the existing bus stops on Christensen Road northern approach elsewhere either along Christensen Road or Eastern Service Road where buses will not stop in the through lane and obstruct traffic. Provide 2m wide footpaths connecting the stops to the signalised pedestrian crossings on the western and southern approaches. The applicant is advised to contact and liaise with Translink to determine the new stop locations. - iv Include a notation advising that the disused road pavement area will be converted to grassed verge area on the southern side of Eastern Service Road. • Christensen Road/Christensen Road South intersection - i Relocate the Christensen Road southern intersection approach and continuing road further east to accommodate a 6m setback between the relocated vehicle crossing to 3SP245329 and the intersection kerb tangent point (not the chevron overrun tangent point). The relocated vehicle crossing including splays must not encroach beyond the gully pit transition point. - ii Show dedication of land from 504SP329485 located on the southern side of Christensen Road as required to accommodate the relocated intersection above. - iii Design the intersection to accommodate 30m A-double movements on all																								

	approaches and turning movements, ensuring a minimum 500mm clearance envelope around the vehicle. iv Demonstrate Safe Intersection Sight Distance (SISD) on all approaches in accordance with the requirements of section 3 of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections. This is to be undertaken for both the horizontal and vertical planes based on the ultimate levels along the upgraded section of Christensen Road. b Undertake and maintain the development generally in accordance with the approved drawings. c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.																				
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site based stormwater management plan</td><td>Gassman Development perspectives</td><td>14 Apr 2023</td><td>-</td><td>01</td></tr></table>	Hydraulics and Water Quality					Plan Title	Author	Date	Plan Reference No.	Ver	Site based stormwater management plan	Gassman Development perspectives	14 Apr 2023	-	01					
Hydraulics and Water Quality																					
Plan Title	Author	Date	Plan Reference No.	Ver																	
Site based stormwater management plan	Gassman Development perspectives	14 Apr 2023	-	01																	
4	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Amended Rehabilitation Management Plan</td><td>Gassman Development Perspectives</td><td>June 2023</td><td>-</td><td>1.0</td></tr><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>21 April 2023</td><td>-</td><td>1.0</td></tr></table>	Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Amended Rehabilitation Management Plan	Gassman Development Perspectives	June 2023	-	1.0	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
Environmental Assessment																					
Plan Title	Author	Date	Plan Reference No.	Ver																	
Amended Rehabilitation Management Plan	Gassman Development Perspectives	June 2023	-	1.0																	
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0																	
5	Private infrastructure a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the legal authority, in particular: i Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6.11 – Land development guidelines section 4.5.13 and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets. b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.																				
6	Common property safety (specific condition) At no cost to Council, safety of common property areas must be ensured by a combination of the following: a Roaming security patrols must be provided by both car and foot throughout the common property parts of the estate; b Monitored security cameras must be installed throughout the common property parts of the estate;																				

	c All common property footpaths, exercise equipment and communal spaces must be well lit and be designed to create high visibility and casual surveillance from other uses; and d Signage to be erected with security / management contact details directing users to contact to report any issues within the common property.										
Environmental and Landscaping											
7	Vegetation management a Implement the vegetation management measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>21 April 2023</td><td>-</td><td>1.0</td></tr></table> Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0							
8	Fauna management a Implement the fauna management measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>21 April 2023</td><td>-</td><td>1.0</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0							
9	Landscaping works on private land a Obtain an operational works approval to landscape the 20 metre wide buffer along the eastern boundary of the site, and the common property areas, generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision for Stage 3 at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Vantage Yatala – Landscape Intent Package (Stage 3)</td><td>Gassman Development Perspectives</td><td>June 2023</td><td>Job No. 5941 Pages 1 - 13</td><td>B</td></tr></table> and include in particular: i Tree species within common property areas must be a minimum 100L at the time of planting. ii Shrub species must be a minimum 200mm pot size at the time of planting. iii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. iv Compost blanket or hydroseeding must not be used within the buffers. v A minimum topsoil depth of 600mm must be provided to the landscape buffer areas (excluding the buffer areas identified in Conditions vi.A and vi detailed below). vi The required landscaping plan for the eastern boundary must demonstrate: A Infill planting to the 10m width strip of retained vegetation directly adjacent the eastern boundary; the plan must include a vegetation survey which identifies the location, size and type of existing retained vegetation; B The remainder of the 20m width buffer must be wholly reconstruction planting; C Infill and reconstruction planting must achieve a minimum density of 1 plant per square metre, with a primary focus on tree and shrub planting and a secondary focus on groundcover planting. vii Where cut batters are flatter than or equal to 1V:3H, they must incorporate a minimum	Drawing Title	Author	Date	Drawing No.	Ver	Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B
Drawing Title	Author	Date	Drawing No.	Ver							
Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B							

	600mm topsoil depth over the cut surface. viii Where cut batters are steeper than 1V:3H they must incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment, consistent with Stage 2 works. ix Include fencing along the interface with public open space as shown on the referenced statement of landscape intent. b Construct and maintain the private landscaping identified above at no cost to Council at all times.										
10	Landscape works on private land (future development) Any future development applications lodged pursuant to this development approval must include the following landscape buffers: a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and b Frontage fencing must be visually open in nature (e.g., palisade or chain mesh).										
11	Landscaping works within public open spaces a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision for Stage 3 at no cost to Council: <table border="1"><thead><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr></thead><tbody><tr><td>Vantage Yatala – Landscape Intent Package (Stage 3)</td><td>Gassman Development Perspectives</td><td>June 2023</td><td>Job No. 5941 Pages 1 - 13</td><td>B</td></tr></tbody></table> and include in particular: i Ensure street trees are planted within the road reserve directly fronting each allotment within the subject site. ii Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves. iii All street trees planted must be a minimum 100L bag size. iv All vegetation species to be determined in conjunction with the subsequent operational work (landscape) application. v Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation). vi Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings. Provide locations for Council access including VXO, gate and lock. vii Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing. viii Cross sectional elevations of the public/private interface at a minimum of 4 different locations. ix Retention of existing vegetation. x Rehabilitation works within proposed Lot 904 to be dedicated. xi Where trees are located near side boundaries or underground services, root containment systems must be utilised. xii Trees must be a single-trunked canopy shade species able to attain a clear trunk	Drawing Title	Author	Date	Drawing No.	Ver	Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B
Drawing Title	Author	Date	Drawing No.	Ver							
Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B							

	height of 1800mm on maturity. - xiii Trees must be a minimum 2 metre distance laterally from the inlet gullies. - xiv All built structures and planning associated with an entry statement must be located within private property. - xv Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods. - xvi All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan. Ensure all batters steeper than 1:4 are stabilised. - xvii Delineate between all species to be located within road reserve, bio-retention basin, batter stabilisation, and conservation. - b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures. - c All works must be completed and approved by the City prior to plan sealing of Stage 3 in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.
12	Required landscape treatment to batters (public land) - a All batters of a grade of 1:4 or steeper must be treated in accordance with City Plan policy SC6.13 – Landscape Work. - b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. - c Batter revegetation must be a minimum of 1 plant per square metre - d Batters must be revegetated with local native species. - e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. - f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
13	Boundary fences - a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.11.5 – Land development guidelines – Public open space standards table 5.10. The boundary fence must be constructed prior to commencement of plan sealing. - b The boundary fence must be: - i A maximum of 1.2 metres in height if solid/non transparent construction; or - ii A maximum of 1.8 metres in height if 50% transparent construction.
Property	
14	Requirement to register easements – Sewerage - a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. - i "Sewerage" easements minimum 3m wide over all existing or proposed gravity sewerage infrastructure within the development site. <i>Widths of sewer easements based on depth of main as per the aforementioned WSAA code.</i> - b The terms of the easement must include: - i Standard terms document 707918364 must be referenced on Form 9 – easement document.

	ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure sewer infrastructure is positioned in the centre of the easement. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.																														
15	Land transfer a Transfer at no cost to Council, the land identified below: <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Lot 902 (2627m²) Stage 3</td><td>Drainage Reserve</td><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>D</td></tr><tr><td>Lot 903 (5268m²) Stage 3</td><td>Drainage Reserve</td><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>D</td></tr><tr><td>Lot 904 (1.893ha) Stage 3</td><td>Conservation</td><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>D</td></tr><tr><td>Any land required to achieve the conditioned intersection design requirements listed in this decision notice (Lot 304)</td><td>Intersection upgrade</td><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>D</td></tr></table>	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Lot 902 (2627m²) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D	Lot 903 (5268m²) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D	Lot 904 (1.893ha) Stage 3	Conservation	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D	Any land required to achieve the conditioned intersection design requirements listed in this decision notice (Lot 304)	Intersection upgrade	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D
Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver																										
Lot 902 (2627m²) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D																										
Lot 903 (5268m²) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D																										
Lot 904 (1.893ha) Stage 3	Conservation	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D																										
Any land required to achieve the conditioned intersection design requirements listed in this decision notice (Lot 304)	Intersection upgrade	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D																										

<

	This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.												
18	Requirement to register stormwater drainage easement/s a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below: <table><tr><th>Easement</th><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>25.04 m wide easement burdening Lot 302 and benefitting lot 903</td><td>Proposed staged, Community Title Scheme Reconfiguration of Land</td><td>Gassman development perspectives</td><td>13/10/2023</td><td>5941 P Stage 3 001</td><td>D</td></tr></table> b The terms of the easement must include: - i City of Gold Coast's Standard terms document 707918364 must be referenced on Form 9 – easement document. - ii Easement plans and associated documents (i.e., Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. c Registration of the easement must occur at the same time as registering the plan of subdivision. d Ensure infrastructure is positioned in the centre of the easement. This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.	Easement	Drawing Title	Author	Date	Drawing No.	Ver	25.04 m wide easement burdening Lot 302 and benefitting lot 903	Proposed staged, Community Title Scheme Reconfiguration of Land	Gassman development perspectives	13/10/2023	5941 P Stage 3 001	D
Easement	Drawing Title	Author	Date	Drawing No.	Ver								
25.04 m wide easement burdening Lot 302 and benefitting lot 903	Proposed staged, Community Title Scheme Reconfiguration of Land	Gassman development perspectives	13/10/2023	5941 P Stage 3 001	D								
19	Private infrastructure a Ownership, operation, and maintenance of the following private infrastructure is to vest at all times with the legal authority, in particular: i Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6.12 – Land development guidelines section 4.5.13 and with reference to the Water by Design document, 'Maintaining Vegetated Stormwater Assets'. b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.												
Engineering													
20	Eastern Service Road/ Christensen Road intersection a Obtain an operational works approval for the design and upgrade of Eastern Service Road/ Christensen Road intersection generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Reprioritisation of the intersection so that Christensen Road becomes the major through												

	route and Eastern Service Road becomes the minor road connection. - ii A continuous 3.5m wide left turn lane and a 3.5m wide, 35m long right turn lane on the Eastern Service Road approach. - iii A 3.5m wide, 30m long Type CHR turn treatment on the northern Christensen Road approach. - iv A combined 5.5m wide through and left turn lane on the eastern Christensen Road approach. - v 3.5m wide travel lanes in all other instances where not mentioned above. - vi Maintain the existing verge widths along Christensen Road approaches, except for the verge opposite the Eastern Service Road approach which may narrow down to 4.5m. - vii Provision of 2m wide bike lanes on the Eastern Service Road (both sides) and low entry angle on and off ramps to and from the extended footpath network. - viii Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting. - ix Provision of intersection street lighting in accordance with the requirements of Council's Land Development Guidelines. b Construct and maintain the intersection identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
21	Traffic signals- Eastern Service Road/ Christensen Road - a Obtain an operational works approval for the design and construction of the traffic signals at the intersection of Eastern Service Road and Christensen Road generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Signalised pedestrian crossings on the western and southern approaches. - ii Align all kerb ramps at ninety-degrees to the signalised pedestrian crossing dashed walk lines. - b Maintain and construct the traffic signals identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
22	Relocated bus stop infrastructure - a Obtain an operational works approval for the relocation of the existing Christensen Road bus stop infrastructure generally in accordance with the respective drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Existing bus stop infrastructure must be relocated elsewhere on either Christensen Road or Eastern Service Road where buses can stop clear of the bike and travel lanes road when dropping off or picking up passengers as agreed to in writing by Translink or its delegate.

	b Construct and maintain the bus stop infrastructure identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
23	Christensen Road/ Christensen Road South intersection a Obtain an operational works approval for the design and construction of the Christensen Road/ Christensen Road South intersection generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Reprioritisation of the intersection so that Christensen Road north and east approaches become the major through route and Christensen Road south approach becomes the minor road connection. - ii A 3.5m wide Type CHR(S) turn treatment with 26m storage on Christensen Road northern approach at the intersection with Christensen Road southern approach in accordance with Austroads Guide to Road Design. - iii Install signage in accordance with Queensland Manual of Uniform Traffic Control Devices in visible line of sight to motorists on Christensen Road northern and eastern approaches, that the Christensen Road southern stub road approach is a 'No Through Road'. - iv Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting. - v Provision of intersection street lighting in accordance with the requirements of Council's Land Development Guidelines. b Construct and maintain the intersection identified above at no cost to Council at all times.
24	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
25	Existing structures and services a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
26	New roads / intersections a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

	<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>5941 P Stage 3 001 D</td><td>D</td></tr></table> and include in particular: - i Road geometry (cross-section profile) for new road (Coastline Court) to an Industrial Collector Classification. - ii All roads are required to have 'barrier' kerb and channel. b Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D
Drawing Title	Author	Date	Drawing No.	Ver							
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D							
27	Existing roads a Obtain an operational works approval for the design and upgrade of Christensen Road and Christensen Road South across the full frontage of Stage 3 (including stub section of Christensen Road fronting Lot 504SP329485, Northern side of Sandy Creek only) marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171</td><td>Gassman Development Perspectives</td><td>13/10/2023</td><td>5941 P Stage 3 001 D</td><td>D</td></tr></table> and include in particular: - i Road geometry (cross-section profile) to an "Industrial Collector Street" classification. - ii The new kerb and channel is to be on an alignment to provide a 14m wide carriageway. New kerb & channel from the subject site must align with existing and new kerb & channel at adjoining lots of the subject site. New kerb & channel must be barrier type (B1). - iii Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting. b Construct and maintain the road(s) identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D
Drawing Title	Author	Date	Drawing No.	Ver							
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D							

28

Footpaths

a

Obtain an operational works approval for the design and construction of all footpaths to the new roads, Christensen Road and Christensen Road South fronting Stage 3 marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

and include in particular:

i

Footpath is required along both sides of all new roads.

ii

Footpath is required along the subject site sides of all existing roads fronting Stage 3.

iii

All new footpath is to be 2.0 metre wide.

iv

All footpaths must connect to existing and new footpaths at adjoining lots to the subject site.

b

Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

29

Street lighting

a

Install a street lighting system, including connections and energising to all new roads, Christensen Road and Christensen Road South fronting Stage 3 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

b

Obtain an operational works approval for the location of the street lights.

c

The street lighting system must:

i

Achieve a minimum level of lighting in accordance with City Plan Policy SC6.11 – Land development guidelines.

ii

Associated wiring must be installed underground.

iii

Be acceptable to the electricity supplier (e.g. Energex) as ‘Rate 2 Public Lighting’.

iv

Meet the requirements of the electricity supplier (e.g. Energex).

d

Construct and maintain the street lighting system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan

	Policy SC6.11 – Land development guidelines.
30	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
31	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
32	Connection to Permanent survey marks - a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.12 – Land Development Guidelines, and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. - b New permanent survey marks must comply with the requirements of City Plan Policy SC6.12 - Land Development Guidelines, and include in particular: - i Be placed in locations to provide good coverage over the extent of the survey. - ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. - c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
33	Legal point of discharge Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and Section 10 - Standard drawings.
34	Overland flow paths and hydraulic alterations - a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. - b The development must not:

	i Increase peak flow rates downstream from the site. ii Increase flood levels external to the site. iii Increase duration of inundation external to the site that could cause loss or damage.										
35	Bioretention basin maintenance management plan (<i>specific condition</i>) a Prepare and implement a bioretention basin maintenance management plan (MMP) prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012 and be approved by the Council. b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m²) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e., acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.										
Construction Management											
36	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: Hydraulics and Water Quality <table><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Post construction certification</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Hydraulics & Water Quality</td></tr></table> The certification is to confirm: All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section							
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality							

	Hydraulics and Water Quality				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Long – term maintenance agreement	Prior to commencement of the use of subsequent development	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	The owner/ legal authority for the development	Development compliance
	The certification is to confirm: An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long-term maintenance of the bioretention system as per the maintenance plan. The certification is to also provide a copy of the agreement.				
	Hydraulics and Water Quality				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Engineering design drawing	At the time of lodgement of any development application for operational works (works for infrastructure)	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality
	The certification is to confirm: All submitted engineering drawings accurately reflect the stormwater management devices and drainage layout contained within the approved stormwater management plan.				
37	Certification of works - Subdivision Engineering				
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
	The certification is to confirm:				

Underground electricity supply is available to all proposed lots.																			
Subdivision Engineering <table> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Contributed Assets</td></tr> </table> The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section															
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets															
Subdivision Engineering <table> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>Written confirmation for Permanent Survey Marks works</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>Registered Cadastral Surveyor</td><td>Contributed Assets</td></tr> </table> The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section															
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets															
38	Road names to be submitted Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and to approve the plan of subdivision at no cost to Council.																		
39	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the drawings listed below at no cost to Council: <table> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing Reference No.</th><th>Ver</th></tr> <tr> <td>Sediment and erosion control layout plan sheet 1 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 021</td><td>A</td></tr> <tr> <td>Sediment and erosion control layout plan</td><td>Gassman Development</td><td>03/02/2023</td><td>5941 ENG BE3 022</td><td>A</td></tr> </table>				Drawing Title	Author	Date	Drawing Reference No.	Ver	Sediment and erosion control layout plan sheet 1 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 021	A	Sediment and erosion control layout plan	Gassman Development	03/02/2023	5941 ENG BE3 022	A
Drawing Title	Author	Date	Drawing Reference No.	Ver															
Sediment and erosion control layout plan sheet 1 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 021	A															
Sediment and erosion control layout plan	Gassman Development	03/02/2023	5941 ENG BE3 022	A															

	sheet 2 of 5	Perspectives			
	Sediment and erosion control layout plan sheet 3 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 023	A
	Sediment and erosion control layout plan sheet 4 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 024	A
	Sediment and erosion control layout plan sheet 5 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 025	A
b	Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: - i Sediment control structures e.g.: sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off. - ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. - iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, section 4.5.17.1.2 - Compliance.				

40	Certification of works – Environmental Assessment																			
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:																			
	<table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Approved Vegetation management plan</td><td>Prior to plan sealing</td><td>-</td><td>AQF Level 5 Arborist</td><td>Environmental Planning</td></tr></table>					Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning
Environmental Assessment																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning																
	The certification is to confirm: - i All works have been undertaken in accordance with the approved Vegetation management plan. - ii Tree protection fencing has been maintained throughout works.																			

	Environmental Assessment										
	<table><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Fauna management plan</td><td>Prior to plan sealing</td><td>-</td><td>DES approved fauna spotter catcher</td><td>Environmental Planning</td></tr></table>	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section							
Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning							
	The certification is to confirm:										

	the maintenance period.		
	Off- maintenance Period Confirm weed control and maintenance of planted areas has been undertaken in accordance with the approved covenant rehabilitation management plan	At the end of the 12-month maintenance period, prior to plan sealing.	Environmental Assessment (07) 5582 8866
Sewer and Water Works			
43	Sewer reticulation Obtain an Operational Works approval for the design and construction of a sewer reticulation system in order to connect each proposed Lot (except Lots 902 & 904) to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - v Remove / seal / cap redundant sewer property services. <i>Notes:</i> - i An “Application Work on the City’s infrastructure” form is required for the above works. - ii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11/SC6.12 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.		
44	Water reticulation Obtain an Operational Works approval for the design and construction of a water reticulation system in order to connect each proposed Lot (except Lots 902 & 904) to Council's water network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii A water meter is not required for each Lot until a development application is submitted. - iii Conduits are required to be installed to service any lots where a watermain is on the opposite site of the lot via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network. - iv Future water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v Remove redundant water meters / connections. <i>Notes:</i> <i>An “Application Work on the City's infrastructure” form is required for the above works.</i>		
Advice Notes			
A	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely		

	responsible for obtaining consent and providing such with the “Application to work on City’s infrastructure”. Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners’ consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.			
B	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval			
C	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council’s water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.			
D	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant’s cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council’s website http://www.cityofgoldcoast.com.au			
E	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council’s potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council’s website http://www.cityofgoldcoast.com.au			
F	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council’s website http://www.cityofgoldcoast.com.au			
G	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Water and Waste</td></tr><tr><td>Operational works - infrastructure</td></tr><tr><td>Connections / disconnections: Application to work on the City’s Infrastructure</td></tr></table>	Water and Waste	Operational works - infrastructure	Connections / disconnections: Application to work on the City’s Infrastructure
Water and Waste				
Operational works - infrastructure				
Connections / disconnections: Application to work on the City’s Infrastructure				

	<table><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - landscape works (Public works)</td></tr></table>	Open Space Assessment	- Operational works - landscape works (Public works)
Open Space Assessment			
- Operational works - landscape works (Public works)			
	<table><tr><td>Subdivision Engineering</td></tr><tr><td>- Operational works - infrastructure</td></tr></table>	Subdivision Engineering	- Operational works - infrastructure
Subdivision Engineering			
- Operational works - infrastructure			
	<table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works – infrastructure</td></tr></table>	Transport Assessment	- Operational works – infrastructure
Transport Assessment			
- Operational works – infrastructure			
	<table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table>	Landscape Assessment	- Operational works - landscape works (Private works)
Landscape Assessment			
- Operational works - landscape works (Private works)			
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.		
H	B-double access If the development intended to be serviced by Performance Based Standard (PBS) heavy vehicles (up to 26m in length) then the applicant will be required to apply for and obtain separate approval for access, as Christensen Road and Christensen Road South is not a PBS pre-approved route. In this regard, the applicant is advised to contact Crystal Toth at the City Assets Branch on 5667 3733 to discuss the permit approval process in parallel with this application.		
I	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.		
J	Operational Works meeting prior to lodgement Council’s Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.		
K	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.		
L	Vegetation Protection A property notification will be applied to the lot / subsequent lots stating the property includes		

	protection and management of vegetation and / or associated habitat.
M	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
N	Riverine Protection Permit A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
O	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
P	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Q	Common Property (recreational health precinct) The recreational health precinct as identified as 'Common Property' with an area of 9,854m ² on Coastline Court is to be maintained as private property. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. A property notification will be applied identifying the lot as private open space and not public open space.
Property Notifications	
R	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
S	Vegetation protection There are development approval conditions applicable in relation to Vegetation Protection on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
T	Common Property (recreational health precinct) There are development approval conditions applicable in relation to the Common Property (recreational health precinct) on this lot / subsequent lots. The recreational health precinct as identified as 'Common Property' with an area of 9,854m ² on Coastline Court is to be maintained as private property at all times. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. This lot is identified as private open space and not public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B – OPW Change to ground Level Conditions

General					
1	Timing All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.				
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings:				
Operational Works					
Drawing Title		Author	Date	Drawing No.	Ver
Drawing Schedule and Locality Plan		Gassman	12/23	001	F
General Notes Sheet 1 of 2		Gassman	05/07/23	002	C
General Notes Sheet 1 of 2		Gassman	05/07/23	003	C
Drawing Legends		Gassman	05/07/23	004	C
Key Plan		Gassman	20/09/23	005	D
Existing Surface and Feature Layout Plan		Gassman	12/12/23	010	D
Site Stripping Layout Plan		Gassman	05/07/23	011	B
Sediment and Erosion Control Notes and Details		Gassman	05/07/23	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5		Gassman	12/12/23	021	D
Sediment and Erosion Control Layout Plan Sheet 2 of 5		Gassman	19/10/23	022	D
Sediment and Erosion Control Layout Plan Sheet 3 of 5		Gassman	12/12/23	023	D
Sediment and Erosion Control Layout Plan Sheet 4 of 5		Gassman	19/10/23	024	E
Sediment and Erosion Control Layout Plan Sheet 5 of 5		Gassman	20/09/23	025	D
Bulk Earthworks Layout Plan Sheet 1 of 5		Gassman	12/12/23	050	E
Bulk Earthworks Layout Plan Sheet 2 of 5		Gassman	12/12/23	051	E
Bulk Earthworks Layout Plan Sheet 3 of 5		Gassman	12/12/23	052	E
Bulk Earthworks Layout Plan Sheet 4 of 5		Gassman	12/12/23	053	F
Bulk Earthworks Layout Plan Sheet 5 of 5		Gassman	12/12/23	054	F
Finished Surface Layout Plan Sheet 1 of 5		Gassman	12/12/23	100	D

	Finished Surface Layout Plan Sheet 2 of 5	Gassman	19/10/23	101	D
	Finished Surface Layout Plan Sheet 3 of 5	Gassman	12/12/23	102	D
	Finished Surface Layout Plan Sheet 4 of 5	Gassman	19/10/23	103	E
	Finished Surface Layout Plan Sheet 5 of 5	Gassman	12/12/23	104	E
	Finished Surface Cross Sections Sheet 1 of 4	Gassman	12/12/23	150	E
	Finished Surface Cross Sections Sheet 2 of 4	Gassman	12/12/23	151	D
	Finished Surface Cross Sections Sheet 3 of 4	Gassman	05/07/23	152	C
	Finished Surface Cross Sections Sheet 4 of 4	Gassman	20/09/23	153	D
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
3	Approved Plans				
	Undertake and maintain the development generally in accordance with the following plans:				
	Geotechnical Engineering				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road & Christensen Road, Stapylton	Morrison Geotechnic Pty Ltd	February 2011	Job No. GE11/002	-
4	When the approval lapses if works is not completed				
	This approval will lapse if the works is not completed by 13 December 2026, in accordance with section 88 of the Planning Act 2016.				
Engineering					
5	Rectification of Council's infrastructure				
	a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council at all times.				
6	Earthworks				
	a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks identified above at no cost to Council at all times.				

Environmental and Landscaping					
2	Vegetation management				
	a Implement the vegetation management measures identified in the plan listed below at no cost to Council:				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
	b Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.				
3	Fauna management				
	a Implement the fauna management measures identified in the plan listed below at no cost to Council:				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
4	Tree pruning and work				
	a Topping, lopping, spur or spike climbing of any tree must not occur.				
	b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 -2007 – Pruning of Amenity Trees</i> .				
	c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i> .				
5	Root pruning and barriers				
	a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers.				
	b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.				
6	No damage to retained vegetation				
	Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.				
7	Required landscape treatment to batters (public land)				
	a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning Scheme Policy 11 – Land Development Guidelines.				
	b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.				
	c Batter revegetation must be a minimum of 1 plant per square metre				
	d Batters must be revegetated with local native species.				
	e The revegetation planting on the constructed batter must be fertilised every 6 months during the ‘Establishment’ & On Maintenance period.				
	f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).				
8	Batter treatments (private land)				

	Within common property and within the 20 metre width eastern buffer, where cut batters are steeper than 1V:3H they must have a maximum grade of 1:2, and be over excavated, micro benched, and incorporate a minimum soil depth of 400mm, as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment, consistent with Stage 2 works.																																			
Stormwater Drainage																																				
9	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site ii Increase flood levels external to the site iii Increase duration of inundation external to the site that could cause loss or damage																																			
10	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the drawings listed below at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing Reference No.</th><th>Ver</th></tr><tr><td>Sediment and erosion control notes and details</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 020</td><td>A</td></tr><tr><td>Sediment and erosion control layout plan sheet 1 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 021</td><td>A</td></tr><tr><td>Sediment and erosion control layout plan sheet 2 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 022</td><td>A</td></tr><tr><td>Sediment and erosion control layout plan sheet 3 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 023</td><td>A</td></tr><tr><td>Sediment and erosion control layout plan sheet 4 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 024</td><td>A</td></tr><tr><td>Sediment and erosion control layout plan sheet 5 of 5</td><td>Gassman Development Perspectives</td><td>03/02/2023</td><td>5941 ENG BE3 025</td><td>A</td></tr></table> b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: i Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A). ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). iii Sediment control structures (eg. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. iv A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. v All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site.	Drawing Title	Author	Date	Drawing Reference No.	Ver	Sediment and erosion control notes and details	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 020	A	Sediment and erosion control layout plan sheet 1 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 021	A	Sediment and erosion control layout plan sheet 2 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 022	A	Sediment and erosion control layout plan sheet 3 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 023	A	Sediment and erosion control layout plan sheet 4 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 024	A	Sediment and erosion control layout plan sheet 5 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 025	A
Drawing Title	Author	Date	Drawing Reference No.	Ver																																
Sediment and erosion control notes and details	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 020	A																																
Sediment and erosion control layout plan sheet 1 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 021	A																																
Sediment and erosion control layout plan sheet 2 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 022	A																																
Sediment and erosion control layout plan sheet 3 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 023	A																																
Sediment and erosion control layout plan sheet 4 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 024	A																																
Sediment and erosion control layout plan sheet 5 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 025	A																																

	vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
11	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council. b Undertake works generally in accordance with the operational works approval and include in particular: - i Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A). - ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iii Sediment control structures (eg. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. - iv A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. - v All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site. - vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
12	Legal point of discharge Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications, and Section 10 - Standard drawings.															
Construction Management																
13	Certification of works – Environmental Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Approved Vegetation management plan</td><td>Prior to plan sealing</td><td>-</td><td>AQF Level 5 Arborist</td><td>Environmental Planning</td></tr></table> The certification is to confirm: - i All works have been undertaken in accordance with the approved Vegetation management plan. - ii Tree protection fencing has been maintained throughout works.	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning												

	Environmental Assessment				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning
	The certification is to confirm: i All works relating to fauna management have been undertaken in accordance with the approved vegetation management plan				
	Environmental Assessment				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Rehabilitation management plan	Prior to plan sealing	-	A suitably qualified and experiences bushcare regenerator	Environmental Planning
	The certification is to confirm: i All works have been undertaken in accordance with the approved Rehabilitation management plan.				
14	Certification of works – Operational Works				
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Operational Works				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
	The certification is to confirm: i All works have been undertaken generally in accordance with the approval.				
	Geotechnical				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland	Contributed Assets

			(RPEQ)																
The certification is to confirm: - i Cut/fill batters associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure. - ii Constructed cut/fill batters on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.																			
<table><tr><th colspan="5">Geotechnical</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Geotech certification for level 1</td><td>Upon practical completion of works.</td><td>N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table>					Geotechnical					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
Geotechnical																			
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section															
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets															
The certification is to confirm: - i Earthworks have been carried out in accordance with AS 3798-2007: <i>Guidelines on earthworks for commercial and residential developments</i>. - ii Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007. - iii Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.																			
15	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Environmental Assessment</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>DES approved spotter catcher</td><td>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</td></tr><tr><td>AQF Level 5 arborist</td><td> - a All works within the TPZ of vegetation to be retained. - d Installation of Tree Protection Zone (TPZ) fencing - e Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. - f Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007. </td></tr></table>				Environmental Assessment		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.	AQF Level 5 arborist	- a All works within the TPZ of vegetation to be retained. - d Installation of Tree Protection Zone (TPZ) fencing - e Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. - f Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007.							
Environmental Assessment																			
Expertise required of the suitably qualified professional	Actions to be overseen by the professional																		
DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.																		
AQF Level 5 arborist	- a All works within the TPZ of vegetation to be retained. - d Installation of Tree Protection Zone (TPZ) fencing - e Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. - f Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007.																		
16	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions:																		

	Operational works		
	Expertise required of the suitably qualified professional	Actions to be overseen by the professional	
	Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007	
17	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines, section 6.7.3.1.1 for the following:		
	Purpose	Council contact	
	Ensure soil stabilisation and batter improvements including top soil, mulch and jute-matting is undertaken	Contributed Assets 07 55829034	
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.		
18	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines, section 3.5 – Cut / fill batters and earth-retaining structures / Landscape work code of the City Plan for the following:		
	Purpose	Hold Point	Council contact
	Confirm batter stabilisation works is undertaken.	Within 10 days of completion of the batter construction	Contributed Assets 07 5582 9034
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.		
19	Practical Completion Arrange a practical completion meeting to complete the requirements identified in Planning Scheme 2003 – Land development guidelines City civil engineering inspections for the following:		
	Purpose	Hold Point	Council contact
	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.		
20	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.		
21	Haulage access/site management plan a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular.		

	- i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
22	Transport of soil/fill/excavated material - a During the transportation of soil and other fill/excavated material: - b All trucks hauling soil, or fill/excavated material must have their loads secure and covered. - c Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. - d Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.						
23	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.11 – Land development guidelines, section 8.5 prior to request for practical completion of the works.						
24	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following: <table border="1"><thead><tr><th>Purpose</th><th>Council contact</th></tr></thead><tbody><tr><td>Review and discuss Operational works – change to ground level approval</td><td>Contributed Assets (07) 5582 9034</td></tr></tbody></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034		
Purpose	Council contact						
Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034						
25	Hold point inspection Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following: <table border="1"><thead><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr></thead><tbody><tr><td>Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.11 City Plan Policy – Land development guidelines</td><td>Contributed Assets (07) 5582 9034</td></tr></tbody></table> Copies of applicable material including this decision notice and stamped approved plans,	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034					

	drawings and reports are to be available for the meeting and kept on site during construction.																			
26	Practical Completion Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.11 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:																			
	<table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</td><td>Prior to receiving a practical completion letter</td><td>Contributed Assets 07 5582 9034</td></tr></table>				Purpose	Hold Point	Council contact	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034										
Purpose	Hold Point	Council contact																		
Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034																		
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.																			
27	Bond a Provide security to Council in the amount of \$125,000 to secure: i Compliance with all conditions of this approval. b Where a performance bond is in place with Council for previous stages within the development for sediment and erosion control purposes, this bond can be rolled over to Stage 3 so that the total performance bond value over the subject site is maintained at \$125,000 whilst operational works for a change to ground level is being taken over the subject site. c Provide the security prior to arranging a Pre-start inspection. Council will hold the security until: i Works are acceptable to proceed to on maintenance/practical completion. <i>Information note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.</i>																			
28	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:																			
	<table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Batters design</td><td>Prior to commencement of any works</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Geotechnical Engineering</td></tr></table>					Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
Geotechnical Engineering																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering																
	The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.																			
	<table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Batters</td><td>Prior to a request</td><td></td><td>Registered</td><td>Geotechnical</td></tr></table>					Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Batters	Prior to a request		Registered	Geotechnical
Geotechnical Engineering																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Batters	Prior to a request		Registered	Geotechnical																

	construction	is made to Council to approve the plan of subdivision		Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Engineering
The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.					
Geotechnical Engineering					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering	
The certification is to confirm: i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.					
Advice Notes					
A	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.				
B	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.				
C	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.				
D	Riverine Protection Permit A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.				
E	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding				

	place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
F	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
G	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
H	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); - d Ensuring the correcting siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; - e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed \$150,000. Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and - f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.

I	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water & Waste Water Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
J	Fire ant control Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

PART C – OPW Tree Clearing Conditions

General					
1	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings:				
	Environmental Assessment				
	Drawing Title	Author	Date	Drawing No.	Ver
	Vegetation Management Plan (Stage 3) Sheet 1 of 3 (Overview)	Gassman Development Perspectives	21 April 2023	5941 Stage 3 VMP 002	002
	Vegetation Management Plan (Stage 3) Sheet 2 of 3	Gassman Development Perspectives	21 April 2023	5941 Stage 3 VMP 002	002
	Vegetation Management Plan (Stage 3) Sheet 3 of 3	Gassman Development Perspectives	21 April 2023	5941 Stage 3 VMP 002	002
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
2	Approved Plans				
	Undertake and maintain the development generally in accordance with the following plans:				
	Environmental Assessment				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

3	Scope of works Undertake the vegetation clearing in accordance with the following scope of works: <table border="1" data-bbox="308 217 1425 371"> <tr> <th>Vegetation ID No.</th> <th>Quantity and species</th> <th>Approved works</th> <th>Justification of works</th> </tr> <tr> <td>1-290</td> <td>Assortment of species</td> <td>Total removal</td> <td>Removal required to accommodate works</td> </tr> </table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.	Vegetation ID No.	Quantity and species	Approved works	Justification of works	1-290	Assortment of species	Total removal	Removal required to accommodate works		
Vegetation ID No.	Quantity and species	Approved works	Justification of works								
1-290	Assortment of species	Total removal	Removal required to accommodate works								
Environmental and Landscaping											
4	Vegetation management a Implement the vegetation management measures identified in the plan listed below at no cost to Council: <table border="1" data-bbox="308 676 1425 831"> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> <tr> <td>Vegetation Management Plan</td> <td>Gassman Development Perspectives</td> <td>21 April 2023</td> <td>-</td> <td>1.0</td> </tr> </table> b Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0							
5	Tree pruning and work a Topping, lopping, spur or spike climbing of any tree must not occur. b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 - 2007 – Pruning of Amenity Trees</i>. c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.										
6	Root pruning and barriers a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers. b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.										
7	No damage to retained vegetation Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.										
8	Fauna management a Implement the fauna management measures identified in the plan listed below at no cost to Council: <table border="1" data-bbox="308 1720 1425 1874"> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> <tr> <td>Vegetation Management Plan</td> <td>Gassman Development Perspectives</td> <td>21 April 2023</td> <td>-</td> <td>1.0</td> </tr> </table>	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0							

Construction Management					
9	Certification of works – Environmental Assessment				
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Environmental Assessment				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning
The certification is to confirm: i All works have been undertaken in accordance with the approved Vegetation management plan. ii Tree protection fencing has been maintained throughout works.					
Environmental Assessment					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	
Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning	
The certification is to confirm: i All works relating to fauna management have been undertaken in accordance with the approved vegetation management plan					
Environmental Assessment					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	
Rehabilitation management plan	Prior to plan sealing	-	A suitably qualified and experienced bush regenerator	Environmental Planning	
The certification is to confirm: i All works have been undertaken in accordance with the approved Rehabilitation management plan.					
10	Supervision of works				
	During construction of any works the following professionals must be appointed to supervise the below described actions:				
	Environmental Assessment				
Expertise required of the suitably qualified professional		Actions to be overseen by the professional			

	DES approved spotter catcher	• To be present at the pre-start • Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.				
	AQF Level 5 arborist	• To be present at the pre-start • All works within the TPZ of vegetation to be retained. • Installation of Tree Protection Zone (TPZ) fencing along the boundary of the open space area • Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. g Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007.				
11	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6. 11 – Land development guidelines for the following:					
	<table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td> - a Undertake a pre-clearing meeting on site to discuss matters related to - i fauna assessment and - ii tree protection fencing - b Confirm that the boundary of open space area is clearly delineated via fencing that is in general accordance with AS4970-2009 and AS 4687-2007 and approved Vegetation management plan with the minimum AQF level 5 Arborist. - c Confirm adequate sediment and erosion control measures are in place in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). </td><td>Environmental Planning 07 5582 8866</td></tr></table>	Purpose	Council contact	- a Undertake a pre-clearing meeting on site to discuss matters related to - i fauna assessment and - ii tree protection fencing - b Confirm that the boundary of open space area is clearly delineated via fencing that is in general accordance with AS4970-2009 and AS 4687-2007 and approved Vegetation management plan with the minimum AQF level 5 Arborist. - c Confirm adequate sediment and erosion control measures are in place in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).	Environmental Planning 07 5582 8866	
Purpose	Council contact					
- a Undertake a pre-clearing meeting on site to discuss matters related to - i fauna assessment and - ii tree protection fencing - b Confirm that the boundary of open space area is clearly delineated via fencing that is in general accordance with AS4970-2009 and AS 4687-2007 and approved Vegetation management plan with the minimum AQF level 5 Arborist. - c Confirm adequate sediment and erosion control measures are in place in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).	Environmental Planning 07 5582 8866					
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.					
Advice Notes						
A	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.					
B	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.					
C	Environmental Covenant A property notification will be applied to the lot / subsequent lots relating to the establishment					

	and management of a covenant area for the site and must be complied with at all times.
D	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for a Combined application for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public stormwater lots, public open space conservation lot, and new public road and Operational Works for change to ground level and tree works..
---------------------------------	---

Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code • Reconfiguring a Lot Code. • Works for infrastructure Code. • Changes to Ground Level and Creation of New Water bodies Code. • Vegetation Management Code. • Landscape work Code. • Sediment and Erosion Control Constraint Code. • Bushfire management Areas Constraint Code. • Car Parking, Access and Transport Integration Constraint Code. • Cultural Heritage (Indigenous) Constraint Code. • Cultural Heritage (Historic) Constraint Code. • Flood Affected Areas Constraint Code. • Nature Conservation Constraint Code. • Steep Slopes or Unstable Soils Constraint Code. • Natural Wetland Areas and Natural Waterways Constraint Code. • Canals and Waterways Constraint Code. • Rail Corridor Environs Constraint Code. • Road Traffic Noise Management Constraint Code.
-----------------------	--

Relevant matters	Not applicable – Code assessment
------------------	----------------------------------

Matters raised in submissions	Not applicable – Code assessment
-------------------------------	----------------------------------

Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The development provides lot sizes consistent with the intent of the M38 Industrial Estate Place Code. The development delivers a range of lot sizes to support a various scale of industrial development. • The inclusion of an embellished communal open space area provides recreational facilities for the immediate workforce in the industrial estate. • Conditions have been included to ensure these communal open space areas remain in private ownership in perpetuity with no future maintenance obligation on Council. • The dedication of the Open space conservation lot provides a buffer to Sandy Creek to the south maintain the ecological
----------------------	--

corridor and protecting the banks of the mapped waterway.

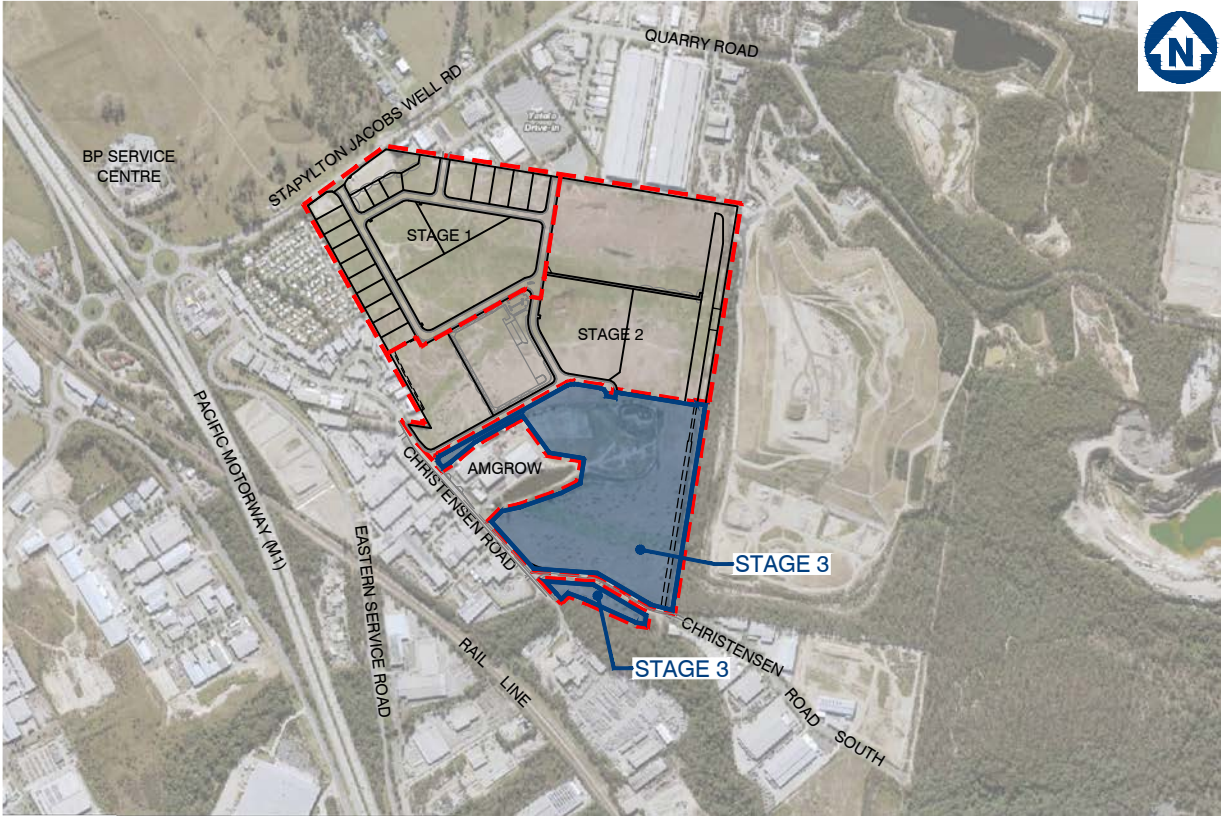
- The development delivers road upgrades to the Eastern Service Road, Christensen Road and Christensen Road South as per the overarching preliminary approval conditions.

Matters prescribed by a regulation

Not applicable

OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL

DRAWING INDEX		
DRAWING No.	REV	DRAWING TITLE
5941 ENG BE3 001	F	DRAWING SCHEDULE AND LOCALITY PLAN
5941 ENG BE3 002	C	GENERAL NOTES SHEET 1 OF 2
5941 ENG BE3 003	C	GENERAL NOTES SHEET 2 OF 2
5941 ENG BE3 004	C	DRAWING LEGENDS
5941 ENG BE3 005	D	KEY PLAN
5941 ENG BE3 010	D	EXISTING SURFACE AND FEATURE LAYOUT PLAN
5941 ENG BE3 011	B	SITE STRIPPING LAYOUT PLAN
5941 ENG BE3 020	C	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
5941 ENG BE3 021	D	SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 1 OF 5
5941 ENG BE3 022	D	SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 2 OF 5
5941 ENG BE3 023	D	SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 3 OF 5
5941 ENG BE3 024	E	SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 4 OF 5
5941 ENG BE3 025	D	SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 5 OF 5
5941 ENG BE3 030	C	CONSTRUCTION PHASE BIO-RETENTION BASIN 1 LAYOUT PLAN
5941 ENG BE3 031	D	CONSTRUCTION PHASE BIO-RETENTION BASIN 2 LAYOUT PLAN
5941 ENG BE3 032	D	CONSTRUCTION PHASE BIO-RETENTION BASIN 3 LAYOUT PLAN
5941 ENG BE3 033	C	CONSTRUCTION PHASE BIO-RETENTION BASIN TYPICAL DETAILS
5941 ENG BE3 050	E	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 5
5941 ENG BE3 051	E	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 5
5941 ENG BE3 052	E	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 5
5941 ENG BE3 053	F	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 5
5941 ENG BE3 054	F	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 5
5941 ENG BE3 100	D	FINISHED SURFACE LAYOUT PLAN SHEET 1 OF 5
5941 ENG BE3 101	D	FINISHED SURFACE LAYOUT PLAN SHEET 2 OF 5
5941 ENG BE3 102	D	FINISHED SURFACE LAYOUT PLAN SHEET 3 OF 5
5941 ENG BE3 103	E	FINISHED SURFACE LAYOUT PLAN SHEET 4 OF 5
5941 ENG BE3 104	E	FINISHED SURFACE LAYOUT PLAN SHEET 5 OF 5
5941 ENG BE3 150	E	FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 4
5941 ENG BE3 151	D	FINISHED SURFACE CROSS SECTIONS SHEET 2 OF 4
5941 ENG BE3 152	C	FINISHED SURFACE CROSS SECTIONS SHEET 3 OF 4
5941 ENG BE3 153	D	FINISHED SURFACE CROSS SECTIONS SHEET 4 OF 4
5941 ENG BE3 570	D	OPERATIONAL PHASE BIORETENTION BASIN 1 LAYOUT PLAN
5941 ENG BE3 571	D	OPERATIONAL PHASE BIORETENTION BASIN 2 LAYOUT PLAN
5941 ENG BE3 572	E	OPERATIONAL PHASE BIORETENTION BASIN 3 LAYOUT PLAN
5941 ENG BE3 573	C	OPERATIONAL PHASE BIORETENTION BASIN SECTIONS SHEET 1 OF 2
5941 ENG BE3 574	D	OPERATIONAL PHASE BIORETENTION BASIN SECTIONS SHEET 2 OF 2



LOCALITY PLAN

NOT TO SCALE

CLIENT
FPI QUEENSLAND
PTY LTD

SITE ADDRESS
LOT 501 ON SP295994
60 STAPYLTON JACOBS WELL ROAD,
STAPYLTON, QLD 4207

ISSUED FOR APPROVAL

DWG NO.5941 ENG BE3 001 - F

DECEMBER 2023

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

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 CONDITION 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. TOPSOIL STRIPPING DEPTHS TO BE AS PER DWG 5941 ENG BE3 011.
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.
6. **PAVEMENT DEPTHS**
EARTHWORKS VOLUMES DO NOT INCLUDE DESIGN PAVEMENT DEPTHS AS INDICATED ON THE TYPICAL BULK EARTHWORKS ROAD SECTION.
7. **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.
8. **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-SREADING.
11. **GRASSING / SEEDING**
ALL CUT & FILL AREAS AND DISTURBED AREAS SHALL BE GRASSED OR SEEDDED 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 COMPLETED.
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 SEEDDED, 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).



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No:.....COM/2023/82

Dated:13 December 2023

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



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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

C	05/07/23	FOR APPROVAL	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:

NOT APPLICABLE

PROJECT NORTH POINT	
Project No: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 002	Revision: C

G:\Projects\5941\ENGINEERING\A\cad\BE3\CG\CURRENT\1941 ENG BE3 002.dwg

HES BASIN GENERAL NOTES

AUTO DOSER

1.

PROVIDED AS EITHER 'FLOC BOX' OR 'F00-RAIN' DOSING UNIT OR APPROVED EQUIVALENT TO MANUFACTURERS SPECIFICATION.
2.

DOSER AND SUPPLY OF FLOCCULANT TO BE PROVIDED ON LEVEL PAD 4mX4m WITHIN 10m OF DOSING POINT.
3.

ALL-WEATHER ACCESS TRACK TO BE PROVIDED TO DOSER.
4.

FLOCCULANT PROVIDED AS TURBICLEAR (ACH) OR APPROVED EQUIVALENT. IF ALTERNATIVE FLOCCULANT USED THEN THE BASIN SIZE IS TO BE INCREASED ACCORDING TO JAR SETTLEMENT TEST (REFER TO TABLE BELOW).

JAR SETTLEMENT AFTER 15 MINS	MULTIPLICATION FACTOR TO SETTLING ZONE
(mm)	VOLUME
50	x3.0
75	x2.0
100	x1.5
150	x1.0

BASIN CONSTRUCTION

MATERIALS

5.

EARTH FILL: CLEAN SOIL WITH EMERSON CLASS 2(I), 3, 4 OR 5 AND FREE OF ROOTS, WOODY VEGETATION, ROCKS AND OTHER UNSUITABLE MATERIAL. SOIL WITH EMERSON CLASS 4 AND 5 MAY NOT BE SUITABLE DEPENDING ON PARTICLE SIZE DISTRIBUTION AND DEGREE OF DISPERSION. CLASS 2 (I) SHOULD ONLY BE USED UPON RECOMMENDATION FROM GEOTECHNICAL SPECIALIST.
6.

SPILLWAY ROCK: HARD, ANGULAR, DURABLE, WEATHER RESISTANT AND EVENLY GRADED ROCK WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL (D50) ROCK SIZE. LARGE ROCK SHOULD DOMINATE, WITH SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN LARGER ROCK. THE DIAMETER OF THE LARGEST ROCK SHOULD BE NO LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE SPECIFIC GRAVITY SHOULD BE AT LEAST 2.5.
7.

GEOTEXTILE FABRIC: HEAVY DUTY, NEEDLE-PUNCHED, NON-WOVEN CLOTH, MINIMUM 'BIDIM' A24 OR EQUIVALENT.

CONSTRUCTION

8.

NOTWITHSTANDING ANY DESCRIPTION CONTAINED WITH APPROVED PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING THEMSELVES AS TO THE NATURE AND EXTENT OF THE SPECIFIED WORKS AND THE PHYSICAL AND LEGAL CONDITIONS UNDER WHICH THE WORKS WILL BE CARRIED OUT. THIS SHALL INCLUDE MEANS OF ACCESS, EXTENT OF CLEARING, NATURE OF THE MATERIALS TO BE EXCAVATED, TYPE AND SIZE OF MECHANICAL PLANT REQUIRED, LOCATION AND SUITABILITY OF WATER SUPPLY FOR CONSTRUCTION AND TESTING PURPOSES, AND ANY OTHER LIKELY MATTERS AFFECTING THE CONSTRUCTION OF THE WORKS.
9.

REFER TO APPROVED PLANS FOR LOCATION, DIMENSIONS, AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
10.

BEFORE STARTING ANY CLEARING OR CONSTRUCTION, ENSURE ALL THE NECESSARY MATERIALS AND COMPONENTS ARE ON THE SITE TO AVOID DELAYS IN COMPLETING THE SEDIMENT BASIN ONCE WORKS BEGIN.
11.

INSTALL REQUIRED SHORT TERM SEDIMENT CONTROL MEASURES DOWNSTREAM OF THE PROPOSED EARTHWORKS TO CONTROL SEDIMENT RUNOFF DURING CONSTRUCTION OF THE BASIN.
12.

THE AREA TO BE COVERED BY THE EMBANKMENT, BORROW PITS AND INCIDENTAL WORKS, TOGETHER WITH AN AREA EXTENDING BEYOND THE LIMITS OF EACH FOR A DISTANCE NOT EXCEEDING FIVE (5) METRES ALL AROUND MUST BE CLEARED OF ALL TREES, SCRUB, STUMPS, ROOTS, DEAD TIMBER AND RUBBISH AND DISPOSED OF IN A SUITABLE MANNER. DELAY CLEARING THE MAIN BASIN AREA UNTIL THE EMBANKMENT IS COMPLETE.
13.

ENSURE ALL HOLES MADE BY GRUBBING WITHIN THE EMBANKMENT FOOTPRINT ARE FILLED WITH SOUND MATERIAL, ADEQUATELY COMPACTED, AND FINISHED FLUSH WITH THE NATURAL SURFACE.
14.

BEFORE CONSTRUCTION OF THE CUT-OFF TRENCH OR ANY ANCILLARY WORKS WITHIN THE EMBANKMENT FOOTPRINT, ALL GRASS GROWTH AND TOPSOIL MUST BE REMOVED FROM THE AREA TO BE OCCUPIED BY THE EMBANKMENT AND MUST BE DEPOSITED CLEAR OF THIS AREA AND RESERVED FOR TOPDRESSING THE COMPLETED EMBANKMENT.

CUT-OFF TRENCH

15.

EXCAVATE A CUT-OFF TRENCH ALONG THE CENTRE LINE OF THE EARTH FILL EMBANKMENT. CUT THE TRENCH TO STABLE SOIL MATERIAL, BUT IN NO CASE MAKE IT LESS THAN 600mm DEEP. THE CUT-OFF TRENCH MUST EXTEND INTO BOTH ABUTMENTS TO AT LEAST THE ELEVATION OF THE OUTLET SPILLWAY CREST. MAKE THE MINIMUM BOTTOM WIDTH WIDE ENOUGH TO PERMIT OPERATION OF THE EXCAVATION AND COMPACTION EQUIPMENT, BUT IN NO CASE LESS THAN 600mm. MAKE THE SIDE SLOPES OF THE TRENCH NO STEEPER THAN 1:2 (H: V).
16.

ENSURE ALL WATER, LOOSE SOIL, AND ROCK ARE REMOVED FROM THE TRENCH BEFORE BACKFILLING COMMENCES. THE CUT-OFF TRENCH MUST BE BACKFILLED WITH SELECT EARTH-FILL OF THE TYPE SPECIFIED FOR THE EMBANKMENT, AND THIS SOIL MUST HAVE A MOISTURE CONTENT AND DEGREE OF COMPACTION THE SAME AS SPECIFIED FOR THE CORE ZONE.
17.

MATERIAL EXCAVATED FROM THE CUT-OFF TRENCH MAY BE USED IN THE CONSTRUCTION OF THE EMBANKMENT PROVIDED IT IS SUITABLE AND IT IS PLACED IN THE CORRECT ZONE ACCORDING TO ITS CLASSIFICATION.

EMBANKMENT

18.

SCARIFY AREAS ON WHICH FILL IS TO BE PLACED BEFORE PLACING THE FILL.
19.

ENSURE ALL FILL MATERIAL USED TO FORM THE EMBANKMENT MEETS THE SPECIFICATIONS CERTIFIED BY A SOIL SCIENTIST OF GEOTECHNICAL SPECIALIST.
20.

THE FILL MATERIAL MUST CONTAIN SUFFICIENT MOISTURE SO IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. PLACE FILL MATERIAL IN 150 TO 200mm CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL AREA AND THEN COMPACT BEFORE PLACEMENT OF FURTHER FILL.
21.

UNLESS SPECIFIED ON THE APPROVED PLANS, COMPACT THE SOIL AT ABOUT 1% TO 2% WET OPTIMUM AND TO 95% MODIFIED OR 100% STANDARD COMPACTION.
22.

WHERE BOTH DISPERSIVE AND NON-DISPERSIVE CLASSIFIED EARTH-FILL MATERIALS ARE AVAILABLE, NON-DISPERSIVE EARTH-FILL MUST BE USED IN THE CORE ZONE. THE REMAINING CLASSIFIED EARTH-FILL MATERIALS MUST ONLY BE USED AS DIRECTED BY THE SITE SUPERINTENDENT.
23.

WHERE SPECIFIED, CONSTRUCT THE EMBANKMENT TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLING; OTHERWISE FINISHED DIMENSIONS OF THE EMBANKMENT AFTER SPREADING OF TOPSOIL MUST CONFORM TO THE DRAWING WITH A TOLERANCE OF 75mm FROM SPECIFIED DIMENSIONS.
24.

ENSURE DEBRIS AND OTHER UNSUITABLE BUILDING WASTE IS NOT PLACED WITHIN THE EARTH EMBANKMENT.
25.

AFTER COMPLETION OF THE EMBANKMENT ALL LOOSE UNCOMPACTED EARTH-FILL MATERIAL ON THE UPSTREAM AND DOWNSTREAM BATTER MUST BE REMOVED PRIOR TO SPREADING TOPSOIL.
26.

TOPSOIL AND RE-VEGETATE/STABILISE ALL EXPOSED EARTH AS DIRECTED WITHIN THE APPROVED PLANS.
27.

THE AREA TO BE COVERED BY THE STORED WATER OUTSIDE OF THE LIMITS OF THE BORROW PITS MUST BE CLEARED OF RUBBISH. TREES MUST BE CUT DOWN STUMP HIGH AND REMOVED FROM THE IMMEDIATE VICINITY OF THE WORK.
28.

ESTABLISH ALL REQUIRED INFLOW CHUTES AND INLET BAFFLES IF SPECIFIED TO ENABLE WATER TO DISCHARGE INTO THE BASIN IN A MANNER THAT WILL NOT CAUSE SOIL EROSION OR THE RE-SUSPENSION OF SETTLED SEDIMENT.
29.

INSTALL A SEDIMENT STORAGE LEVEL MARKER POST WITH A CROSS MEMBER SET JUST BELOW THE TOP OF THE SEDIMENT STORAGE ZONE (AS SPECIFIED ON THE APPROVED PLANS). USE AT LEAST A 75mm WIDE POST FIRMLY SET INTO THE BASIN FLOOR.
30.

IF SPECIFIED, INSTALL INTERNAL SETTLING POND BAFFLES. ENSURE THE CREST OF THESE BAFFLES IS SET LEVEL WITH, OR JUST BELOW, THE ELEVATION OF THE EMERGENCY SPILLWAY.
31.

INSTALL ALL APPROPRIATE MEASURES TO MINIMISE SAFETY RISK TO ON-SITE PERSONNEL AND THE PUBLIC CAUSED BY THE PRESENCE OF THE SETTLING POND. AVOID STEEP, SMOOTH INTERNAL SLOPES. APPROPRIATELY FENCE THE SETTLING POND AND POST WARNING SIGNS IF UNSUPERVISED PUBLIC ACCESS IS LIKELY OR THERE IS CONSIDERED TO BE AN UNACCEPTABLE RISK TO THE PUBLIC.

SPILLWAY CONSTRUCTION

32.

THE SPILLWAY MUST BE EXCAVATED AS SHOWN ON THE PLANS, AND THE EXCAVATED MATERIAL IF CLASSIFIED AS SUITABLE, MUST BE USED IN THE EMBANKMENT, AND IF NOT SUITABLE IT MUST BE DISPOSED OF INTO SPOIL HEAPS.
33.

ENSURE EXCAVATED DIMENSIONS ALLOW ADEQUATE BOXING-OUT SUCH THAT THE SPECIFIED ELEVATIONS, GRADES, CHUTE WIDTH, AND ENTRANCE AND EXIT SLOPES FOR THE EMERGENCY SPILLWAY WILL BE ACHIEVED AFTER PLACEMENT OF THE ROCK OR OTHER SCOUR PROTECTION MEASURES AS SPECIFIED IN THE PLANS.
34.

PLACE SPECIFIED SCOUR PROTECTION MEASURES ON THE EMERGENCY SPILLWAY. ENSURE THE FINISHED GRADE BLENDS WITH THE SURROUNDING AREA TO ALLOW A SMOOTH FLOW TRANSITION FROM SPILLWAY TO DOWNSTREAM CHANNEL.
35.

IF A SYNTHETIC FILTER FABRIC UNDERLAY IS SPECIFIED, PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. IF MORE THAN 1 SHEET OF FILTER FABRIC IS REQUIRED, OVERLAP THE EDGES BY AT LEAST 300mm AND PLACE ANCHOR PINS AT MINIMUM 1m SPACING ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE FILTER FABRIC A MINIMUM 300mm BELOW GROUND AND WHERE NECESSARY, BURY THE LOWER END OF THE FABRIC OR OVERLAP A MINIMUM 300mm OVER THE NEXT DOWNSTREAM SECTION AS REQUIRED. ENSURE THE FILTER FABRIC EXTENDS AT LEAST 1000mm UPSTREAM OF THE SPILLWAY CREST.
36.

TAKE CARE NOT TO DAMAGE THE FABRIC DURING OR AFTER PLACEMENT. IF DAMAGE OCCURS, REMOVE THE ROCK AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FABRIC WITH A MINIMUM OVERLAP OF 300mm AROUND THE DAMAGED AREA. IF EXTENSIVE DAMAGE IS SUSPECTED, REMOVE AND REPLACE THE ENTIRE SHEET.
37.

WHERE LARGE ROCK IS USED, OR MACHINE PLACEMENT IS DIFFICULT, A MINIMUM 100mm LAYER OF FINE GRAVEL, AGGREGATE, OR SAND MAY BE NEEDED TO PROTECT THE FABRIC.
38.

PLACEMENT OF ROCK SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER FABRIC. PLACE ROCK SO THAT IT FORMS A DENSE, WELL GRADED MASS OF ROCK WITH A MINIMUM OF VOIDS. THE DESIRED DISTRIBUTION OF ROCK THROUGHOUT THE MASS MAY BE OBTAINED BY SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT.
39.

THE FINISHED SLOPE SHOULD BE FREE OF POCKETS OF SMALL ROCK OR CLUSTERS OF LARGE ROCKS. HAND PLACING MAY BE NECESSARY TO ACHIEVE THE PROPER DISTRIBUTION OF ROCK SIZES TO PRODUCE A RELATIVELY SMOOTH, UNIFORM SURFACE. THE FINISHED GRADE OF THE ROCK SHOULD BLEND WITH THE SURROUNDING AREA. NO OVER FALL OR PROTRUSION OF ROCK SHOULD BE APPARENT.
40.

ENSURE THAT THE FINAL ARRANGEMENT OF THE SPILLWAY CREST WILL NOT PROMOTE EXCESSIVE FLOW THROUGH THE ROCK SUCH THAT THE WATER CAN BE RETAINED WITHIN THE SETTLING BASIN AT THE ELEVATION NO LESS THAN 50mm ABOVE OF BELOW THE NOMINATED SPILLWAY CREST ELEVATION.

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot:

Plan:

Local Authority:

504

SP329845

CITY OF GOLD COAST

Level Datum:

Meridian:

PSM:

RL:

AHD

ISSUED FOR APPROVAL

©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 2 OF 2

C	05/07/23	FOR APPROVAL	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

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

A1 UNREDUCED
A3 REDUCED

Scale:

NOT APPLICABLE

PROJECT NORTH POINT

Project No.	5941
Designed: JH	Drafted: JH
Approved: MG	
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No:	Revision
5941 ENG BE3 003	C

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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:

DRAWING LEGENDS

C	05/07/23	FOR APPROVAL	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:

NOT APPLICABLE

PROJECT NORTH POINT

Project No.	5941
Designed: JH	Drafted: JH
Approved: MG	
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No:	Revision
5941 ENG BE3 004	C

FEATURE LEGEND

	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
	BRIFEN 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

SERVICES LEGEND

	PROPOSED RISING MAIN
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED ROOFWATER
	PROPOSED SUBSOIL
	PROPOSED WATER
	PROPOSED RECYCLED WATER
	PROPOSED OIL
	PROPOSED FUEL
	PROPOSED GAS
	PROPOSED PIPELINE
	PROPOSED HIGH VOLTAGE ELECTRICITY
	PROPOSED UNDERGROUND ELECTRICITY
	PROPOSED OVERHEAD ELECTRICITY
	PROPOSED LIGHTING
	PROPOSED TELSTRA
	PROPOSED COMMUNICATIONS
	PROPOSED GAS, ELECT
	PROPOSED GAS, TELSTRA
	PROPOSED ELECT, TELSTRA
	PROPOSED GAS, ELECTRICITY, TELSTRA
	EXISTING RISING MAIN
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING ROOFWATER
	EXISTING SUBSOIL
	EXISTING WATER
	EXISTING RECYCLED WATER
	EXISTING OIL
	EXISTING FUEL
	EXISTING GAS
	EXISTING PIPELINE
	EXISTING HIGH VOLTAGE ELECTRICITY
	EXISTING UNDERGROUND ELECTRICITY
	EXISTING OVERHEAD ELECTRICITY
	EXISTING LIGHTING
	EXISTING TELSTRA
	EXISTING COMMUNICATIONS
	EXISTING GAS, ELECT
	EXISTING GAS, TELSTRA
	EXISTING ELECT, TELSTRA
	EXISTING GAS, ELECTRICITY, TELSTRA

	DEMOLISH RISING MAIN
	DEMOLISH SEWER
	DEMOLISH STORMWATER
	DEMOLISH SUBSOIL
	DEMOLISH WATER
	DEMOLISH OIL
	DEMOLISH FUEL
	DEMOLISH HIGH VOLTAGE ELECTRICITY
	DEMOLISH UNDERGROUND ELECTRICITY
	DEMOLISH OVERHEAD ELECTRICITY
	DEMOLISH LIGHTING
	DEMOLISH GAS
	DEMOLISH PIPELINE
	DEMOLISH TELSTRA
	DEMOLISH COMMUNICATIONS

SYMBOLS

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
	EXISTING BIN
	POST BOX
	TELEPHONE BOX
	TELSTRA PIT
	TELSTRA MARKER POST
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WATER TAP
	WATER HYDRANT
	WATER TEE
	WATER REDUCER
	WATER ENDCAP
	WATER CONNECTION
	WATER CROSSING
	WATER DICL
	SEWER MAINTENANCE HOLE
	SEWER RODDING END
	SEWER BEND
	SEWER MAINTENANCE SHAFT
	SEWER 'T' END
	SEWER SLUICE VALVE
	SEWER PIT

	SEWER PUMP STATION
	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 KERB – GRADE
	GULLY PIT (LIP INLINE) BARRIER KERB – SAG
	GULLY PIT (LIP INLINE) ROLL TOP KERB – GRADE
	GULLY PIT (LIP INLINE) ROLL TOP KERB – SAG
	GULLY PIT (KERB INLINE) – GRADE
	GULLY PIT (KERB INLINE) – SAG
	INFILTRATION TRENCH
	HEADWALL
	GROSS POLLUTANT TRAP
	STORMWATER CHAMBER

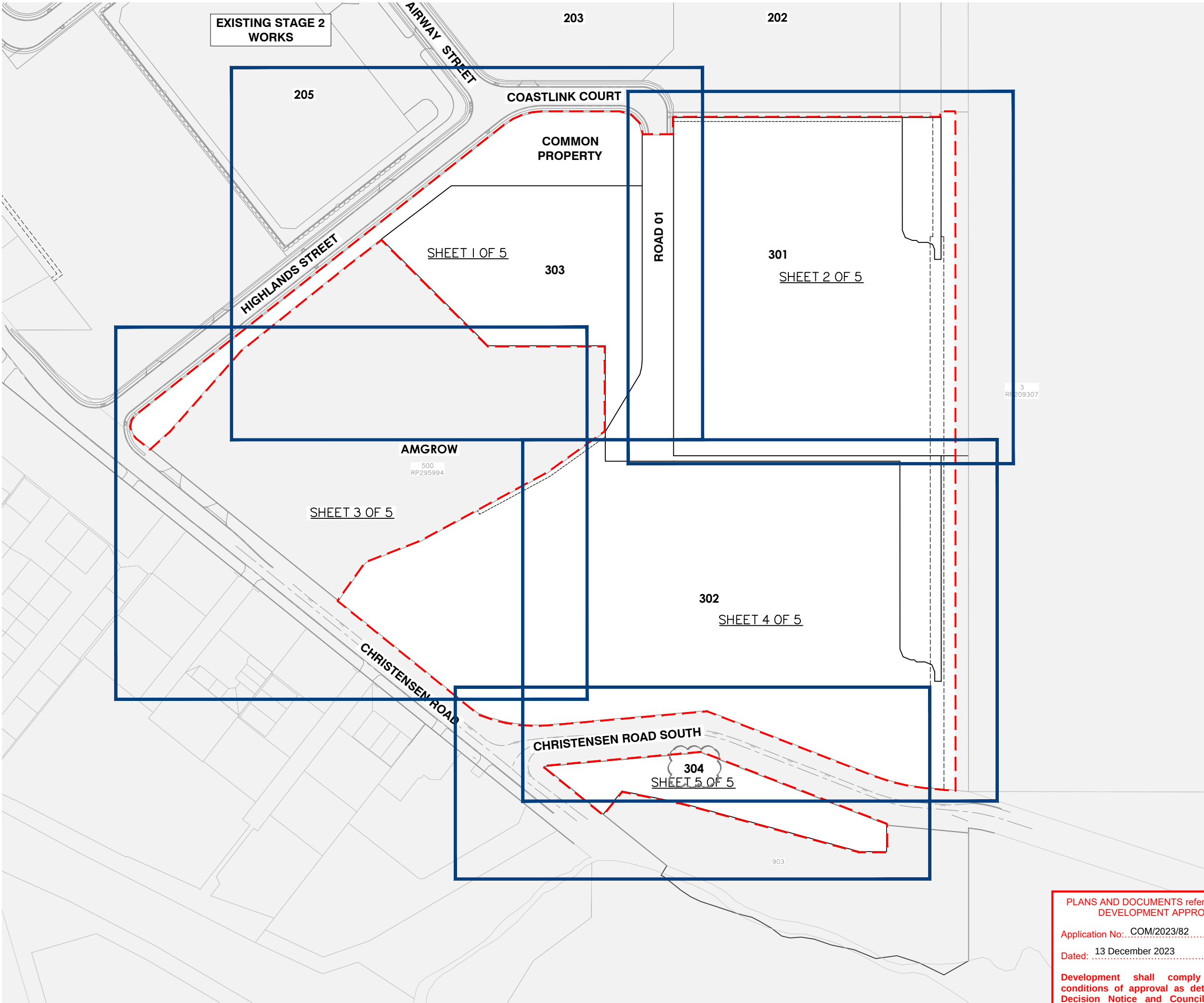
	BUND
	POWER POLE
	POWER POLE WITH LIGHT
	LIGHT POLE
	STAY POLE
	LIGHT POLE WITH EXTENSION
	ELECTRICAL INSPECTION BOX
	ELECTRICAL POLE
	ELECTRICAL TURRET
	TRAFFIC SIGNAL
	MAIN ROADS PIT
	TANGENT POINT
	KERB RETURN NO.
	PRAM RAMP
	GRAVEL ROCK CHECK DAM
	MESH & GRAVEL INLET FILTER
	STORMWATER INLET FILTER
	DIRECTION OF OVERLAND FLOW
	VEHICLE SHAKEDOWN
	GATE
	NOT IN SCOPE OF WORKS
	DEMOLITION
	PROPOSED CONCRETE FOOTPATH
	SCOUR PROTECTION
	TREES
	TADPOLE

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2023/82

Dated: 13 December 2023

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



KEY PLAN LAYOUT

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

Client:

 **FRASERS**
PROPERTY

FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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:

KEY PLAN LAYOUT

Rev	Date	Description	DRN	CHK
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

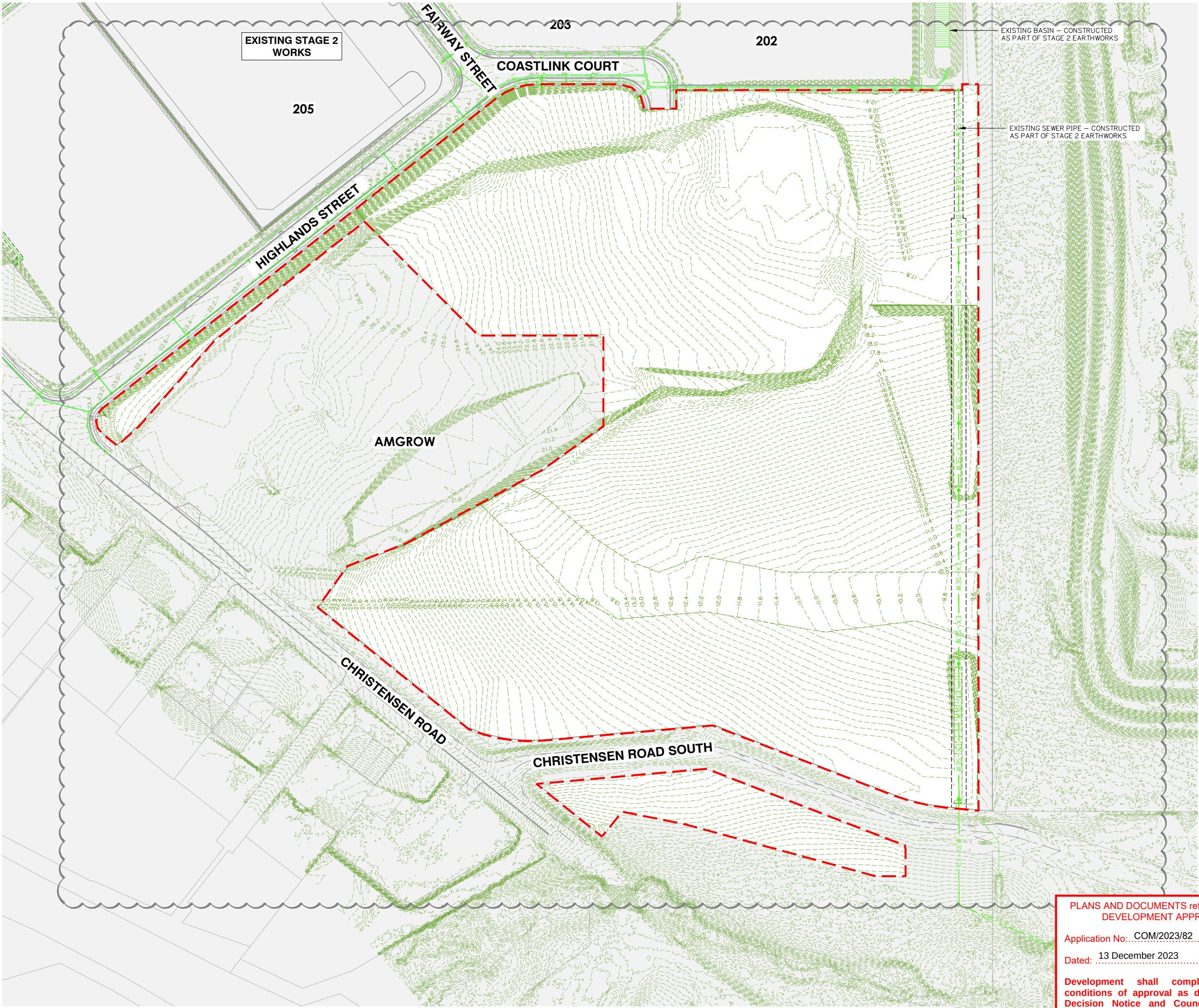
A1 UNREDUCED
A3 REDUCED

Scale:

0 12.5 25 37.5 50 62.5m

1:1250 (A1) 1:2500 (A3)

PROJECT NORTH POINT	
	
Project No. 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 005	Revision: D



EXISTING SURFACE AND FEATURE LAYOUT PLAN

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

Rev	Date	Description	JH	MG
D	12/12/23	DESIGN UPDATED	JH	MG
C	05/07/23	FOR APPROVAL	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

Rev Date Description JH MG

DRN CHK

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

A1 UNREDUCED
A3 REDUCED

Scale:

0 12.5 25 37.5 50 62.5m 1:1250 (A1) 1:2500 (A3)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

EXISTING STAGE 2 WORKS

205

FAIRWAY STREET

COASTLINK COURT

INSTALL GEO-TEXTILE SEDIMENT FENCE TO LOW SIDE OF BATTER. REFER TO DWG No. 5941 ENG BE3 020 FOR DETAILS

SHOWN INDICATIVELY ONLY (LOCATE ON SITE PRIOR TO CONSTRUCTION)

VEHICLE SHAKE DOWN TO BE INSTALLED AT ENTRY/EXIT LOCATION

COMMON PROPERTY

HIGHLANDS STREET

INSTALL COIR LOGS AT APPROXIMATELY 30.0m SPACING. REFER TO DWG No. 5941 ENG BE3 020 FOR DETAILS

303

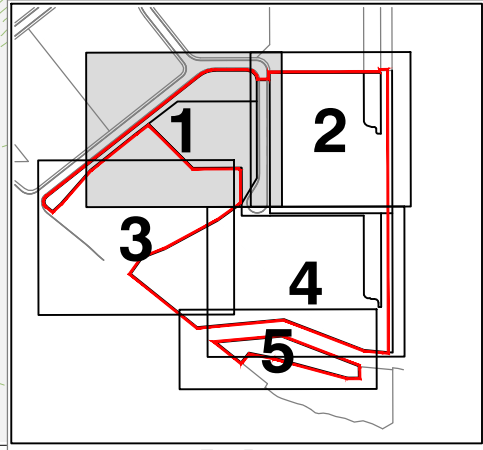
ROAD 01

AMGROW

500 RP295994

NOTE:

- FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG BE3 004.
- FOR GENERAL NOTES, REFER TO 5941 ENG BE3 002 AND 5941 ENG BE3 003.
- FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG BE3 020.



KEY PLAN
NOT TO SCALE

Rev	Date	Description	DRN	CHK
D	12/12/23	DESIGN UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

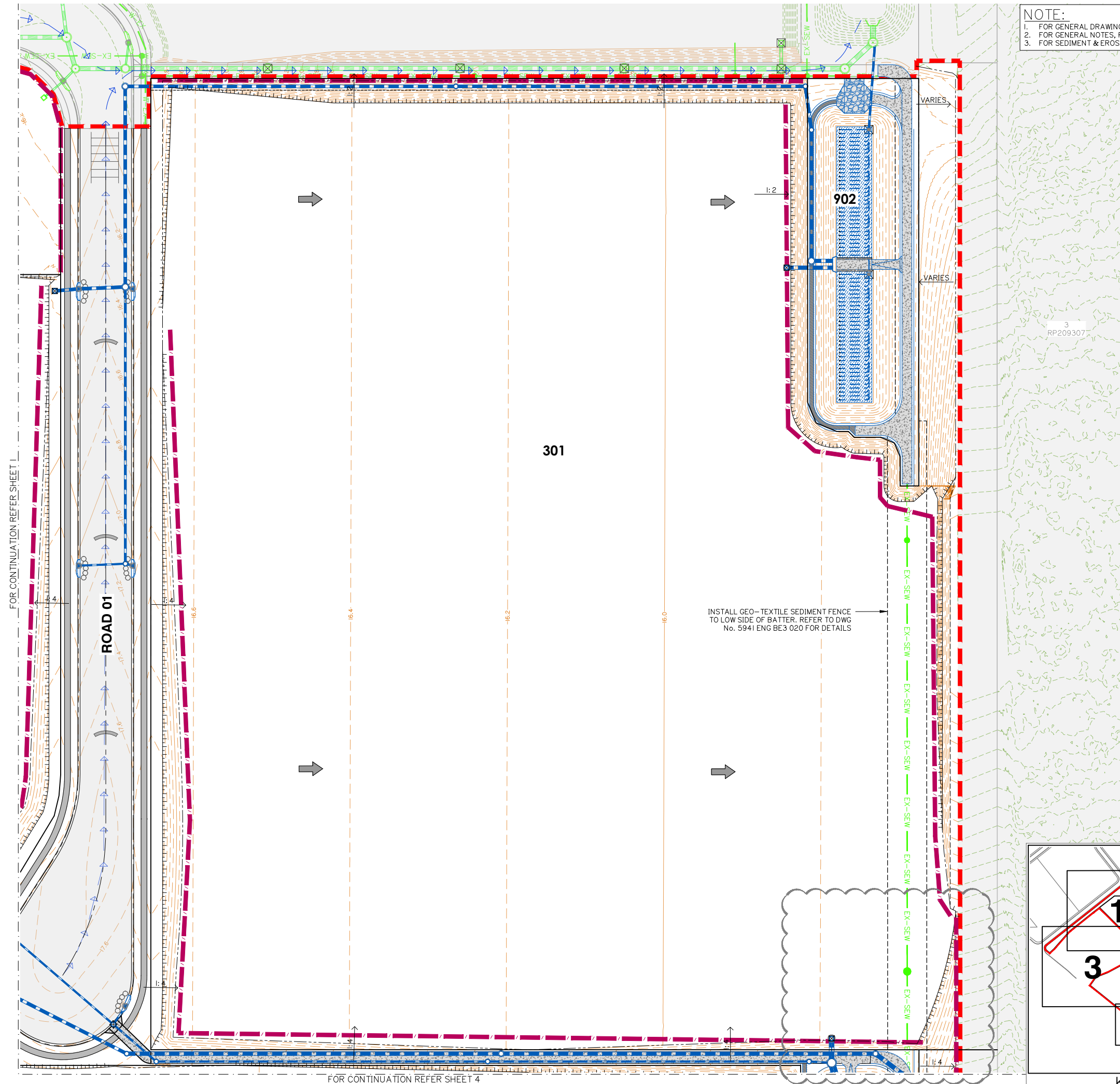
Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT	
Project No: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 021	Revision: D

G:\Projects\5941\ENGINEERING\Acad\BE3\CG\CURRENT\5941 ENG BE3 020.dwg



NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG BE3 004.
2. FOR GENERAL NOTES, REFER TO 5941 ENG BE3 002 AND 5941 ENG BE3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG BE3 020.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2023/82

Dated: 13 December 2023

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

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian: PSM:
RL:

ISSUED FOR APPROVAL

©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 LAYOUT PLAN
SHEET 2 OF 5

Rev	Date	Description	DRN	CHK
D	19/10/23	LAYOUT UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

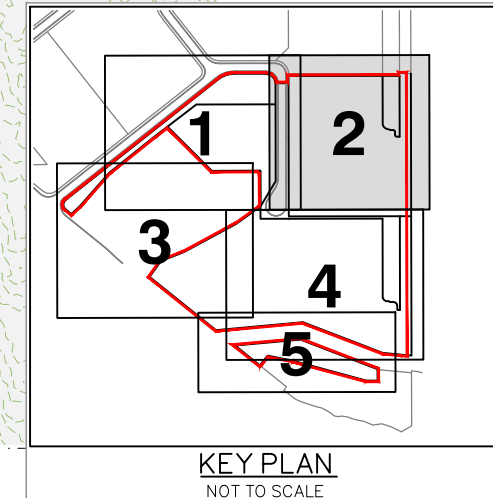
A1 UNREDUCED
A3 REDUCED

Scale:
0 5 10 15 20 25m 1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



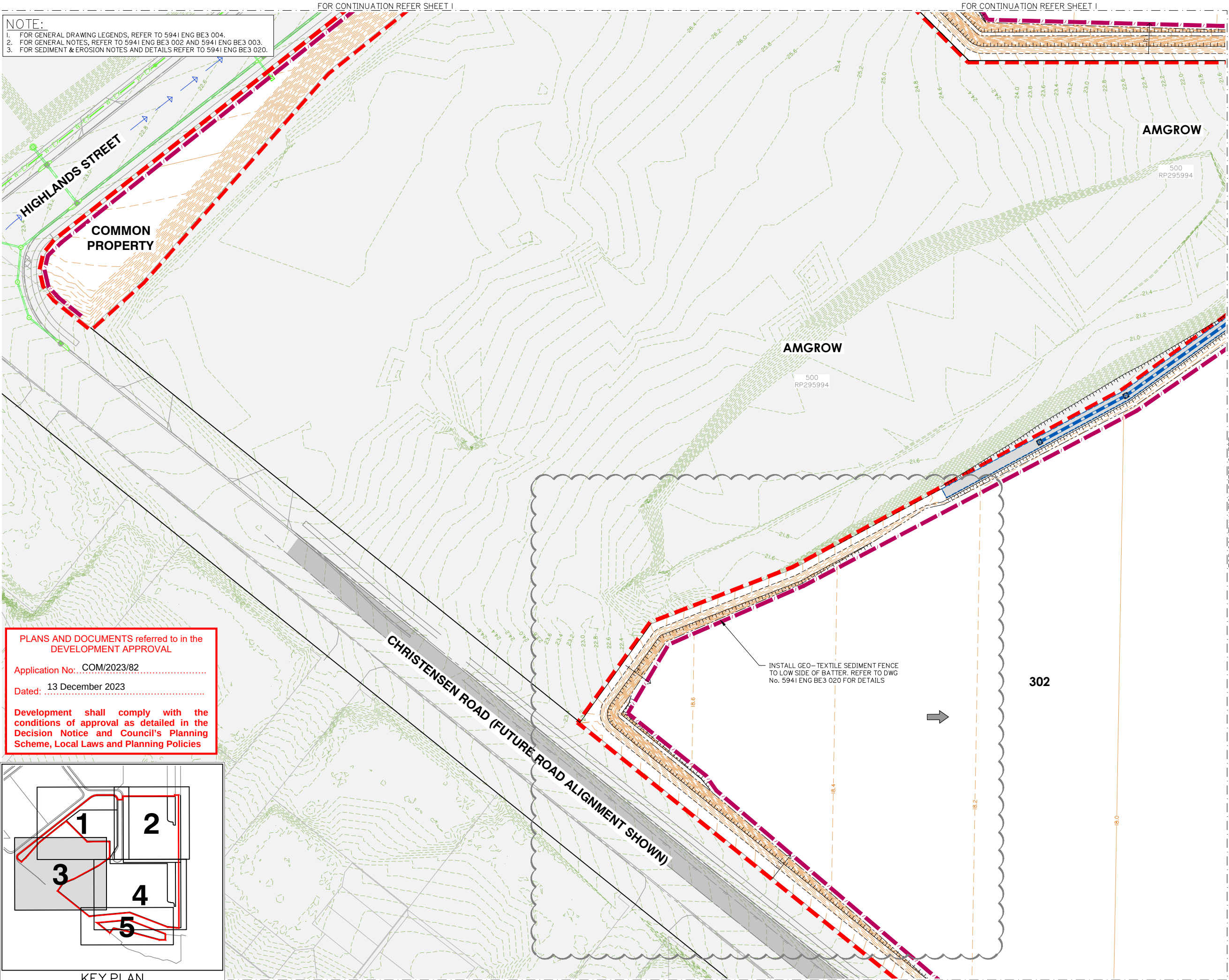
Project No. 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 022	Revision: D



FOR CONTINUATION REFER SHEET 4

SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 2 OF 5

NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG BE3 004.
2. FOR GENERAL NOTES, REFER TO 5941 ENG BE3 002 AND 5941 ENG BE3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG BE3 020.

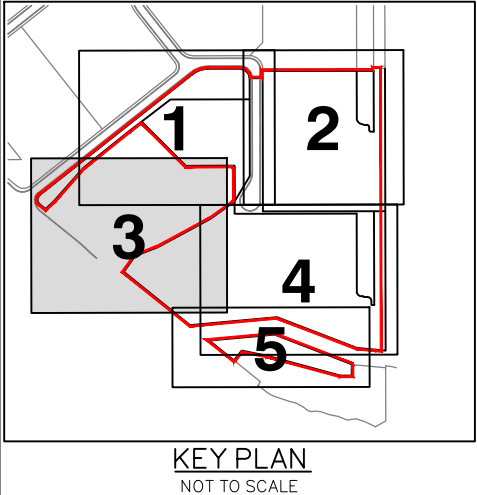


PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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



Rev	Date	Description	DRN	CHK
D	12/12/23	DESIGN UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

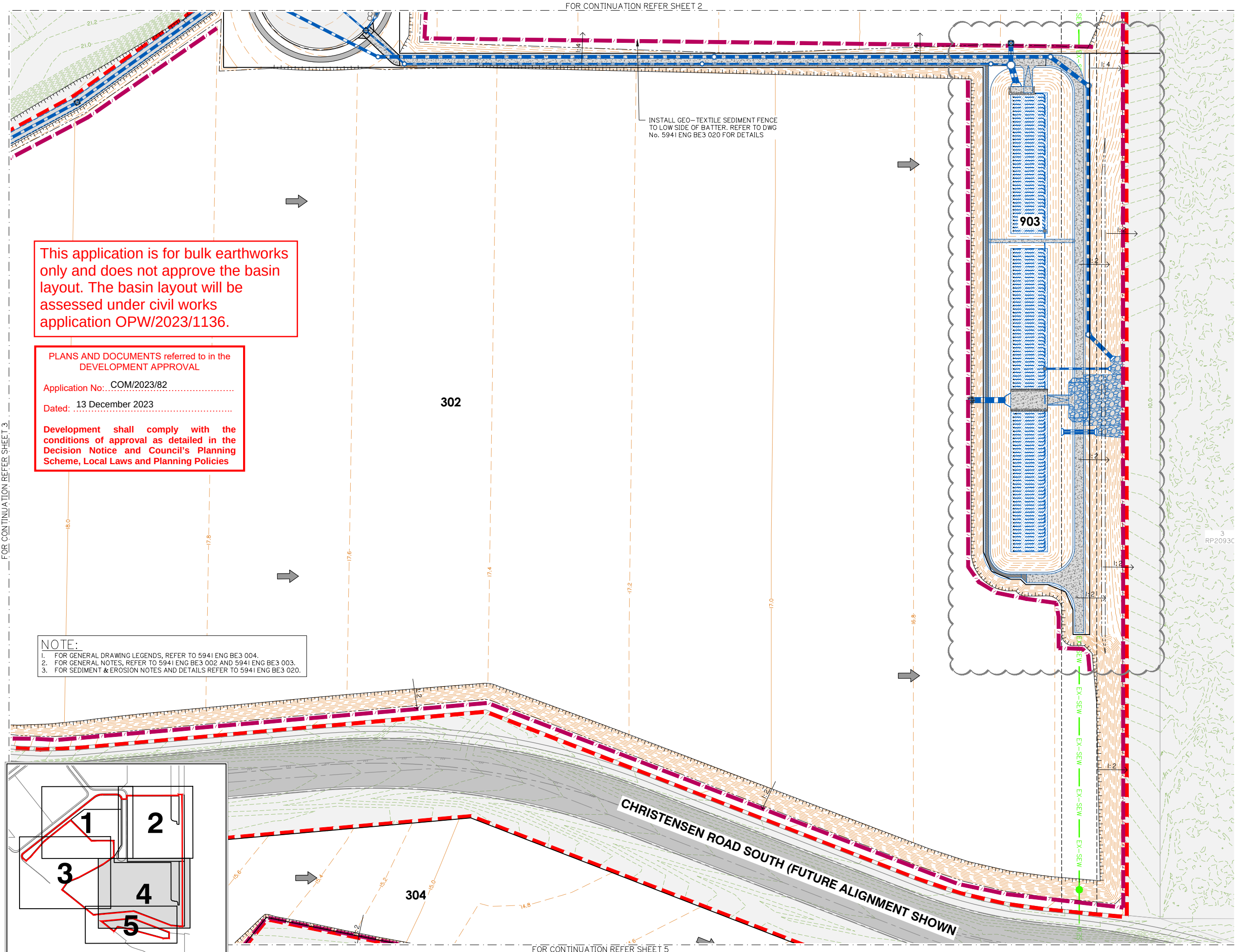
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)



This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

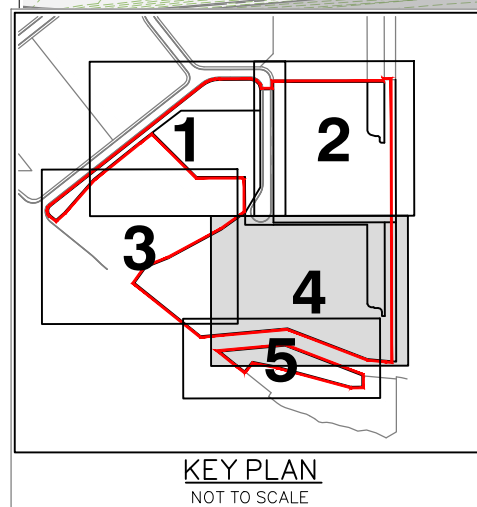
Application No: COM/2023/82

Dated: 13 December 2023

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

NOTE:

- FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG BE3 004.
- FOR GENERAL NOTES, REFER TO 5941 ENG BE3 002 AND 5941 ENG BE3 003.
- FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG BE3 020.



SEDIMENT AND EROSION CONTROL LAYOUT PLAN SHEET 4 OF 5



gassman
development
perspectives

est 1985

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, Beerleigh 4207

Client:



FRASERS
PROPERTY

FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504

Plan: SP329845

Local Authority: CITY OF GOLD COAST

Level Datum: AHD

Meridian:

PSM:

RL:

ISSUED FOR APPROVAL

©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 LAYOUT PLAN
SHEET 4 OF 5

Rev	Date	Description	JH	MG
E	19/10/23	LAYOUT UPDATED	JH	MG
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

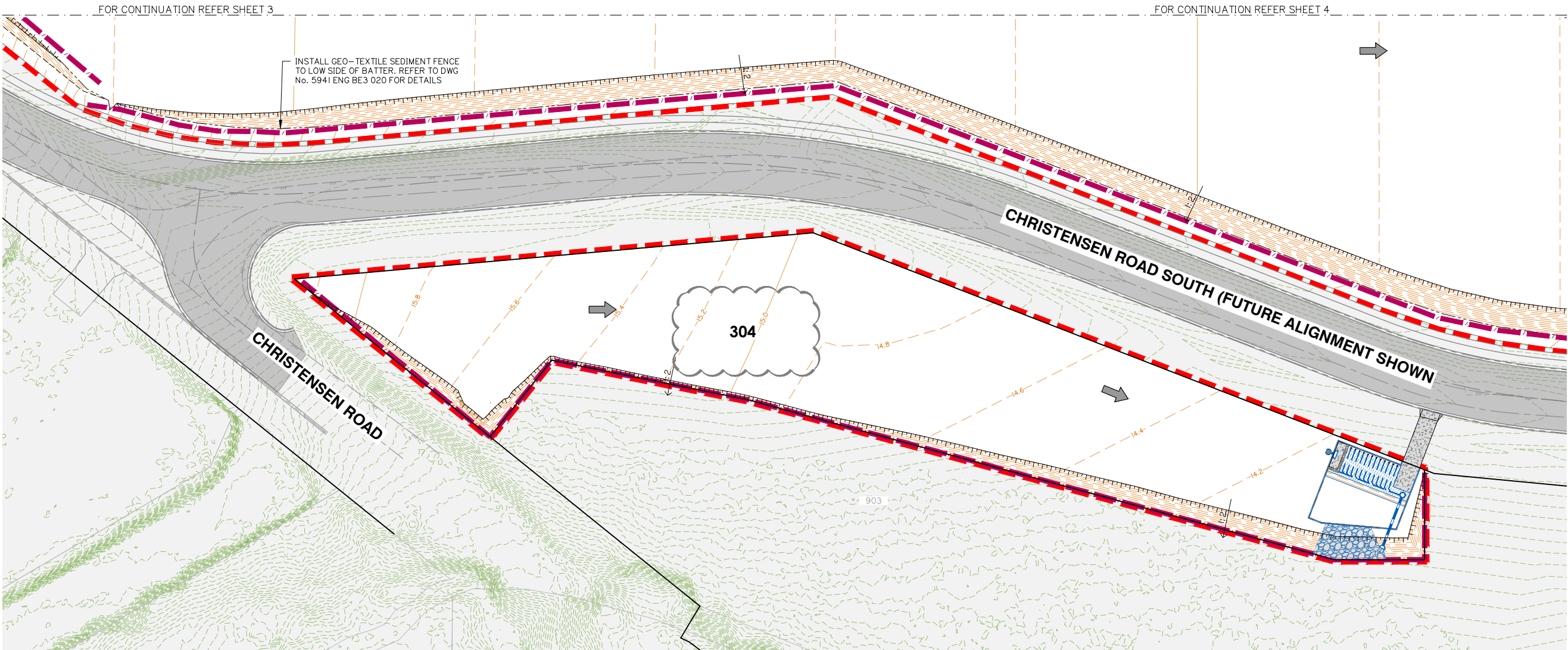
0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

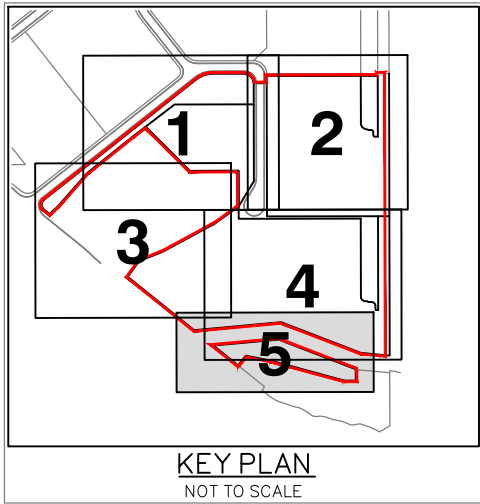


Project No: 5941	Revision
Designed: JH	Drafted: JH
Approved:	MG
RPEQ:	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 024	E



NOTE:

1. FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG BE3 004.
2. FOR GENERAL NOTES, REFER TO 5941 ENG BE3 002 AND 5941 ENG BE3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG BE3 020.



Rev	Date	Description	DRN	CHK
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No. 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 025	Revision: D

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

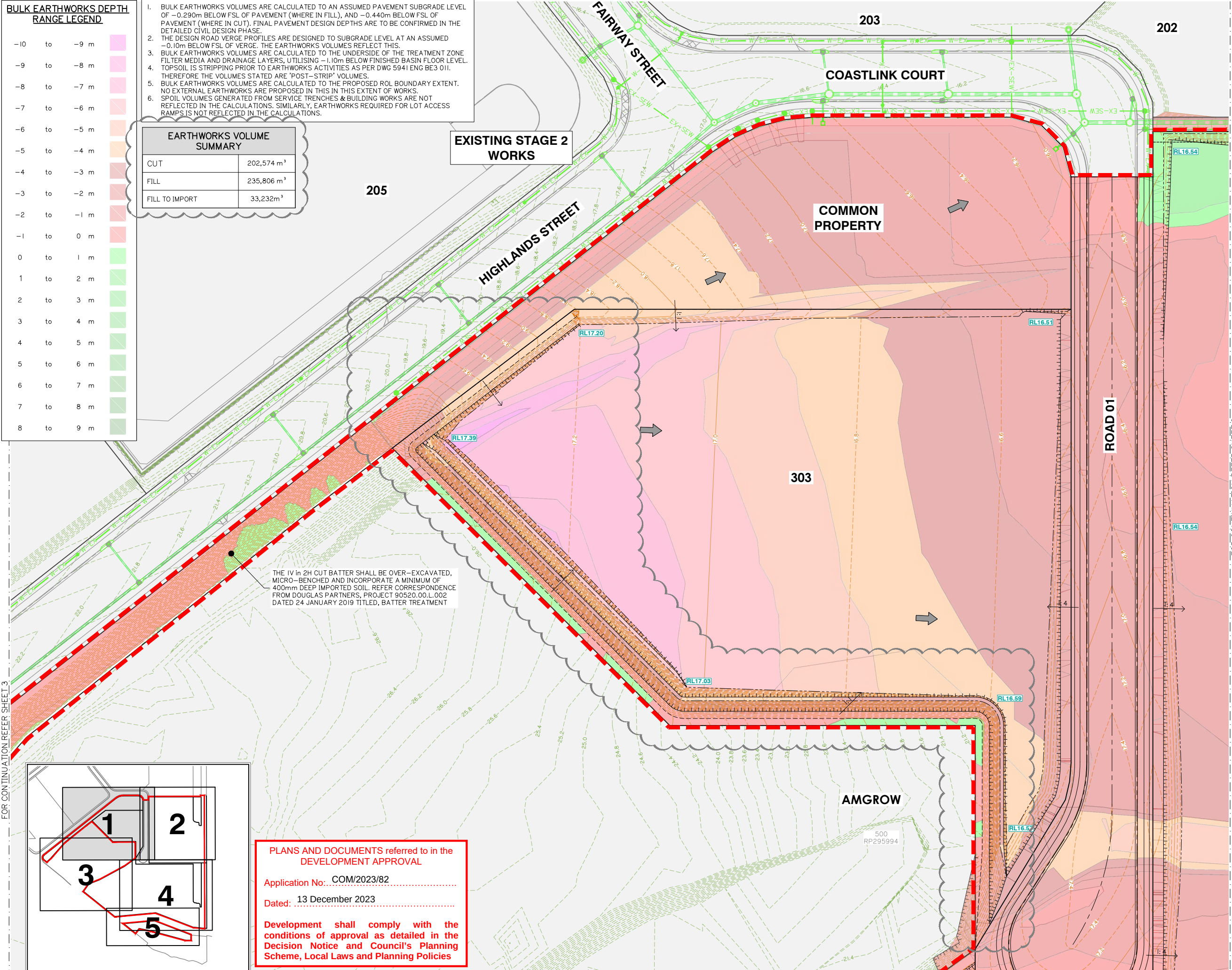
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

BULK EARTHWORKS DEPTH RANGE LEGEND

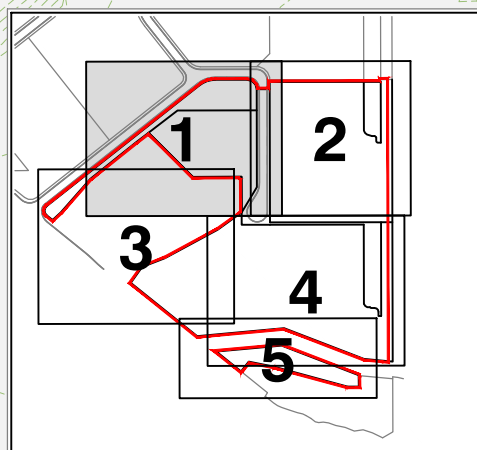
-10	to	-9 m	
-9	to	-8 m	
-8	to	-7 m	
-7	to	-6 m	
-6	to	-5 m	
-5	to	-4 m	
-4	to	-3 m	
-3	to	-2 m	
-2	to	-1 m	
-1	to	0 m	
0	to	1 m	
1	to	2 m	
2	to	3 m	
3	to	4 m	
4	to	5 m	
5	to	6 m	
6	to	7 m	
7	to	8 m	
8	to	9 m	

1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
2. THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.10m BELOW FINISHED BASIN FLOOR LEVEL. TOPSOIL IS STRIPPING PRIOR TO EARTHWORKS ACTIVITIES AS PER DWG 5941 ENG BE3 011. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
4. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS IN THIS EXTENT OF WORKS.
5. SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS. SIMILARLY, EARTHWORKS REQUIRED FOR LOT ACCESS RAMPS IS NOT REFLECTED IN THE CALCULATIONS.

EARTHWORKS VOLUME SUMMARY	
CUT	202,574 m ³
FILL	235,806 m ³
FILL TO IMPORT	33,232m ³



THE IV in 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520.00.L.002 DATED 24 JANUARY 2019 TITLED, BATTER TREATMENT



KEY PLAN
NOT TO SCALE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No... COM/2023/82

Dated: 13 December 2023

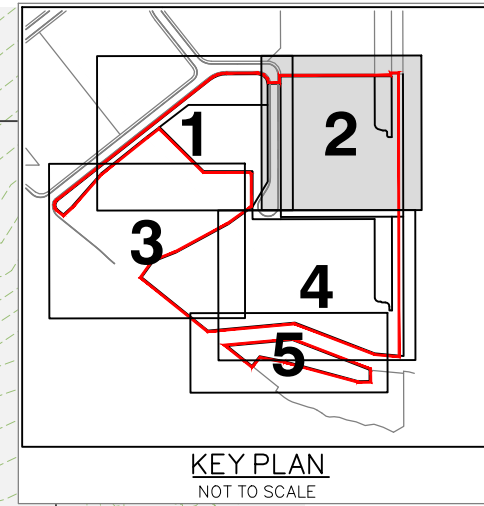
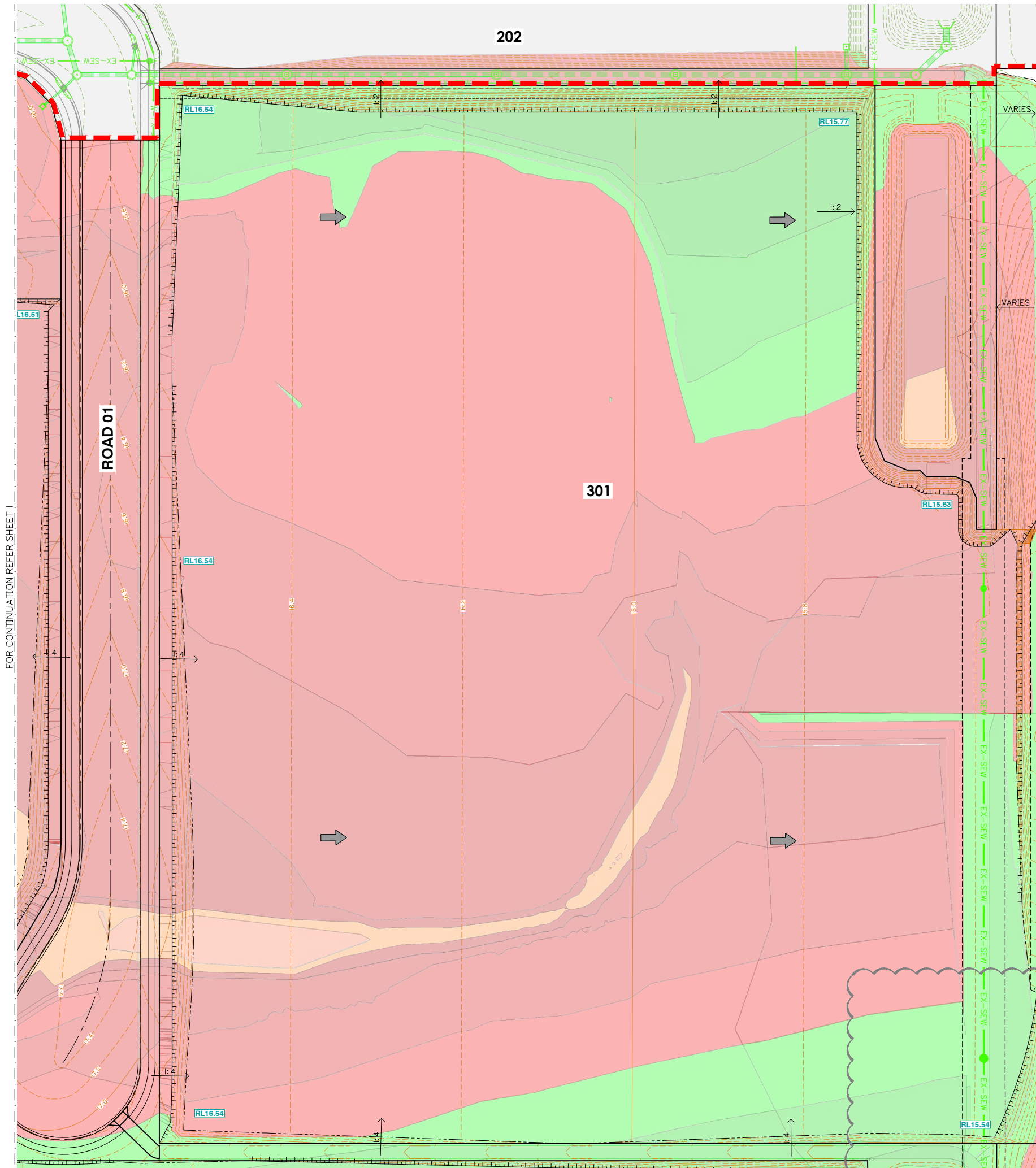
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Rev	Date	Description	JH	MG
E	12/12/23	EARTHWORKS UPDATED	JH	MG
D	19/10/23	EARTHWORKS UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale: 1:500 (A1) 1:1000 (A3)
0 5 10 15 20 25m



EARTHWORKS VOLUME SUMMARY	
CUT	202,574 m³
FILL	235,806 m³
FILL TO IMPORT	33,232m³

BULK EARTHWORKS DEPTH RANGE LEGEND		
-10 to -9 m		
-9 to -8 m		
-8 to -7 m		
-7 to -6 m		
-6 to -5 m		
-5 to -4 m		
-4 to -3 m		
-3 to -2 m		
-2 to -1 m		
-1 to 0 m		
0 to 1 m		
1 to 2 m		
2 to 3 m		
3 to 4 m		
4 to 5 m		
5 to 6 m		
6 to 7 m		
7 to 8 m		
8 to 9 m		

1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
2. THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.10m BELOW FINISHED BASIN FLOOR LEVEL.
4. TOPSOIL IS STRIPPING PRIOR TO EARTHWORKS ACTIVITIES AS PER DWG 5941 ENG BE3 011. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
5. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS IN THIS EXTENT OF WORKS.
6. SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS. SIMILARLY, EARTHWORKS REQUIRED FOR LOT ACCESS RAMPS IS NOT REFLECTED IN THE CALCULATIONS.

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No: COM/2023/82
Dated: 13 December 2023
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Rev	Date	Description	DRN	CHK
E	12/12/23	EARTHWORKS UPDATED	JH	MG
D	19/10/23	EARTHWORKS UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

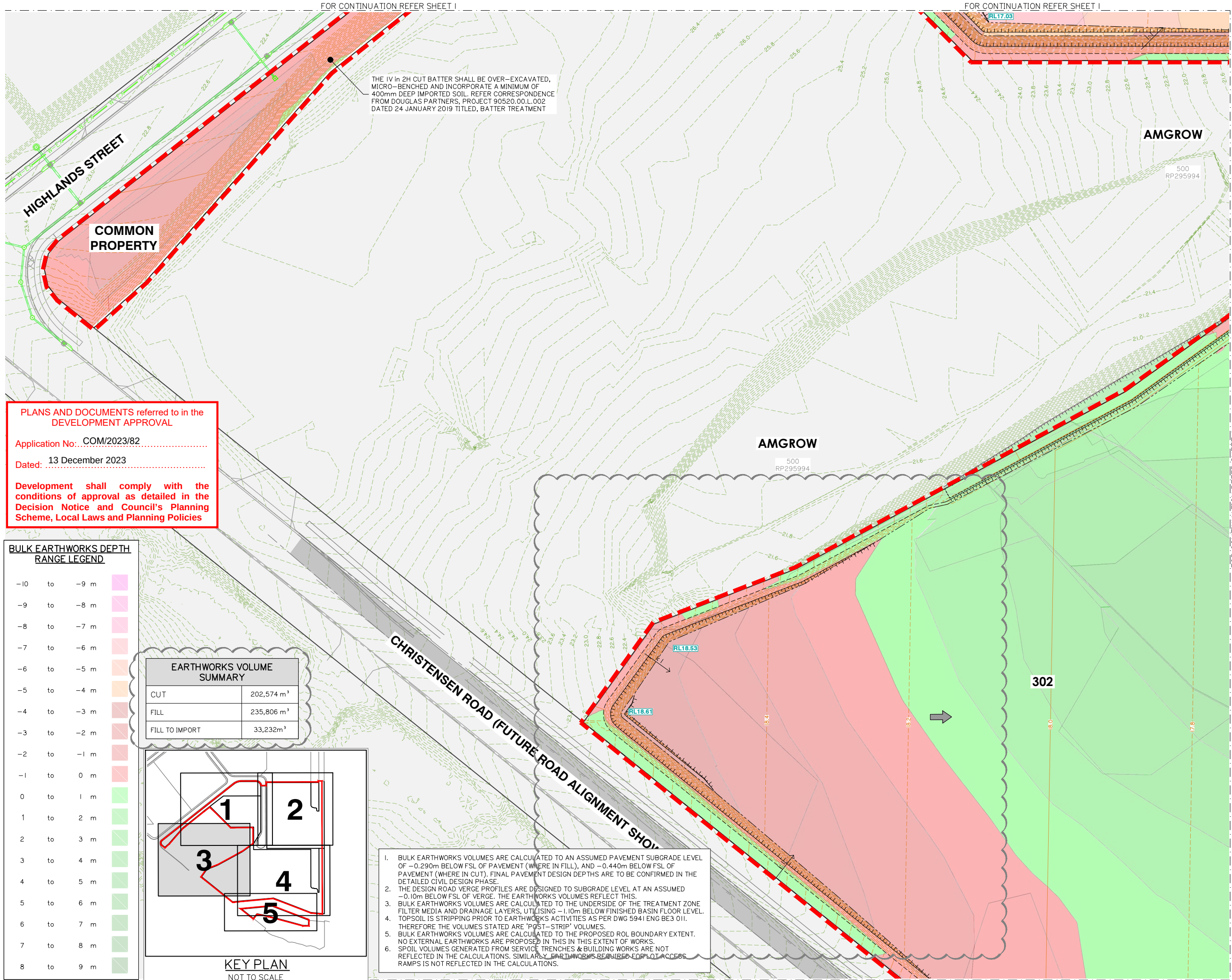
Scale:
0 5 10 15 20 25m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No: 5941	
Designed: JH	Drafted: JH
Approved: MG	
RPEQ: 16939	
Signed:	
Date: 05/05/2023	
Drawing No: 5941 ENG BE3 051	Revision: E

FOR CONTINUATION REFER SHEET 4



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

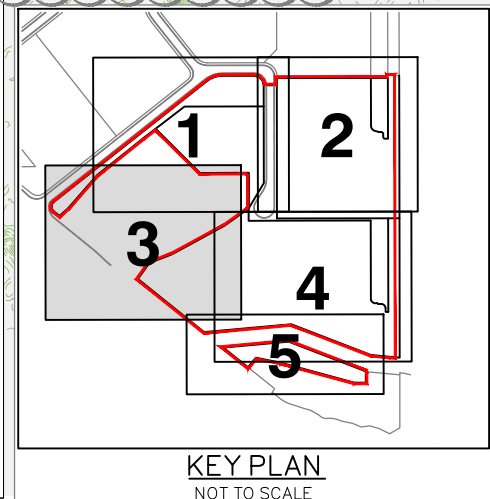
Application No.: COM/2023/82

Dated: 13 December 2023

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

BULK EARTHWORKS DEPTH RANGE LEGEND		
-10	to	-9 m
-9	to	-8 m
-8	to	-7 m
-7	to	-6 m
-6	to	-5 m
-5	to	-4 m
-4	to	-3 m
-3	to	-2 m
-2	to	-1 m
-1	to	0 m
0	to	1 m
1	to	2 m
2	to	3 m
3	to	4 m
4	to	5 m
5	to	6 m
6	to	7 m
7	to	8 m
8	to	9 m

EARTHWORKS VOLUME SUMMARY	
CUT	202,574 m ³
FILL	235,806 m ³
FILL TO IMPORT	33,232m ³



1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
2. THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.10m BELOW FINISHED BASIN FLOOR LEVEL.
4. TOPSOIL IS STRIPPING PRIOR TO EARTHWORKS ACTIVITIES AS PER DWG 5941 ENG BE3 011. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
5. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS IN THIS EXTENT OF WORKS.
6. SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS. SIMILARLY, EARTHWORKS REQUIRED FOR LOT ACCESS RAMPS IS NOT REFLECTED IN THE CALCULATIONS.

Rev	Date	Description	DRN	CHK
E	12/12/23	EARTHWORKS UPDATED	JH	MG
D	19/10/23	EARTHWORKS UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

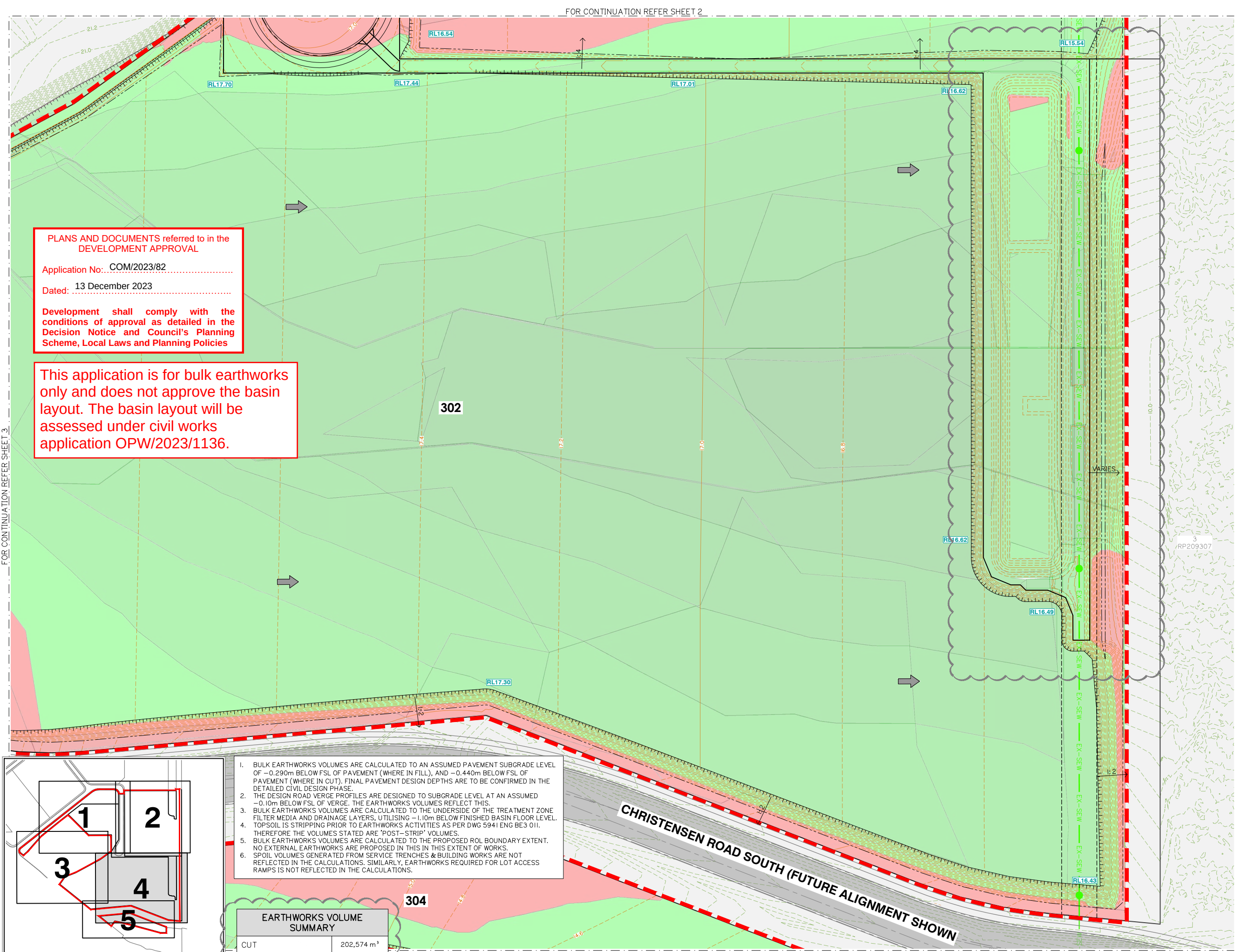
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2023/82

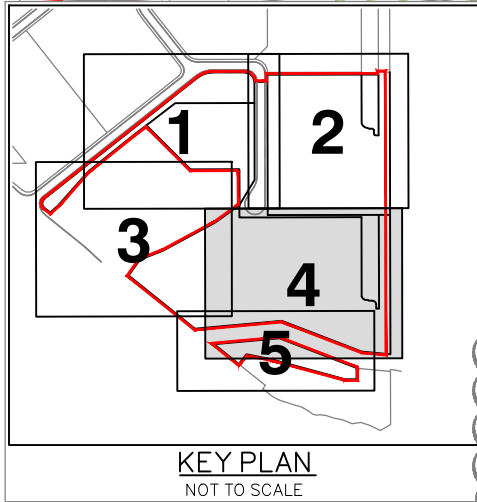
Dated: 13 December 2023

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

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
2. THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.10m BELOW FINISHED BASIN FLOOR LEVEL.
4. TOPSOIL IS STRIPPING PRIOR TO EARTHWORKS ACTIVITIES AS PER DWG 5941 ENG BE3 011. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
5. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS IN THIS EXTENT OF WORKS.
6. SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS. SIMILARLY, EARTHWORKS REQUIRED FOR LOT ACCESS RAMPS IS NOT REFLECTED IN THE CALCULATIONS.

EARTHWORKS VOLUME SUMMARY	
CUT	202,574 m ³
FILL	235,806 m ³
FILL TO IMPORT	33,232m ³



Rev	Date	Description	DRN	CHK
F	12/12/23	EARTHWORKS UPDATED	JH	MG
E	19/10/23	EARTHWORKS UPDATED	JH	MG
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

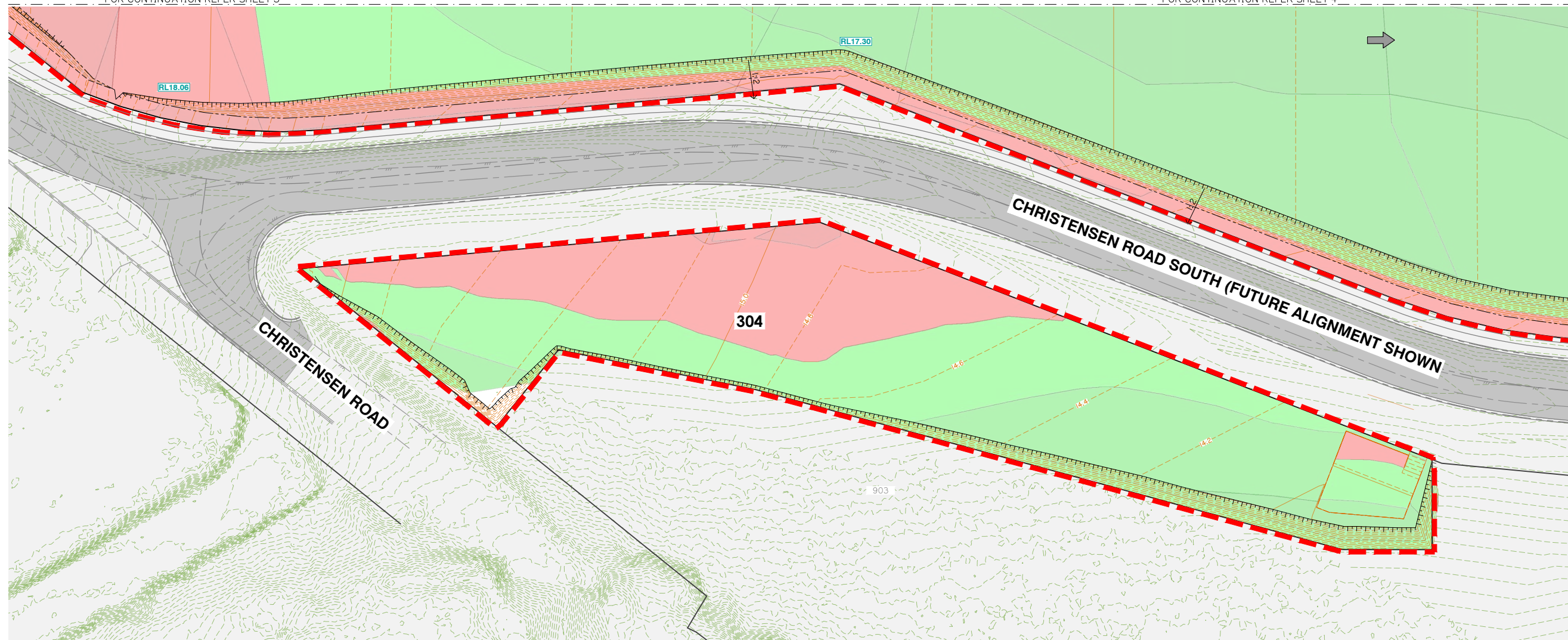
Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

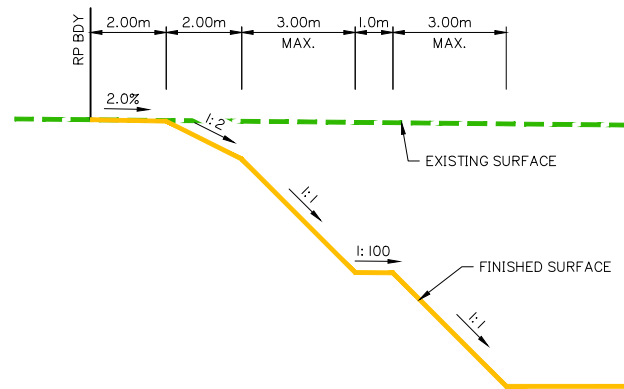
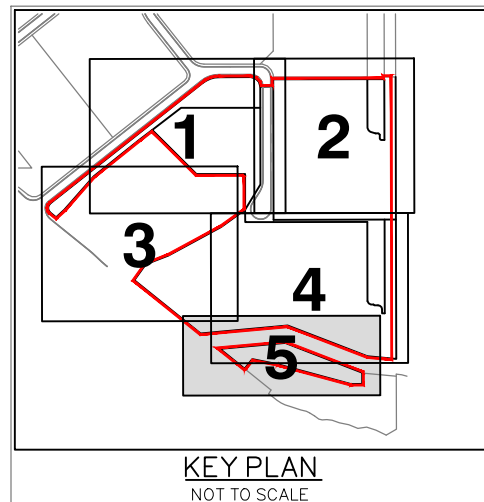
Project No:	5941	
Designed:	JH	Drafted: JH
Approved:		MG
RPEQ		16939
Signed:		
Date:		05/05/2023
Drawing No:	5941 ENG BE3 053	Revision: F



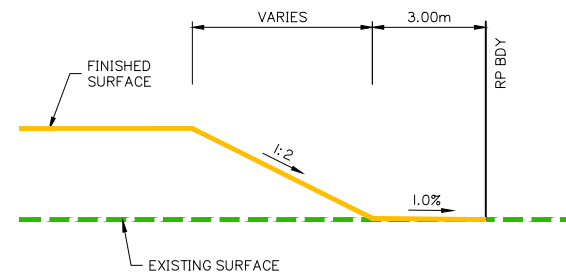
1. BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
2. THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.10m BELOW FINISHED BASIN FLOOR LEVEL.
4. TOPSOIL IS STRIPPING PRIOR TO EARTHWORKS ACTIVITIES AS PER DWG 5941 ENG BE3 011. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
5. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS IN THIS EXTENT OF WORKS.
6. SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS. SIMILARLY, EARTHWORKS REQUIRED FOR LOT ACCESS RAMPS IS NOT REFLECTED IN THE CALCULATIONS.

EARTHWORKS VOLUME SUMMARY

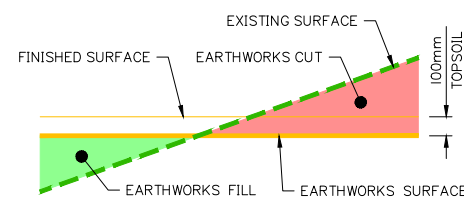
CUT	202,574 m ³
FILL	235,806 m ³
FILL TO IMPORT	33,232m ³



TYPICAL DETAIL
CUT BATTER AT BOUNDARY
SCALE 1:100



TYPICAL DETAIL
FILL BATTER AT BOUNDARY
SCALE 1:100



TYPICAL DETAIL
EARTHWORKS PROFILE
SCALE 1:20

BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 5

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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
SHEET 5 OF 5

Rev	Date	Description	DRN	CHK
F	12/12/23	EARTHWORKS UPDATED	JH	MG
E	18/10/23	EARTHWORKS UPDATED	JH	MG
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

Scale:
0 5 10 15 20 25m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No: 5941	Revision
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 054	F

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

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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
LAYOUT PLAN
SHEET 1 OF 5

Rev	Date	Description	DRN	CHK
D	12/12/23	LAYOUT UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

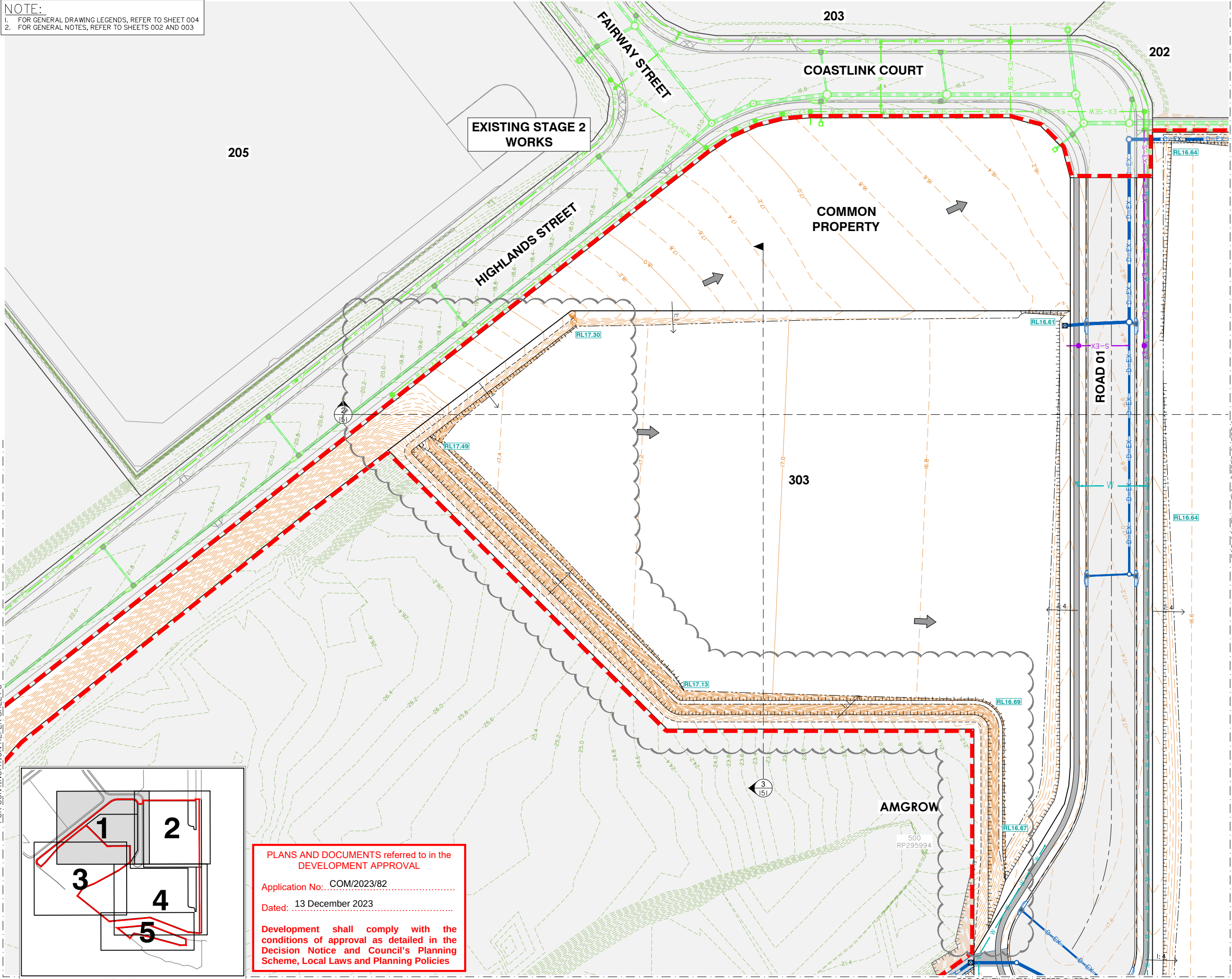
DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

Scale:
0 5 10 15 20 25m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No:	5941	Revision	
Designed:	JH	Drafted:	JH
Approved:			MG
RPEQ			16939
Signed:			
Date:			05/05/2023
Drawing No:	5941 ENG BE3 100		



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

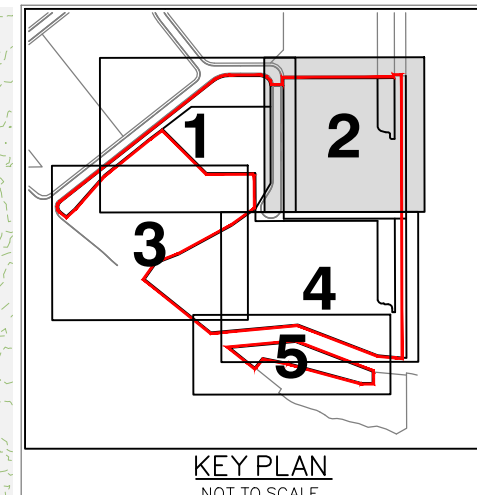
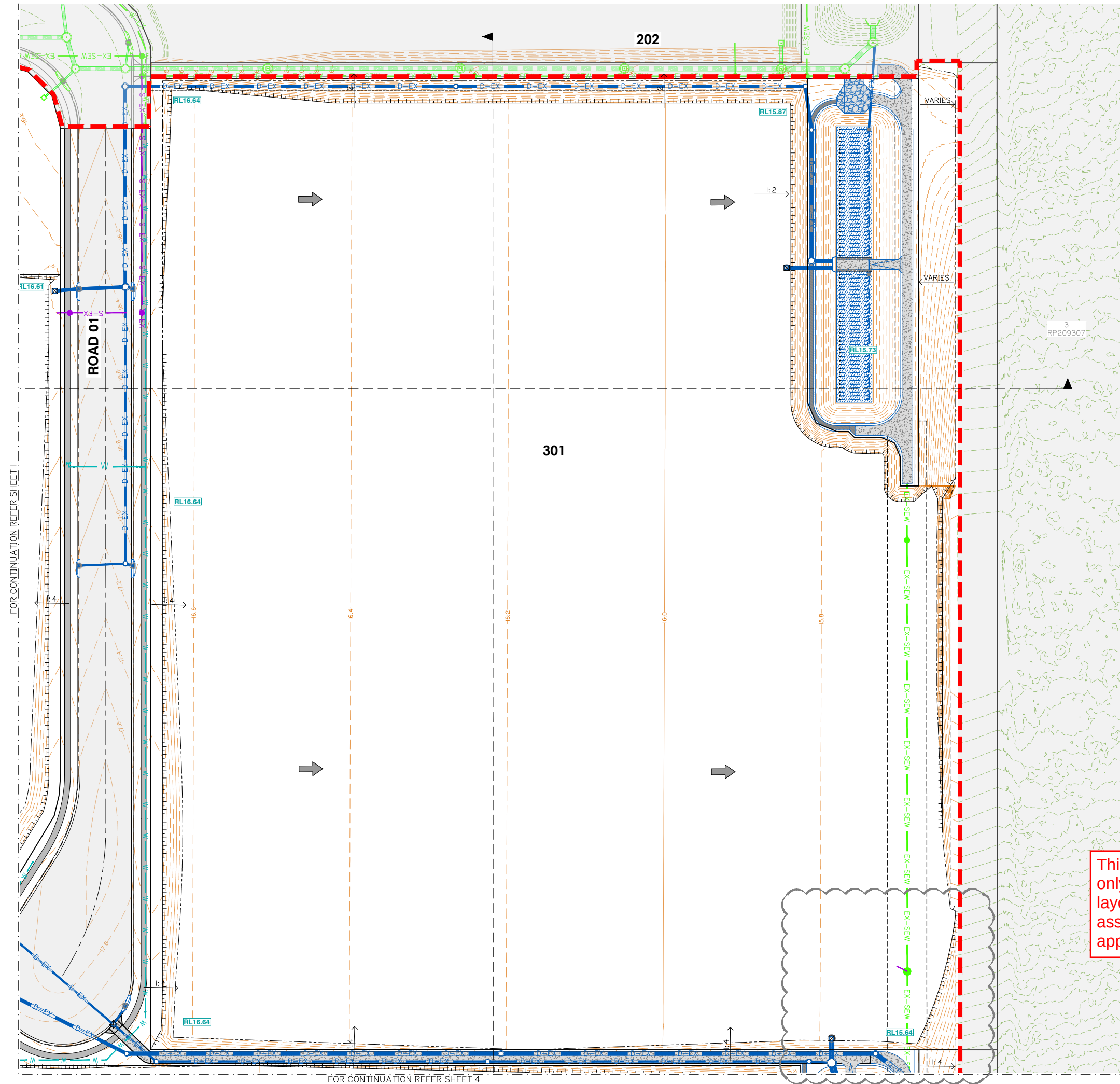
Application No.: COM/2023/82

Dated: 13 December 2023

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

KEY PLAN
NOT TO SCALE

FINISHED SURFACE LAYOUT PLAN SHEET 1 OF 5



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

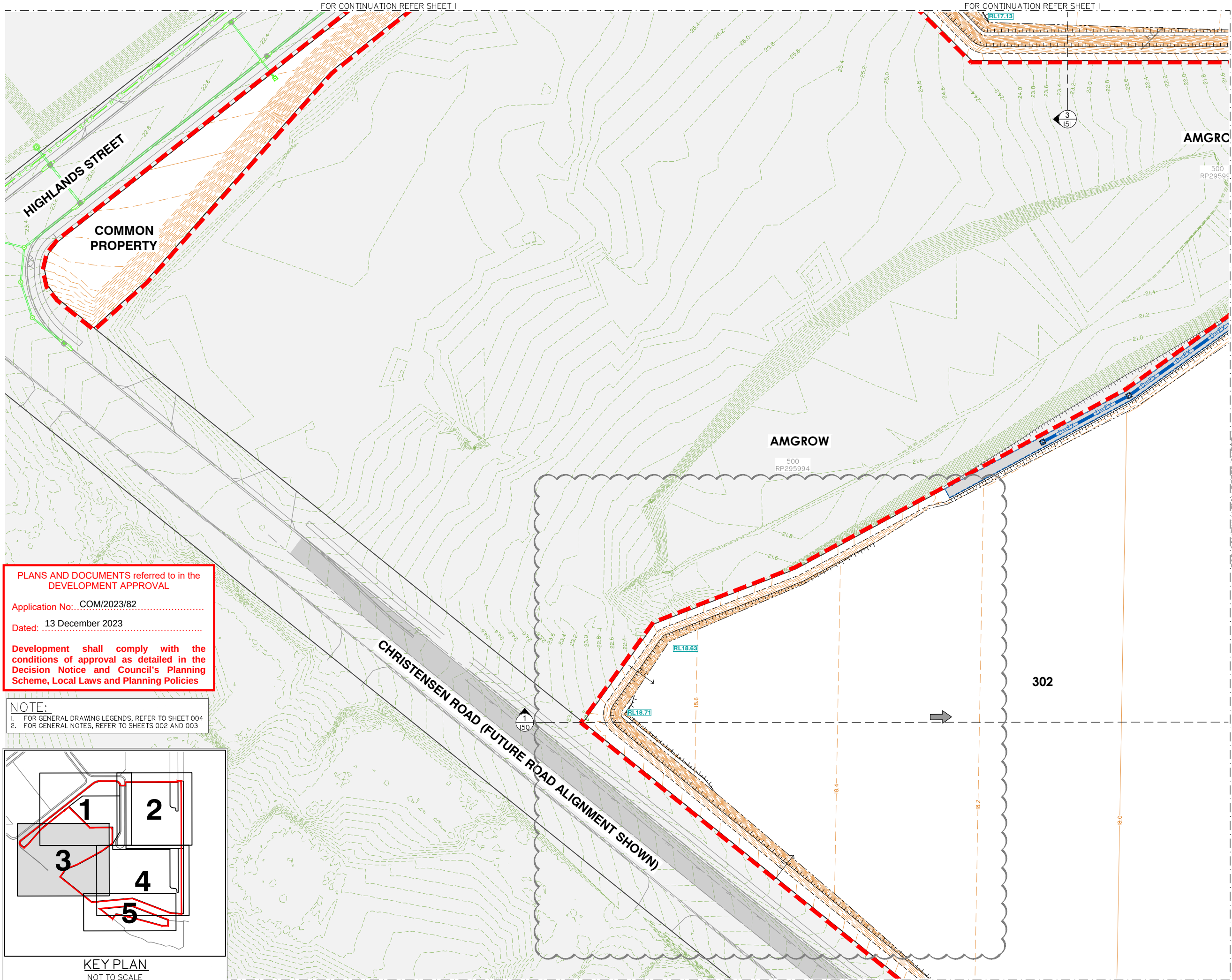
Rev	Date	Description	JH	MG
D	19/10/23	LAYOUT UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED
Scale:
0 5 10 15 20 25m 1:500 (A1) 1:1000 (A3)

Project No. 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ:	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 101	Revision: D

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No.: COM/2023/82
Dated: 13 December 2023
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

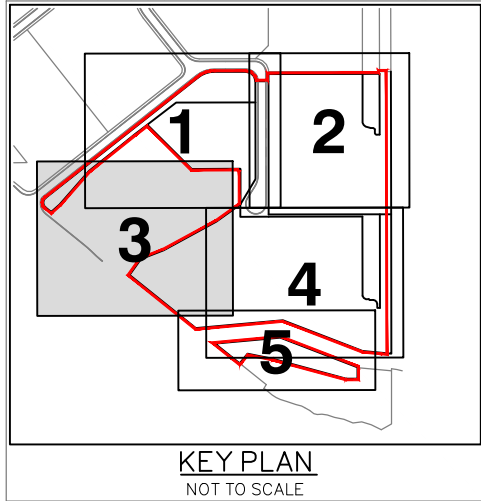
Dated: 13 December 2023

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

NOTE:

1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004

2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003



Rev	Date	Description	DRN	CHK
D	12/12/23	LAYOUT UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

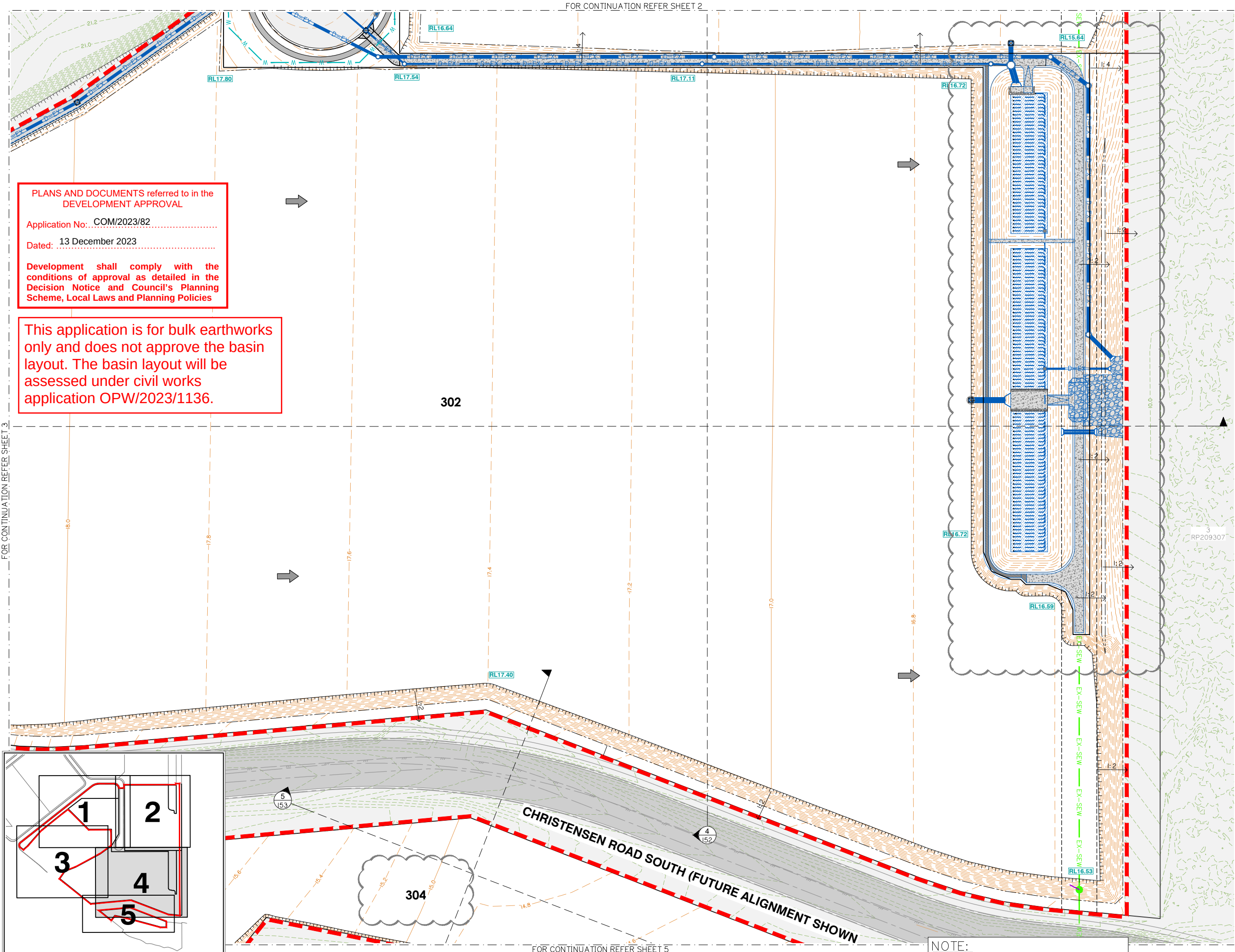
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 5 10 15 20 25m

1:500 (A1) 1:1000 (A3)



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

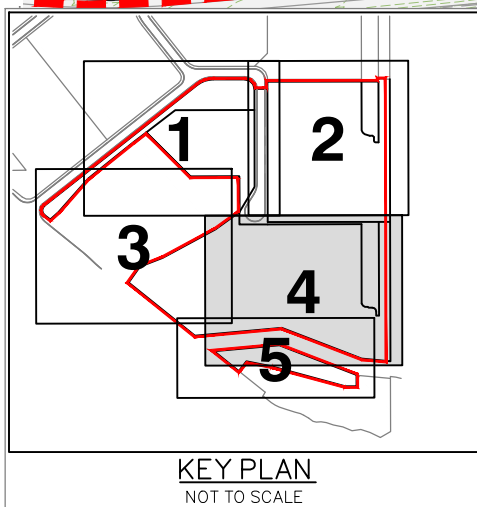
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

FOR CONTINUATION REFER SHEET 3

FOR CONTINUATION REFER SHEET 2

FOR CONTINUATION REFER SHEET 5



NOTE:

1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004

2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003



gassman
development
perspectives

est 1985

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, Beerleigh 4207

Client:



FRASERS
PROPERTY

FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504

Plan: SP329845

Local Authority: CITY OF GOLD COAST

Level Datum: AHD

Meridian:

PSM:

RL:

ISSUED FOR APPROVAL

©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
LAYOUT PLAN
SHEET 4 OF 5

Rev	Date	Description	JH	MG
E	19/10/23	LAYOUT UPDATED	JH	MG
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:



1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



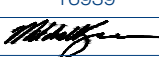
Project No: 5941

Designed: JH

Drafted: JH

Approved: MG

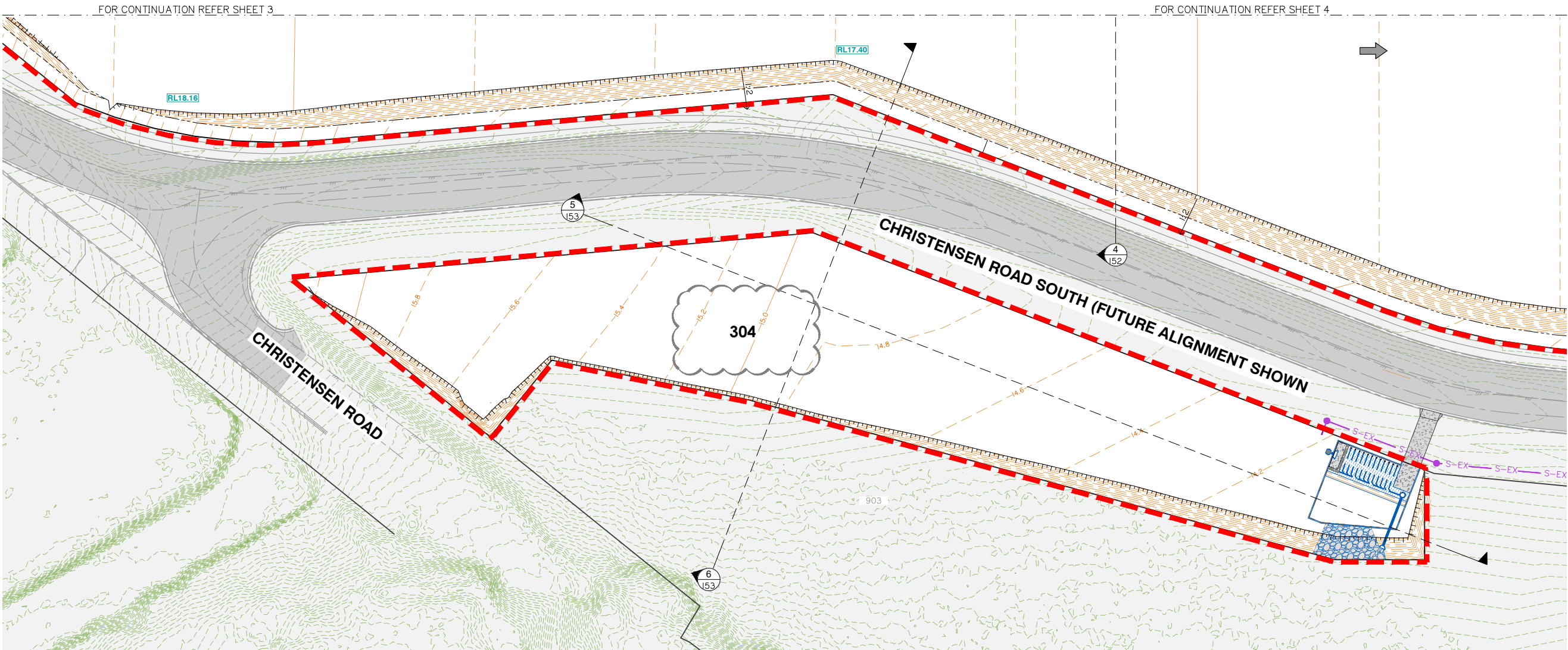
RPEQ: 16939

Signed: 

Date: 05/05/2023

Drawing No: 5941 ENG BE3 103

Revision: E



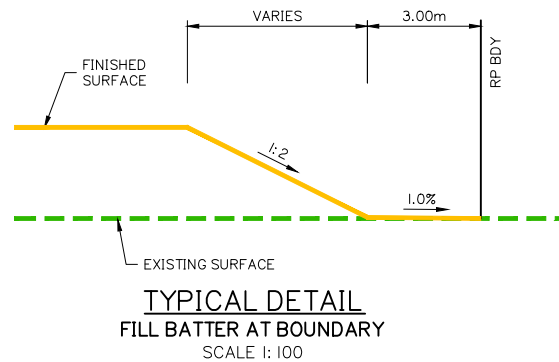
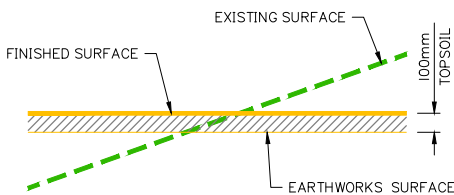
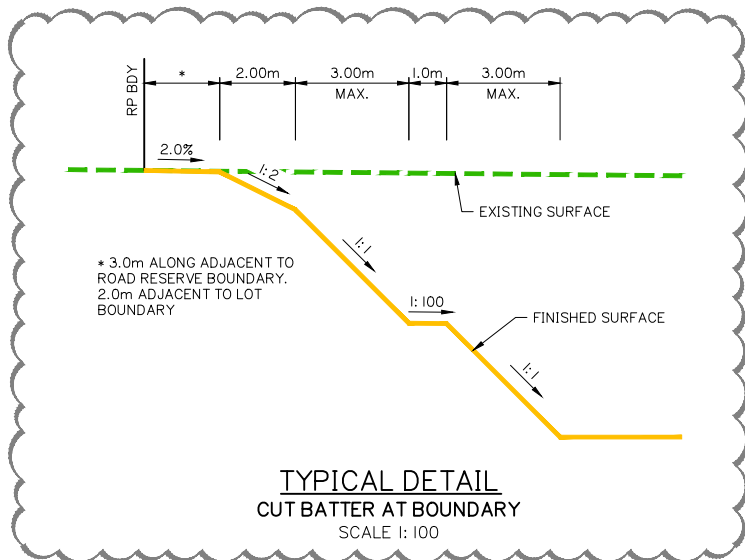
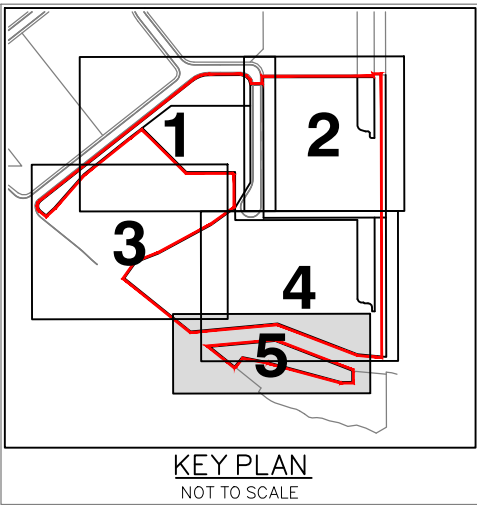
This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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

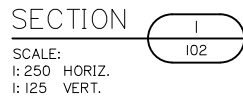


NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003

Rev	Date	Description	DRN	CHK
E	12/12/23	DESIGN UPDATED	JH	MG
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	LAYOUT UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

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

Scale:
0 5 10 15 20 25m
1:500 (A1) 1:1000 (A3)



This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No: COM/2023/82

Dated: 13 December 2023

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

Client:

 **FRASERS**
PROPERTY

FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:	
Lot:	504
Plan:	SP329845
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

ISSUED FOR APPROVAL

©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
CROSS SECTIONS
SHEET 1 OF 4

[illegible]

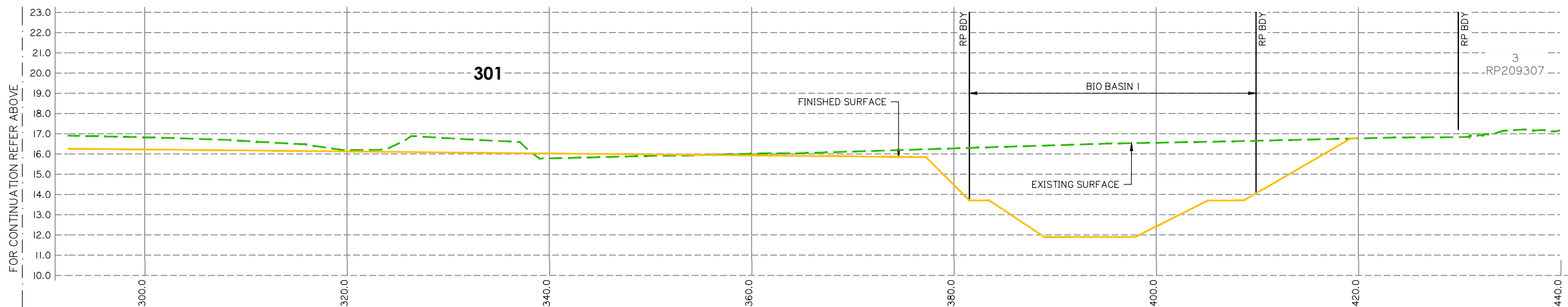
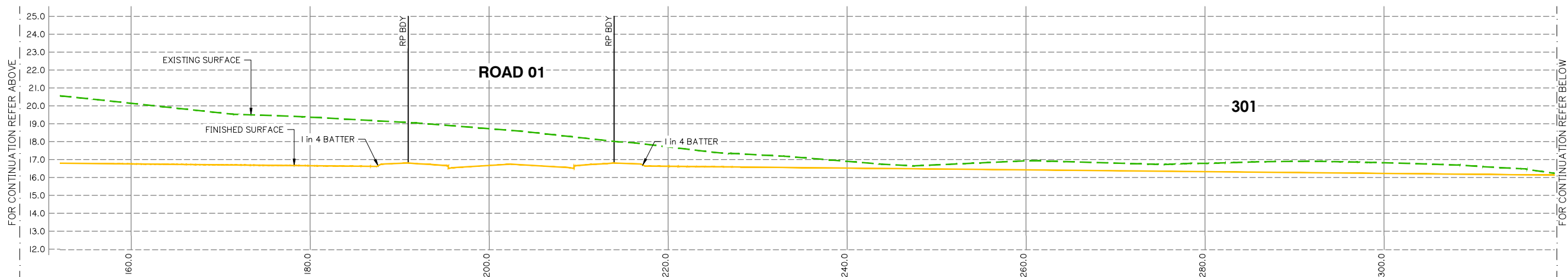
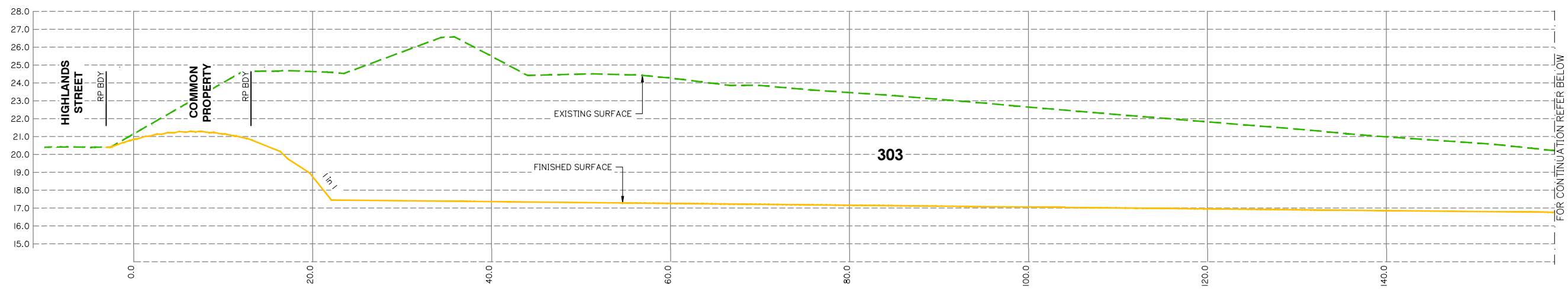
Scale:

0 2.5 5.0 7.5 10 12.5m 1:250 (A1) 1:500 (A3)

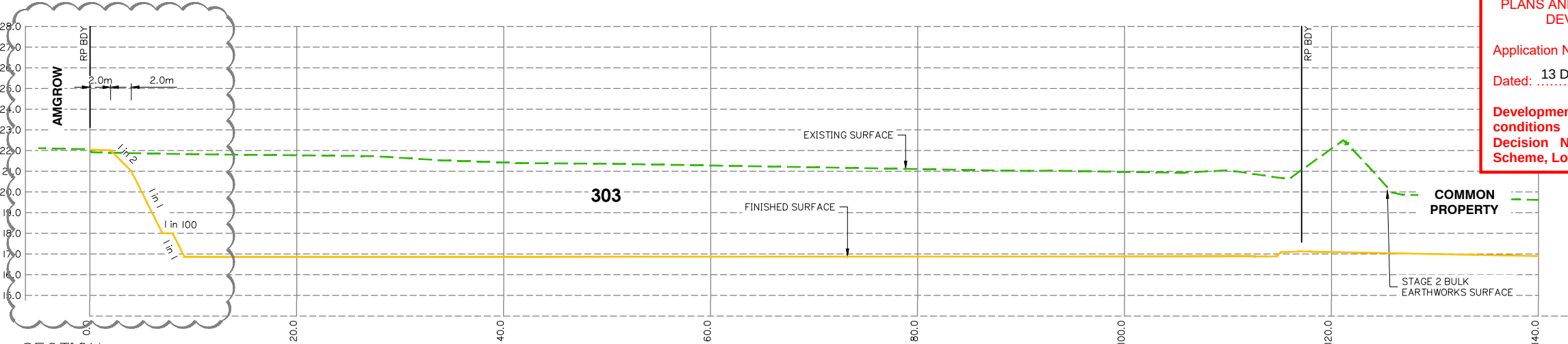
0 1.25 2.5 3.75 5.0 6.25m 1:125 (A1) 1:250 (A3)

PROJECT NORTH POINT

Project No: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No: 5941 ENG BE3 150	
Revision: E	



This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2023/82

Dated: 13 December 2023

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



Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

OVAL

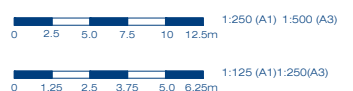
ives
e reproduced or
c, mechanical,
ritten permission
s.
N COLOUR.
CTION WITH

FINISHED SURFACE
CROSS SECTIONS
SHEET 2 OF 4

D	12/12/23	SECTION UPDATED	JH	MG	
C	09/07/23	SECTIONS UPDATED	JH	MG	
B	24/05/23	ISSUED FOR TENDER	JH	MG	
A	05/05/23	ORIGINAL ISSUE	JH	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. 5941

Designed: JH

Drafted: JH

Approved:

MG

RPEQ

16939

Signed:

Michael

Drawing No:
5941 ENG BE3 151

Revision
D

Client:



FPI QUEENSLAND PTY LTD

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAYPLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329845
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

©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
CROSS SECTIONS
SHEET 3 OF 4

C	05/07/23	SECTIONS UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:

0 2.5 5.0 7.5 10 12.5m 1:250 (A1) 1:500 (A3)

0 1.25 2.5 3.75 5.0 6.25m 1:125 (A1) 1:250 (A3)

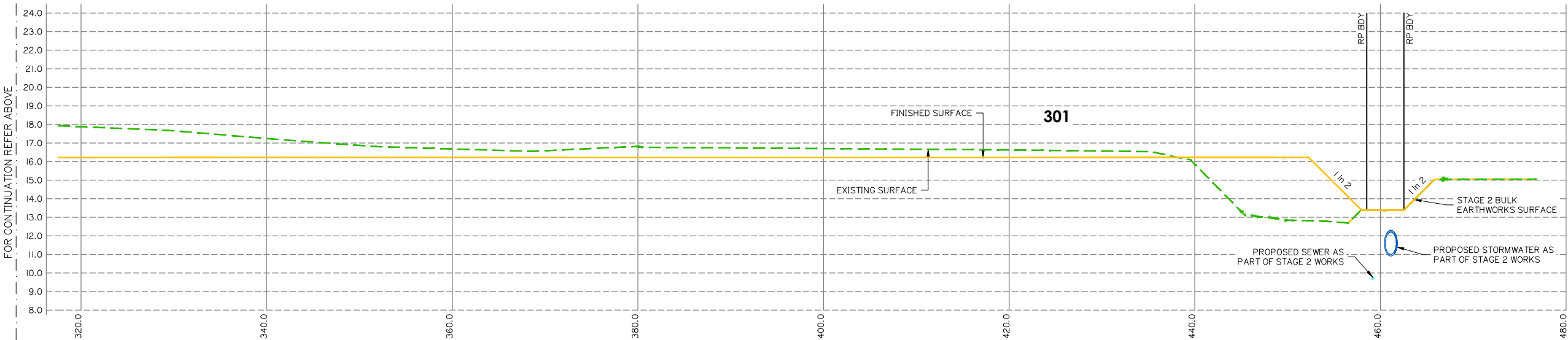
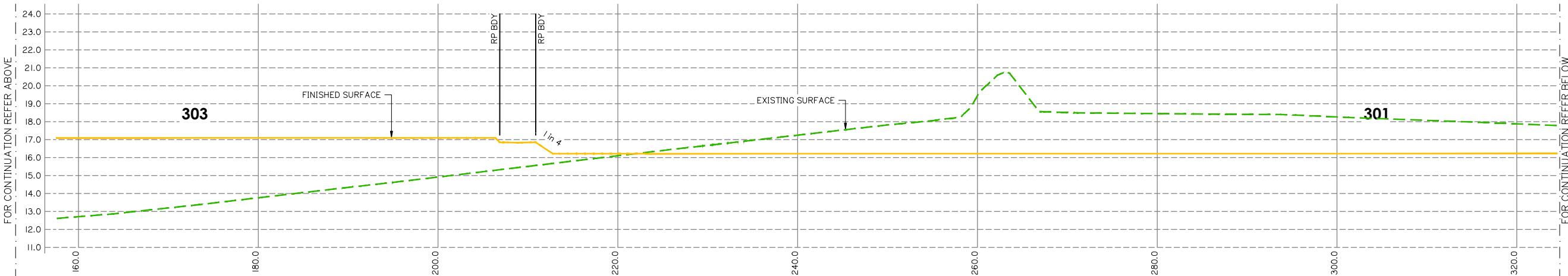
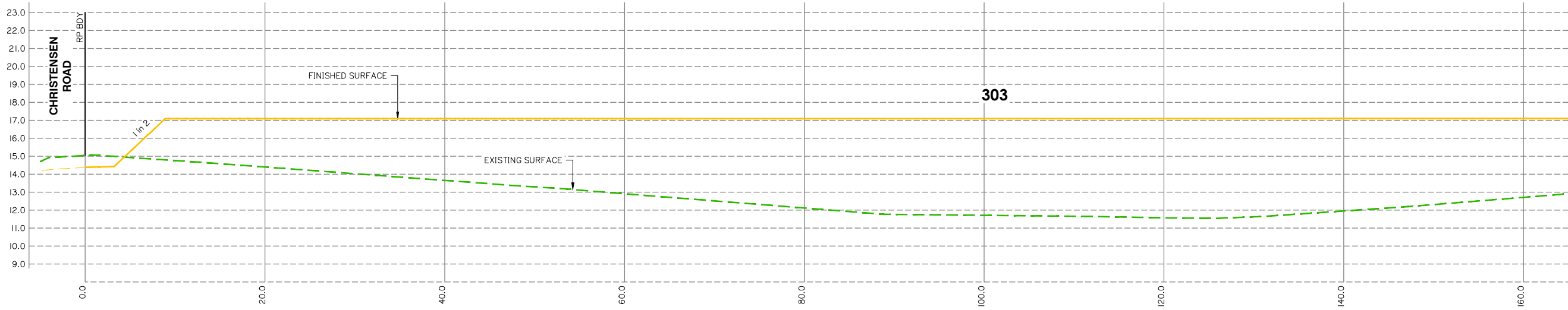
PROJECT NORTH POINT

Project No:	5941	Revision	
Designed:	JH	Drafted:	JH
Approved:			MG
RPEQ			16939
Signed:			
Date:			05/05/2023
Drawing No:	5941 ENG BE3 152		

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

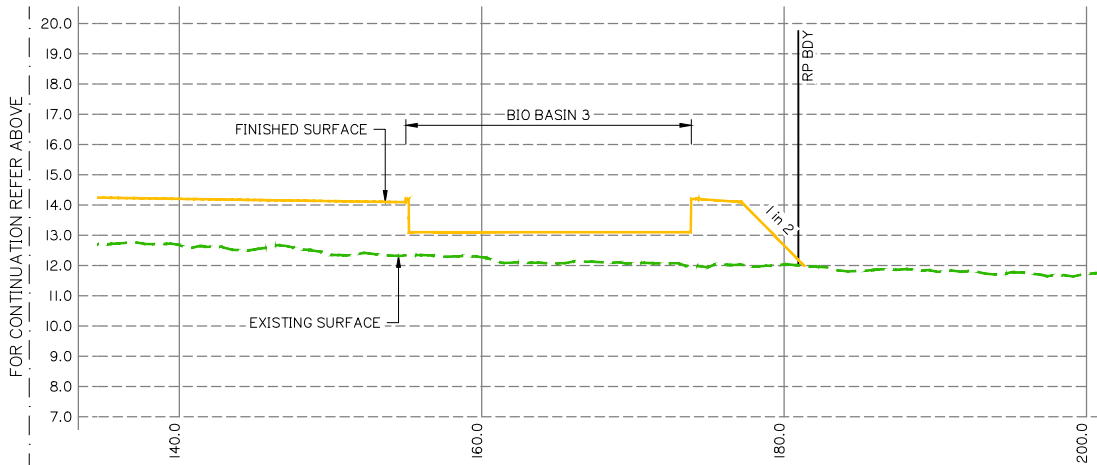
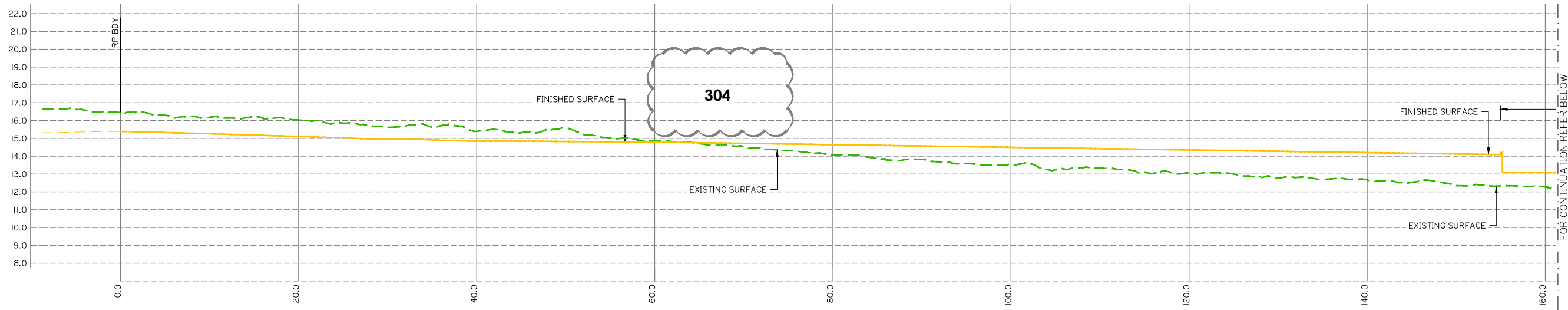
Application No: COM/2023/82
Dated: 13 December 2023

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

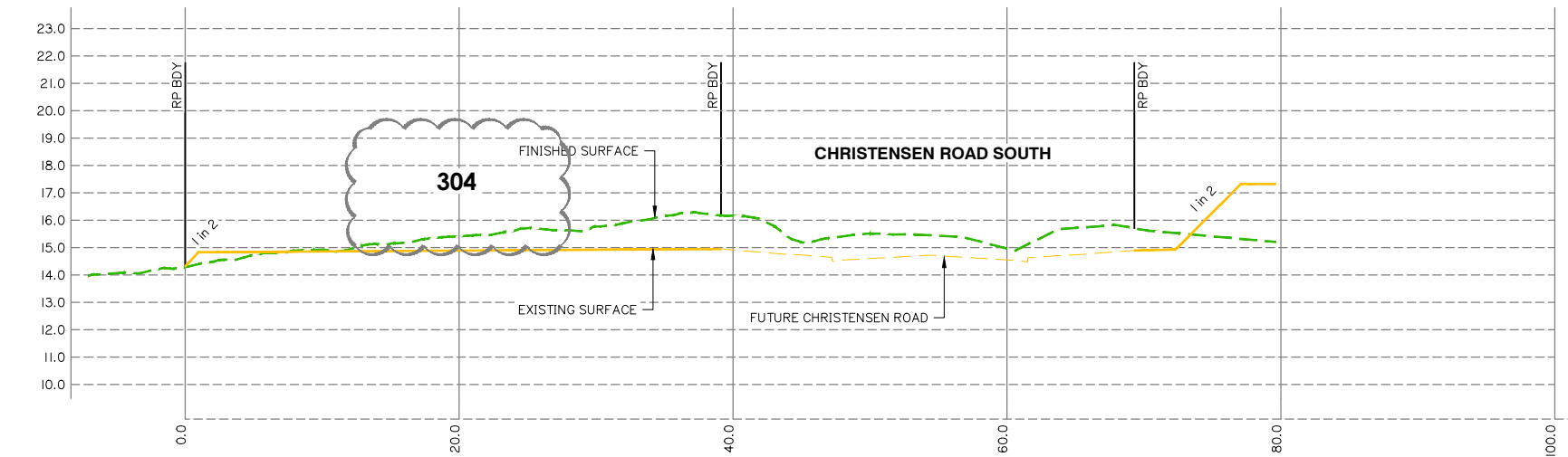


SECTION 4
SCALE:
I: 250 HORIZ.
I: 125 VERT.

This application is for bulk earthworks
only and does not approve the basin
layout. The basin layout will be
assessed under civil works
application OPW/2023/1136.



SECTION 5
SCALE:
1: 250 HORIZ.
1: 125 VERT.



SECTION 6
SCALE:
1: 250 HORIZ.
1: 125 VERT.

FINISHED SURFACE CROSS SECTIONS SHEET 4 OF 4

Rev	Date	Description	DRN	CHK
D	20/09/23	LOT NUMBER UPDATED	JH	MG
C	05/07/23	SECTIONS UPDATED	JH	MG
B	24/05/23	ISSUED FOR TENDER	JH	MG
A	05/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:
0 2.5 5.0 7.5 10 12.5m 1:250 (A1) 1:500 (A3)
0 1.25 2.5 3.75 5.0 6.25m 1:125 (A1) 1:250 (A3)

PROJECT NORTH POINT

Project No.: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	05/05/2023
Drawing No:	Revision
5941 ENG BE3 153	D

This application is for bulk earthworks only and does not approve the basin layout. The basin layout will be assessed under civil works application OPW/2023/1136.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No.: COM/2023/82
Dated: 13 December 2023
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

APPENDIX E

LANDSCAPE INTENT PLAN



VantageYatala



g a s s m a n
development
perspectives

planning
environment
landscape
engineering
survey

Lot 303 Coastlink Court, Stapylton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL CHANGE
OF USE - Warehouse (WITH ANCILLARY OFFICE),
AND OPERATIONAL WORK FOR CHANGE TO
GROUND LEVEL

Lot 303 Coastlink Court Stapylton 4207
VANTAGE INDUSTRIAL ESTATE
STAGE 3

Lot 505 on SP316171

DECEMBER 2024

Issue C - For Approval
Revision - C

Prepared By
Gassman Development Perspectives
Job No. 6338



CONTENTS

02	Site Characteristics & Development Proposal
03	Site Locality Plan
04	Landscape Strategy
05	Landscape Intent Plan
06	Materials & Softscape Guide
07	Section Elevation Drawings
08	Planting Palette
09	Planting Palette
10	Planting Palette

SITE CHARACTERISTICS

The subject site 19,410m² in size, consists of a single freehold allotment owned by Australand Industrial No. 89 Pty Limited. In terms of locational context, the subject site is located within Stage 3 of Vantage Industrial Estate at Stapylton, Gold Coast.

The subject site on Lot 303 Coastlink Court, Stapylton (Lot 505 on SP316171). The overall subject site is irregularly in shape, the site abuts new road 'Coastlink Court', as well as common property area that has been approved as a health and well being precinct and neighboring industrial Amgrow tenancy, within the newly created Vantage Industrial Estate. The subject land is vacant and resembles a civil construction site as it has been provisionally prepared to accommodate the Vantage industrial subdivision, through the undertaking of bulk earthworks and vegetation clearing.

DEVELOPMENT PROPOSAL

The proposed development seeks to establish an industrial warehouse with ancillary office space on the subject site. The development will provide a storage and logistical hub for various goods.

The proposed development will include the following development aspects:

- Material change of use – Warehouse (with ancillary office);
- Operational Work – Change to ground level.

Supporting documentation to be read in conjunction with this landscape intent package, is as follows;

- Preliminary Approval, Current Decision Notice - MIN/2023/64 Gassman Development Perspectives
- Proposal Plans - Frasers Property Australia
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rydenskild Traffic Engineering
- Noise Impact Assessment - Acoustic Impact Assessment
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives
- Civil Services Letter - Gassman Development Perspectives



SITE LOCALITY

In terms of locational context, the subject site is located within Stage 3 of Vantage Industrial Estate at Stapylton, Gold Coast. Lot 303 is located along Coastlink Court.

The site is situated;

- 0.5 kilometers from the Pacific Motorway, Yatala north interchange,
- 5.5 kilometers from the Beenleigh CBD
- 5 kilometres from Beenleigh Transit Centre
- 36.5 kilometers from Southport CBD
- 38.2 kilometres from Brisbane CBD



LANDSCAPE STRATEGY

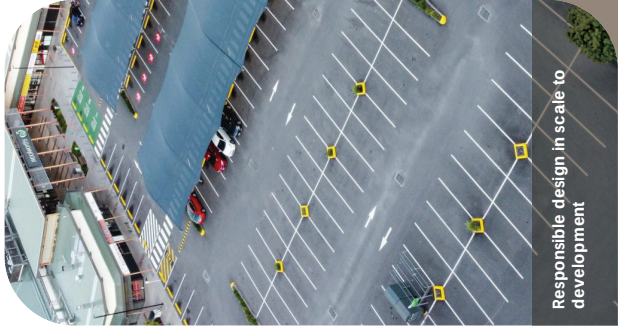
The landscape design intent for lot 303 Coastlink Court is to establish an industrial warehouse with ancillary office.

The design will respect the environmental aspects of responsible design, planning and construction which will respond to issues of biodiversity.

The scale and nature of landscaping materials and selected plant species will be appropriately selected to compliment the size of proposed warehouse and office structure nominated for the site, whilst being sensitive to available space.

Way finding will be promoted by using nominated hardscape and planting palettes, that will be reflected through the site's entirety. Clear view lines will further promote legibility.

Planting will be selected for suitability and tolerance to the varying site conditions. The planting scheme used is predominantly native species which has been nominated to soften the built form, compliment the surrounding natural ecosystems, minimize water usage and limit maintenance.



Responsible design in scale to development

To facilitate the development of functional, well-serviced, amenable, and attractive warehouse. To create a sense of spaciousness defined by wide roads and buildings, and a flow of landscape between.



Integrated design

To promote a development that integrates with the surrounding environment through the use of compatible landscaping, materials, colours and building forms.



CEPTED principals

To reduce the potential for conflict between vehicle and pedestrian traffic there will be an appropriate level of separation and/or way finding throughout the site.



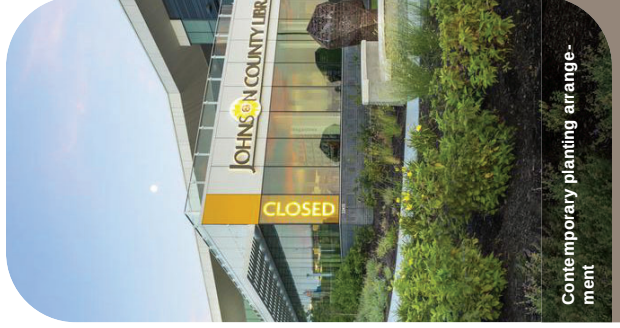
Way finding

Way finding will be promoted by using nominated hardscape, furnishing and planting and palettes, that will be reflected through the site's entirety. Clear view lines will further promote legibility.



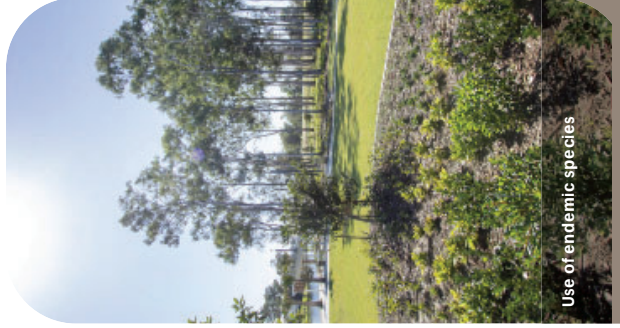
Mass planting arrangement

The planting arrangement has been designed in a contemporary arrangement with mass planting of individual species. The arrangement will be laid in a three tier arrangement of trees, shrubs and groundcovers with accent feature planting as well as cascading species to fall over retaining wall structures.



Contemporary planting arrangement

A contemporary planting arrangement consisting of groupings of endemic species will be used to screen and frame the built form, whilst highlighting entry areas, providing shade to car parking and pedestrian paths.



Use of endemic species

The proposed planting arrangement will consist of mainly Australian native species suitable for growth within South-east Queensland. The nature of such plants are more drought tolerant and most suitable for the site.



gasman
development
perspectives
planning
environment
landscape
engineering
survey

Gold Coast and Logan Office
Access Business Park
76 Business Street Yatala Q.4207
t: (07) 38073333
f: (07) 32875461
e: mail@gasman.com.au

LANDSCAPE STRATEGY

Date: 13.12.24
Project no: 6338
Rev: B Dwn: JLS

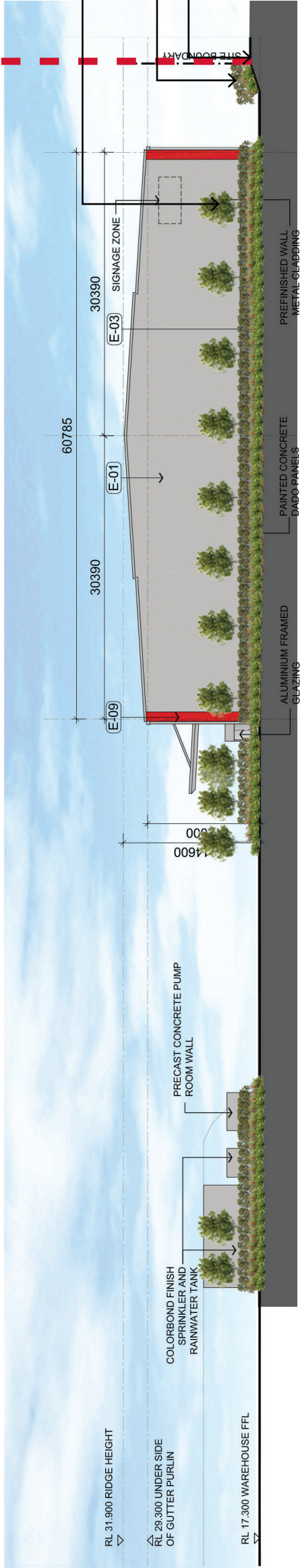
The site plan illustrates the layout of the proposed industrial development. Key features include:

- Warehouse:** A large rectangular building measuring 7,180m².
- 2-Storey Office:** A building measuring 513m², located adjacent to the warehouse.
- Parking and Access:**
 - 47 car park spaces with light duty pavement.
 - 5 battery charge bays.
 - 10 bike parking spaces.
 - Car entry/exit and truck entry/exit points.
 - Pedestrian access point.
- Site Boundaries and Fencing:**
 - Palisade fence along the main perimeter.
 - Chainwire fence along the southern and eastern boundaries.
 - Batter/retaining walls along the southern and eastern boundaries.
- Other Features:**
 - Recessed dock and awning.
 - Water meter and water point.
 - Site boundary markers (Pylon Sign-1, Pylon Sign-2).
 - Site boundary markers (Chainwire fence, Batter/retaining wall).

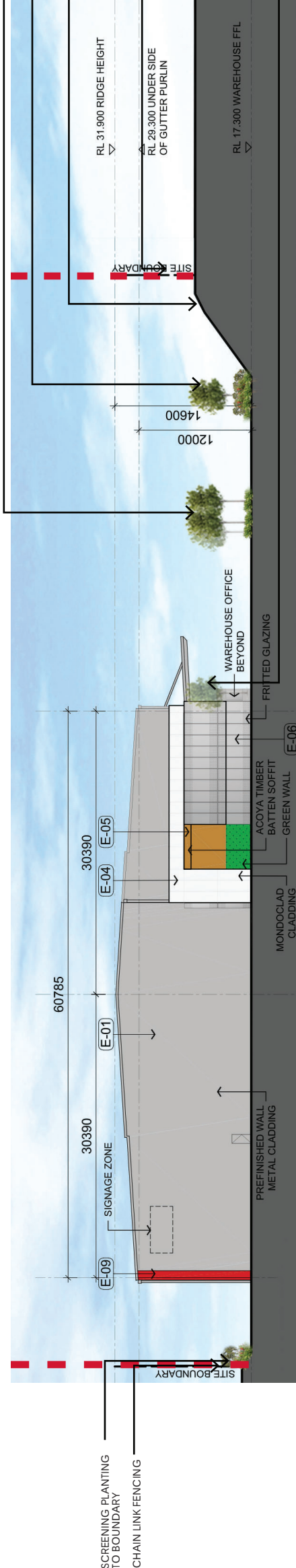
The plan is overlaid on an aerial photograph, showing the site's location relative to the surrounding area, including a road and existing infrastructure.

	Site Boundary	
	Proposed Fencing 1 1.4m chain wire fencing	
	Proposed Fencing 2 1.8m black palisade fencing to boundary	
	Proposed Pylon Signage	
	Site Triangles Planting within this zone to remain low growing (max. 500mm height). Groundcover to be planted at the base of the triangle refer to planting palette on page 8 for further detail.	
	Streetscape Existing approved streetscape under OPW/2023/1494 and COM/2023/82. Should damage occur to turf, pavement, or street trees due to construction of this proposed development replacement will be required.	
	Proposed Tree Species Refer to planting palette on page 9 for further detail.	
	Proposed Shrub Species Refer to planting palette on pages 8 and 9 for further detail.	
	Proposed Groundcover Species Refer to planting palette on page 8 for further detail.	
	Proposed Retaining Wall Treatment to be confirmed when civil design completed.	

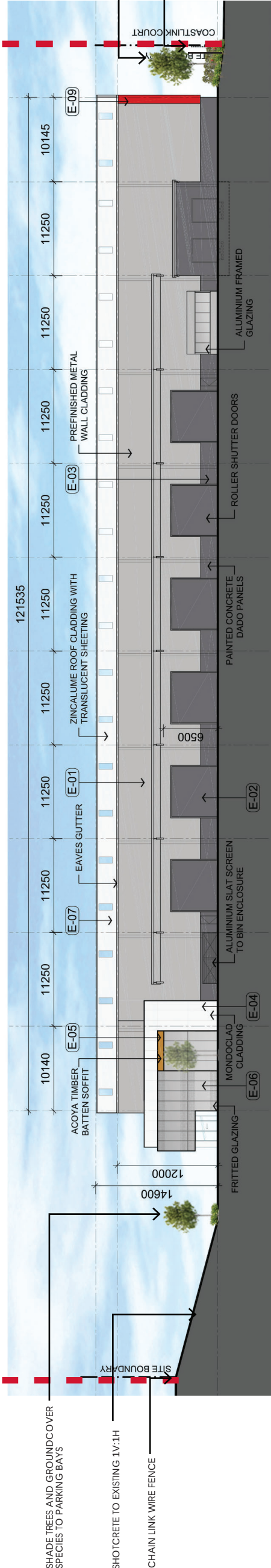
SECTION ELEVATION DRAWINGS



EASTERN ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION

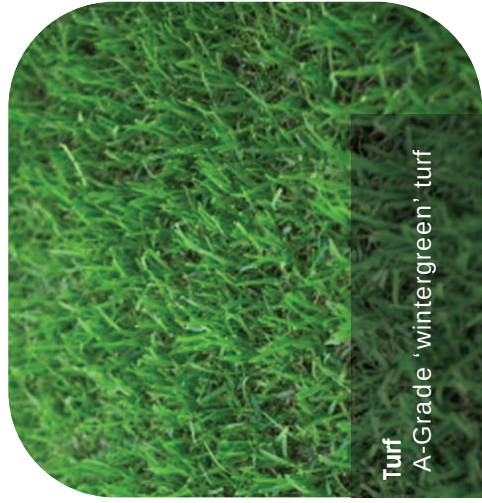
MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



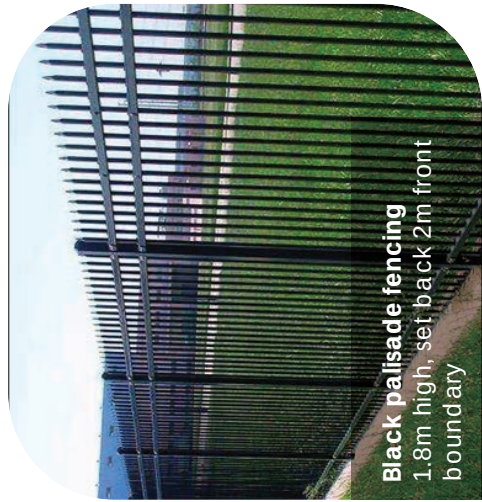
Feature Mulch
75 - 125mm basalt spalls
(grey)



Turf
A-Grade 'wintergreen' turf



Irrigation
Back to base irrigation system with drippers



Black palisade fencing
1.8m high, set back 2m front boundary



gassman
development
perspectives

planning
environment
landscape
engineering
survey

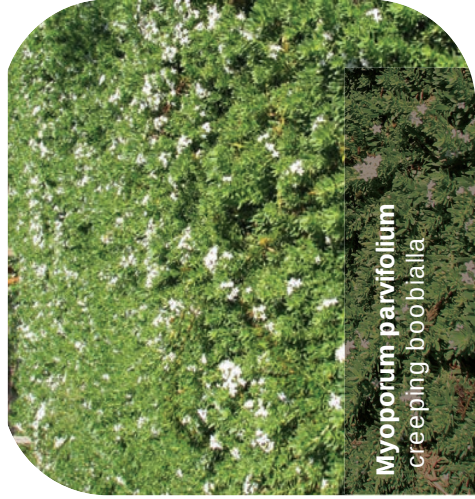
Gold Coast and Logan Office
Access Business Park
76 Business Street Yatala Q. 4207
t: (07) 33072333
f: (07) 32875461
e: mail@gassman.com.au

MATERIALS PALETTE

Date: 12.12.24
Project no: 6338
Rev: C Dwn: JLS

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



Myoporum parvifolium
creeping boobialla



Trachelospermum jasminoides
star jasmine



Liriope evergreen giant
turf lilly



Lomandra 'lime tough'
mat rush



Dianella 'little jess'
little jess



Carpobrotus glaucescens
pigface



Calistemon 'little john'
little john



Banksia spinulosa
hairpin banksia

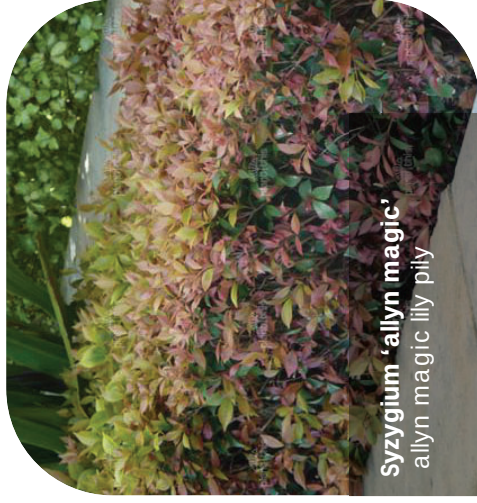
SHRUB SPECIES



Westringia 'zena'
zena coastal rosemary



Westringea fruticosa
coastal rosemary



Syzygium 'alyn magic'
alyn magic lilly pily



Syzygium resilience
lilly pily



Nandina 'gulf stream'
gluf stream

PLANTING PALETTE

SHRUB SPECIES



Acmena smithii
lily pilly



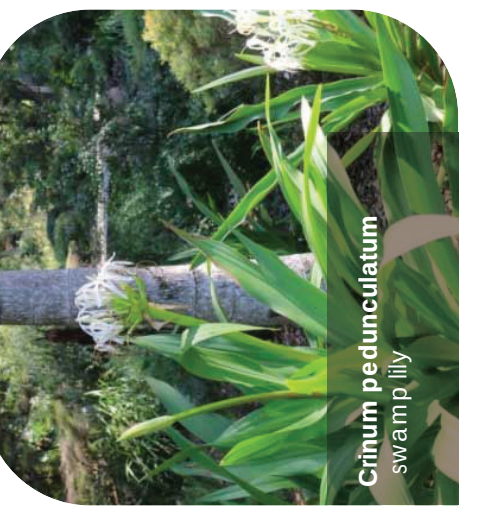
Melaleuca 'claret tops'
claret tops



Philodendron 'rojo congo'
rojo congo



Philodendron xanadu
xanadu



Crinum pedunculatum
swamp lily

SCREENING SHRUB SPECIES



Callistemon endevour
bottle brush



Grevillea moonlight
moonlight grevillea



Grevillea rosmarinifolia
rosmarinifolia



Michelia figo
port wine magnolia



Photinia 'red robin'
red robin

TREE SPECIES



Brachychiton acerifolius
illawarra flame tree



Waterhousia floribunda
weeping lilly pilly



Cupaniopsis anacardioides
tuckeroo



Delonix regia
poinciana



Corymbia citriodora
lemon scented gum

PLANTING PALETTE

TREE SPECIES



Elaeocarpus eumundii
eumundii quondong



Elaeocarpus reticulatus
quondong



Eucalyptus tereticornis
forest red gum



Flindersia australis
crows ash



Harpalea pendula
tulip wood



APPENDIX G

CIVIL SERVICES REPORT

VantageYatala



gassman
development
perspectives

planning
environment
landscape
engineering
survey



ENGINEERING SERVICES REPORT

DEVELOPMENT APPLICATION FOR
MATERIAL CHANGE OF USE -
WAREHOUSE AND AN ANCILLARY
OFFICE

ADDRESS

Approved Lot 303, Coastlink Court, Stapylton
QLD 4207

REAL PROPERTY DESCRIPTION

Part of Lot 505 on SP316171

PREPARED FOR

FPI Queensland Pty Ltd

November 2024



gassman
development
perspectives

project coordination
urban + regional planning
landscape + urban design
engineering services
environmental management
visualisation + spatial services
surveying services
advisory services

“IMPORTANT NOTE”

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this report, its attachments or appendices may be reproduced by any process without the written consent of Gassman Development Perspectives Pty Ltd.

We have prepared this report for the sole purposes of FPI Queensland Pty Ltd (“Client”) for the specific purpose of an Engineering Services Report (“Purpose”). This report is strictly limited to the Purpose and the facts and matters stated in it and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter.

In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

This report is presented without the assumption of a duty of care to any other person (“Third Party”) other than the Client. The report may not contain sufficient information for the purposes of a Third Party or for other uses. Without the prior written consent of Gassman Development Perspectives Pty Ltd:

- a) This report may not be relied on by a Third Party; and
- b) Gassman Development Perspectives Pty Ltd will not be liable to a Third Party for any loss, damage, liability or claim arising out of or incidental to a Third-Party publishing, using or relying on the facts, content, opinions or subject matter contained in this report.

If a Third Party uses or relies on the facts, content, opinions or subject matter contained in this report with or without the consent of Gassman Development Perspectives Pty Ltd, Gassman Development Perspectives Pty Ltd disclaims all risk and the Third Party assumes all risk and releases and indemnifies and agrees to keep indemnified Gassman Development Perspectives Pty Ltd from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

In this note, a reference to loss and damage includes past and prospective economic loss, loss of profits, damage to property, injury to any person (including death) costs and expenses incurred in taking measures to prevent, mitigate or rectify any harm, loss of opportunity, legal costs, compensation, interest and any other direct, indirect, consequential or financial or other loss.

GDP DOCUMENT CONTROL

Originating Office:	Gold Coast	Job Number:	6338
Physical Address:	76 Business Street Yatala. Q. 4207	Project Manager:	Mitchell Gassman
Postal Address:	PO Box 392 Beenleigh. Q. 4207	Document Title:	Engineering Services Report
Phone:	+61 7 3807 3333	Author:	Thais Prata
Fax:	+61 7 3287 5461	Client:	FPI Queensland Pty Ltd
Email:	mail@gassman.com.au	Client Contact:	James Jarimba
Web:	www.gassman.com.au	Client Reference:	N/A

Revision / Checking History

No.	Author	Reviewer
DRAFT	Thais Prata	Mitchell Gassman
1.	Thais Prata	Mitchell Gassman

Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.	Mitchell Gassman	Civil Project Engineer RPEQ 16939		11 th December 2024

Final Distribution

FPI Queensland Pty Ltd (Client)	1 electronic copy
Council of the City of Gold Coast (Assessment Manager)	1 electronic copy
GDP File	1 electronic copy

TABLE OF CONTENTS

1.0	INTRODUCTION	5
2.0	SITE DESCRIPTION	5
2.1	SITE LOCATION	5
2.2	LAND ENCUMBRANCES	6
2.3	EXISTING LAND USES.....	6
2.4	TOPOGRAPHY	6
2.5	EXISTING VEGETATION	6
2.6	CONTAMINATED LAND	7
3.0	EARTHWORKS	7
4.0	ROADWORKS AND ACCESS.....	7
5.0	INFRASTRUCTURE SERVICES.....	8
5.1	SEWERAGE	8
5.2	WATER SUPPLY.....	8
6.0	SITE BASED STORMWATER MANAGEMENT	10
6.1	STORMWATER QUANTITY	10
6.2	STORMWATER QUALITY.....	10
7.0	CONCLUSION	11
	APPENDIX A – LOT 303 SITE PLAN - PROPOSED INDUSTRIAL DEVELOPMENT.....	12
	APPENDIX B – LOT 303 CIVIL SERVICING STRATEGY PLAN	13
	APPENDIX C – LOT 303 DETAILED EARTHWORKS STRATEGY PLAN	14

1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by FPI Queensland Pty Ltd (Client) to prepare an Engineering Services Report over approved Lot 303 Coastlink Court, Stapylton (Currently part of Lot 505 on SP316171) requesting a development permit for the following development aspects:

- Material Change of Use for Warehouse with ancillary office; and
- Operational Work for Change to Ground Level.

The proposal seeks to establish a Speculative Warehouse facility and an ancillary office, for approved Lot 303, which is located within Stage 3 of the Vantage Industrial Estate (Council Ref: COM/2023/82). Refer to **Appendix A** for the proposed Site Plan.

An extract of the proposed development is shown within **Figure 1.1** below. The purpose of this report is to supply information relating specifically to civil engineering infrastructure, services and issues over the subject site and how the proposed warehouse can be managed through either the use of or via minor augmentation to the approved infrastructure currently under construction within Vantage Stage 3.

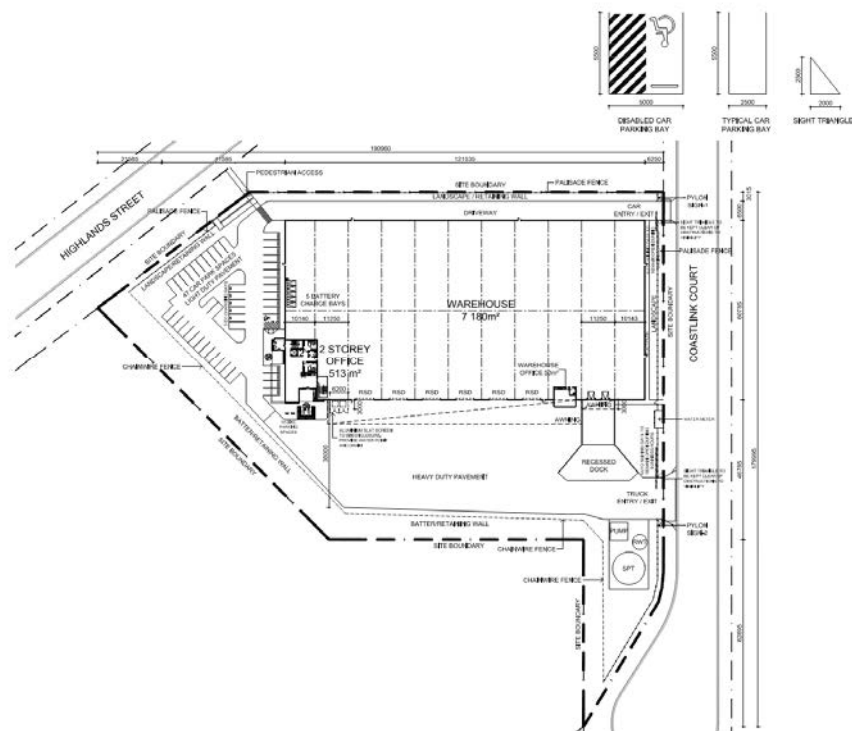


Figure 1.1: Proposed Plan of Development, Source: FPI Site Plan

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is located within the City of Gold Coast Council's (Council) local government boundaries, in Council's "Future Medium Impact Industry" zone precinct. The subject site is bounded by the future Vantage Yatala Health and Wellbeing Precinct (Vantage Yatala Common Property) to the north, the existing Amgrow industrial site to the west and the future extension of Industrial Collector Street, Coastlink Court to the east (refer to **Figure 2.1**).



Figure 2.1: Site Locality Plan, Source: QLD Globe (February 2024)

2.2 LAND ENCUMBRANCES

There are no existing encumbrances over the subject site.

2.3 EXISTING LAND USES

The subject land is currently vacant, cleared, and with bulk earthworks and civil construction underway to prepare the subject site to accommodate future uses and developments.

2.4 TOPOGRAPHY

The overall development site is currently undergoing significant earthworks and civil works as part of delivery of Vantage Yatala Stage 3 which will result in the delivery of approved Lot 303 to a generally flat (1V:150H grade) and serviced industrial lot which grades to the eastern boundary interfacing with Coastlink Court.

2.5 EXISTING VEGETATION

The subject site is clear of vegetation.

2.6 CONTAMINATED LAND

The subject site is not known to be contaminated.

3.0 EARTHWORKS

Due to the existing topography of the development site major bulk earthworks are currently being undertaken as part of Stage 3 of the development to provide generally flat pads suitable for the intended industrial use based on the ROL-approved lot layout (Council Ref: COM/2023/82).

A further detailed bulk earthworks strategy has been developed for the specific approved Lot 303 layout by Gassman Development Perspectives in order to establish suitable grades for access, hardstand and carparking are achieved along with suitable collection and outfall of stormwater drainage in line with the development's overarching SWMP. A copy of the detailed bulk earthworks strategy and site grading is contained within **Appendix C** of this report.

4.0 ROADWORKS AND ACCESS

Stage 3 of Vantage Yatala which contains approved Lot 303 gains access via two (2) locations being the existing approved road network State-controlled Stapylton Jacobs Well Road via a signalised intersection along with a secondary connection to the local road network (Christensen Road) through recently constructed stage 2A of the development. Due to the subject site's proximity to Exit 38 of the M1 Motorway the conceptual design of the Christensen Road external intersection has included access provisions for A-Double vehicular movements into the development.

In accordance with the superseded planning scheme approval in place over the development site, the public road network fronting approved Lot 303 is being constructed in accordance with the typical cross section shown on Council standard drawing 05-02-004 for an Industrial Collector Street (refer **Figure 4.1** below). The development's road geometry is designed and constructed to accommodate A-Double vehicular movements.

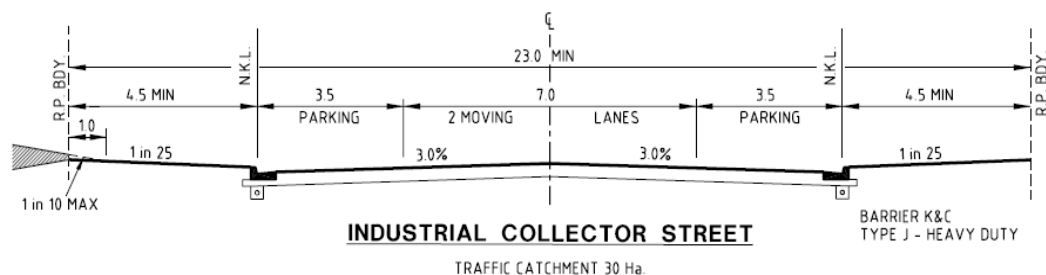


Figure 4.1: Proposed Internal Roads Cross Section, Source: CoGC Std Dwg 05-02-004

Approved Lot 303 and its proposed warehouse facility has a single frontage to the approved extension of Coastlink Court as demonstrated within the proposed site plan contained within

Appendix A. All proposed vehicular crossovers are located in compliant locations and sized to suit the industrial nature in which they will be used. The proposed finished surface levels for the warehouse shown in **Appendix B** ensure compliant grades are achieved throughout the proposed warehouse carparks and surrounding hard stand areas as per AS2890.2 Off-street commercial vehicle facilities.

5.0 INFRASTRUCTURE SERVICES

5.1 SEWERAGE

Approved Lot 303 will be provided with an industrial standard 150mm diameter property connection available to utilise in connecting to CoGC's gravity sewer infrastructure network, as demonstrated in **Figure 5.1** below. Operational Works approved under OPW/2023/1136 are currently being constructed on site which will deliver this infrastructure ahead of the commencement of use over approved Lot 303.

The location of the existing sewer network connection relative to the proposed site layout is shown in the Civil Servicing Strategy Plan contained within **Appendix B**.

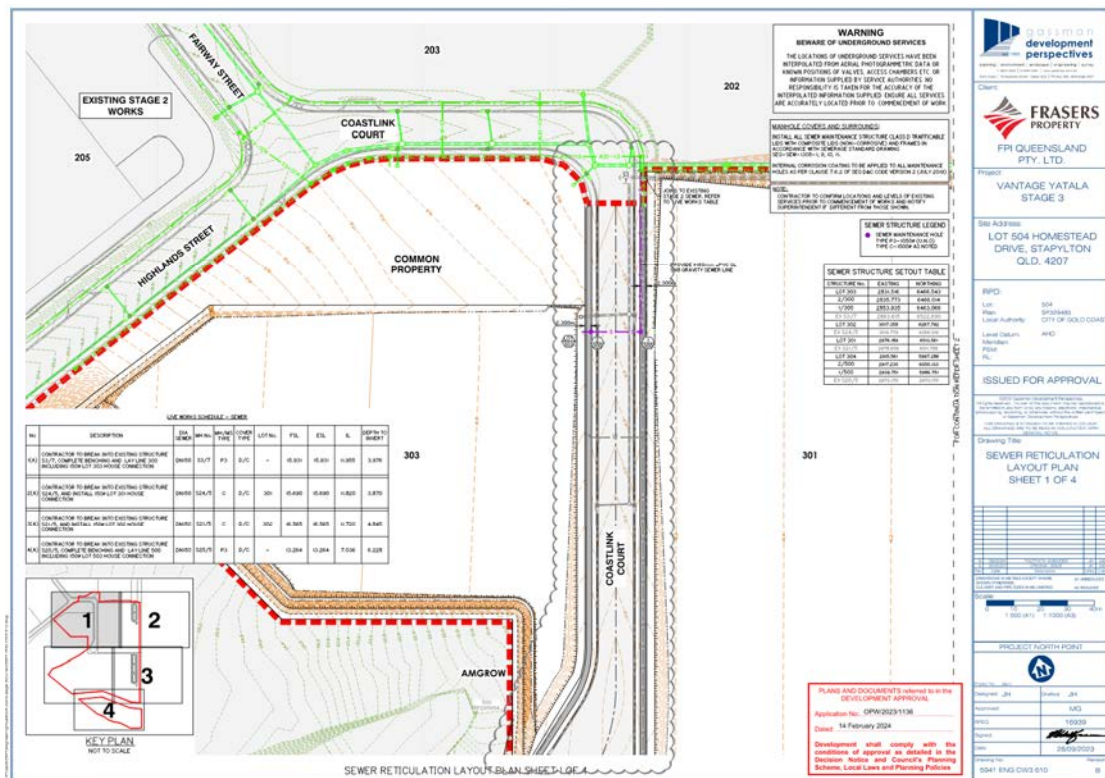


Figure 5.1: Sewer stamp-approved plan from Decision Notice OPW/2023/1136

5.2 WATER SUPPLY

Approved Lot 303 will be provided with an industrial standard 150mm potable water main property connection stub available to be utilised in connecting to CoGC's potable water network, as demonstrated in **Figure 5.1** below. Operational Works approved under OPW/2023/1136 are currently being constructed on site which will deliver this infrastructure ahead of the commencement of use over approved Lot 303.

Suitable spatial provisions for the location of the above ground water meters and their associated access easement requirements needed to service the subject lot from a potable and fire main perspective. The proposed connection location is noted within the Engineering Servicing Strategy Plan contained within **Appendix B**.

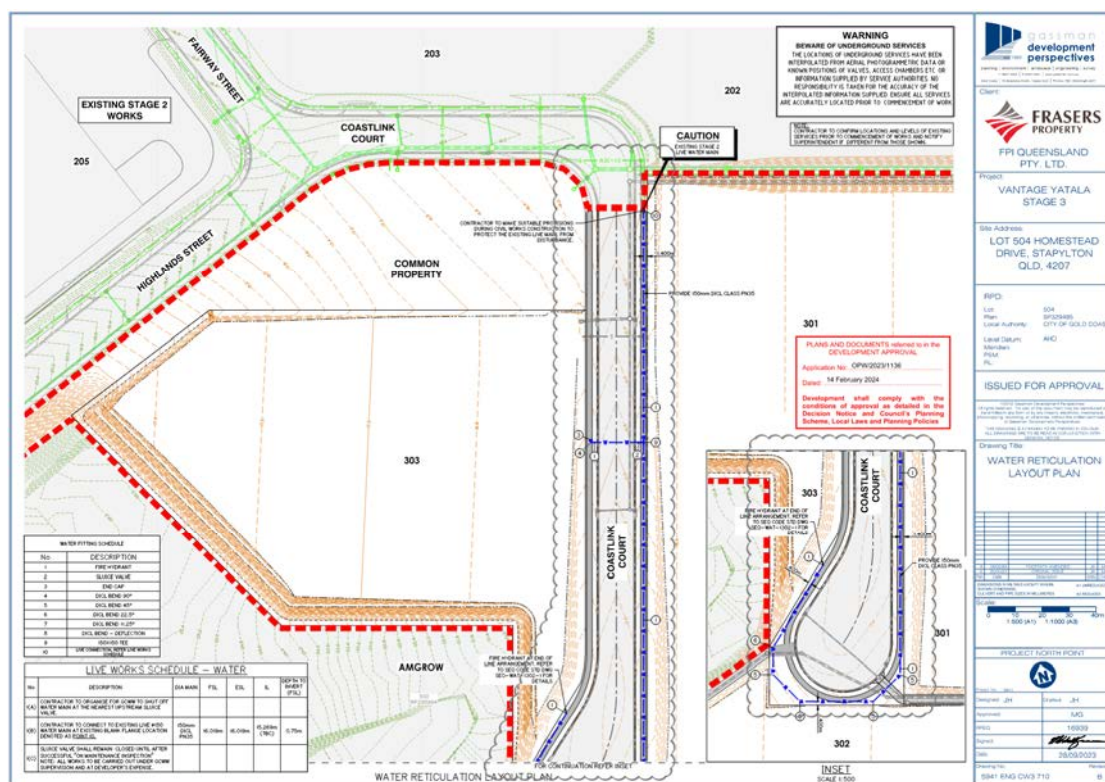


Figure 5.2: Water stamp-approved plan from Decision Notice OPW/2023/1136

5.3 ELECTRICITY AND TELECOMMUNICATIONS

Stage 3 of the Vantage Yatala industrial development will have underground reticulated electrical and telecommunications (NBN) networks approved and constructed by the relevant service authorities including electrical and communications reticulation to approved Lot 303's road verge frontage.

The adequacy of this infrastructure in its current form along with the necessity for any augmentation or upgrades to cater for the proposed use will be confirmed through the detailed design process by the appointed electrical consultant.

6.0 SITE BASED STORMWATER MANAGEMENT

A stormwater drainage network will be constructed within the approved Lot 303 extent to ensure the proposed warehouse facility and associated hardstand areas discharge to the OPW-approved (Council-ref: OPW/2023/1136) Legal Points of Discharge (LPoD) on Coastlink Court. A preliminary layout of this internal network and how it connects to the existing Vantage Yatala stormwater drainage network is shown on the Civil Servicing Strategy Plan contained within **Appendix B**.

6.1 STORMWATER QUANTITY

A Site Based Stormwater Management Plan (SWMP) has been prepared by Gassman Development Perspectives (Version 1, dated 14th April 2023) and approved by Council as part of the Reconfiguration of Lot approval covering approved Lot 303 within the development (Council Ref: COM/2023/82). This report demonstrates that attenuation measures are able to be incorporated into the proposed development at a regional level to ensure there is no adverse impacts to downstream properties, waterways or infrastructure occur as a result of an increase in peak stormwater flow rates discharging from the subject site upon development.

This is achieved through the detailed design and implementation of appropriately sized detention basin for Stage 3 that comply with City of Gold Coast Council's Land Development Guidelines along with the Queensland Urban Drainage Manual (QUDM). It is noted that there is no increase in the overall size or catchment composition contributing to the catchment for the Stage 3 infrastructure which would trigger the need to augment the regional stormwater quantity measures in place for the development.

6.2 STORMWATER QUALITY

A suitable stormwater treatment drain was implemented as part of the construction of Vantage Stage 1. A Site Based Stormwater Management Plan (SWMP) has been prepared by Gassman Development Perspectives (Version 1, dated 14th April 2023) and approved by Council as part of the Reconfiguration of Lot approval covering approved Lot 303 within the development (Council Ref: COM/2023/82) outlining how all necessary steps to ensure that the quality of stormwater discharging from the subject site meets the necessary standards to comply with City of Gold Coast Council's Water Sensitive Urban Design (WSUD) requirements, Queensland Urban Drainage Manual (QUDM) and the performance objectives of the Queensland State Planning Policy (SPP). This SWMP demonstrates stormwater quality measures for the development are to be implemented at a regional level

7.0 CONCLUSION

Gassman Development Perspectives have prepared this Engineering Services Report to support an application for a Development Permit for a Material Change of Use with an Ancillary Office) over approved Lot 303 within Balance Lot 505 on SP316171.

The above reporting demonstrates that proposed warehouse development can be undertaken through the construction of Civil Engineering infrastructure and services that meet the requirements of City of Gold Coast City Council's Land Development Guidelines and associated Australian Standards.

Appendix A – Lot 303 Site Plan - Proposed Industrial Development

Appendix B – Lot 303 Civil Servicing Strategy Plan

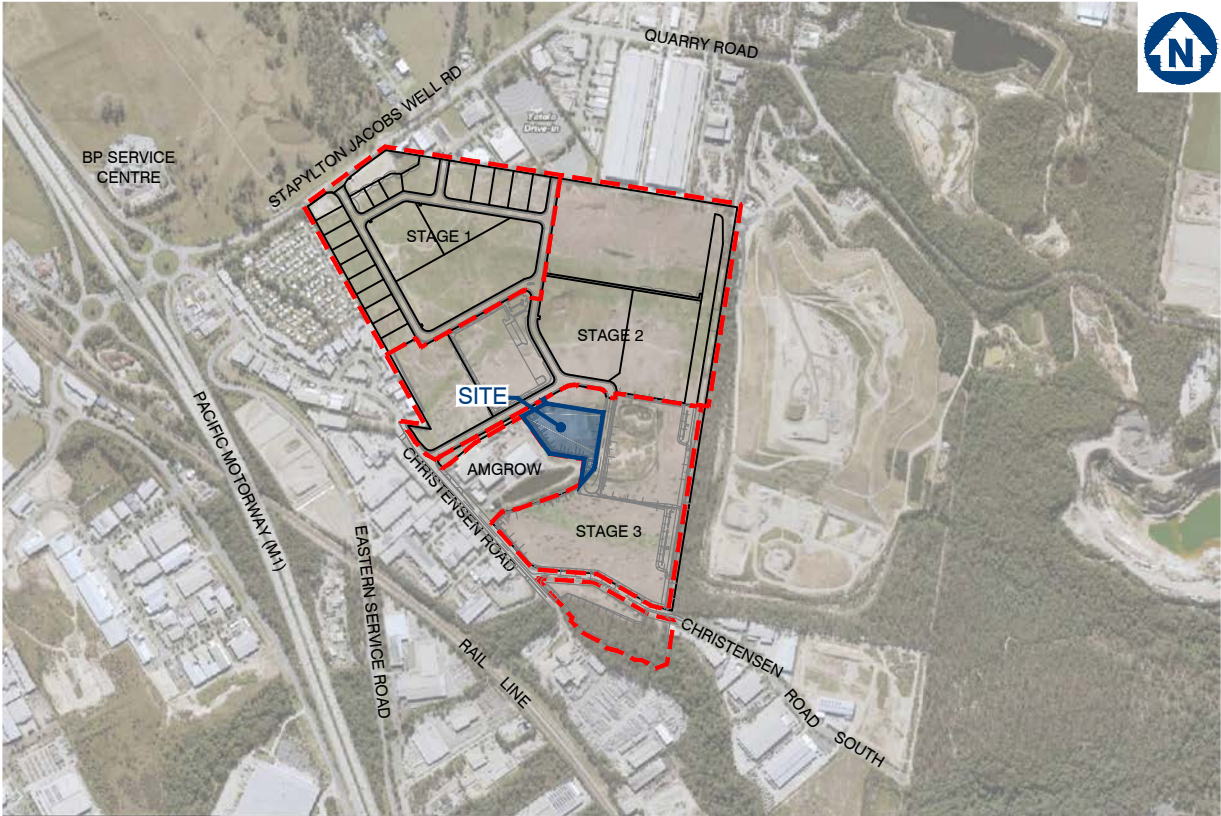


Appendix C – Lot 303 Detailed Earthworks Strategy Plan

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: 6338 ENG BE 002	Revision 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 — X — RM — X — RM — X — RM — X —	DEMOLISH RISING MAIN
— S — X — S — X — S — X — S — X —	DEMOLISH STORM
— SW — X — SW — X — SW — X — SW — X —	DEMOLISH STORMWATER
— SS — X — SS — X — SS — X — SS — X —	DEMOLISH SUBSOIL
— W — X — W — X — W — X — W — X —	DEMOLISH WATER
— OIL — X — OIL — X — OIL — X — OIL — X —	DEMOLISH OIL
— F — X — F — X — F — X — F — X —	DEMOLISH FUEL
— HV — X — HV — X — HV — X — HV — X —	DEMOLISH HIGH VOLTAGE ELECTRICITY
— E — X — E — X — E — X — E — X —	DEMOLISH UNDERGROUND ELECTRICITY
— E — X — E — X — E — X — E — X —	DEMOLISH OVERHEAD ELECTRICITY
— L — X — L — X — L — X — L — X —	DEMOLISH LIGHTING
— G — X — G — X — G — X — G — X —	DEMOLISH GAS
— P — X — P — X — P — X — P — X —	DEMOLISH PIPELINE
— T — X — T — X — T — X — T — X —	DEMOLISH TELSTRA
— C — X — C — X — C — X — C — X —	DEMOLISH COMMUNICATIONS

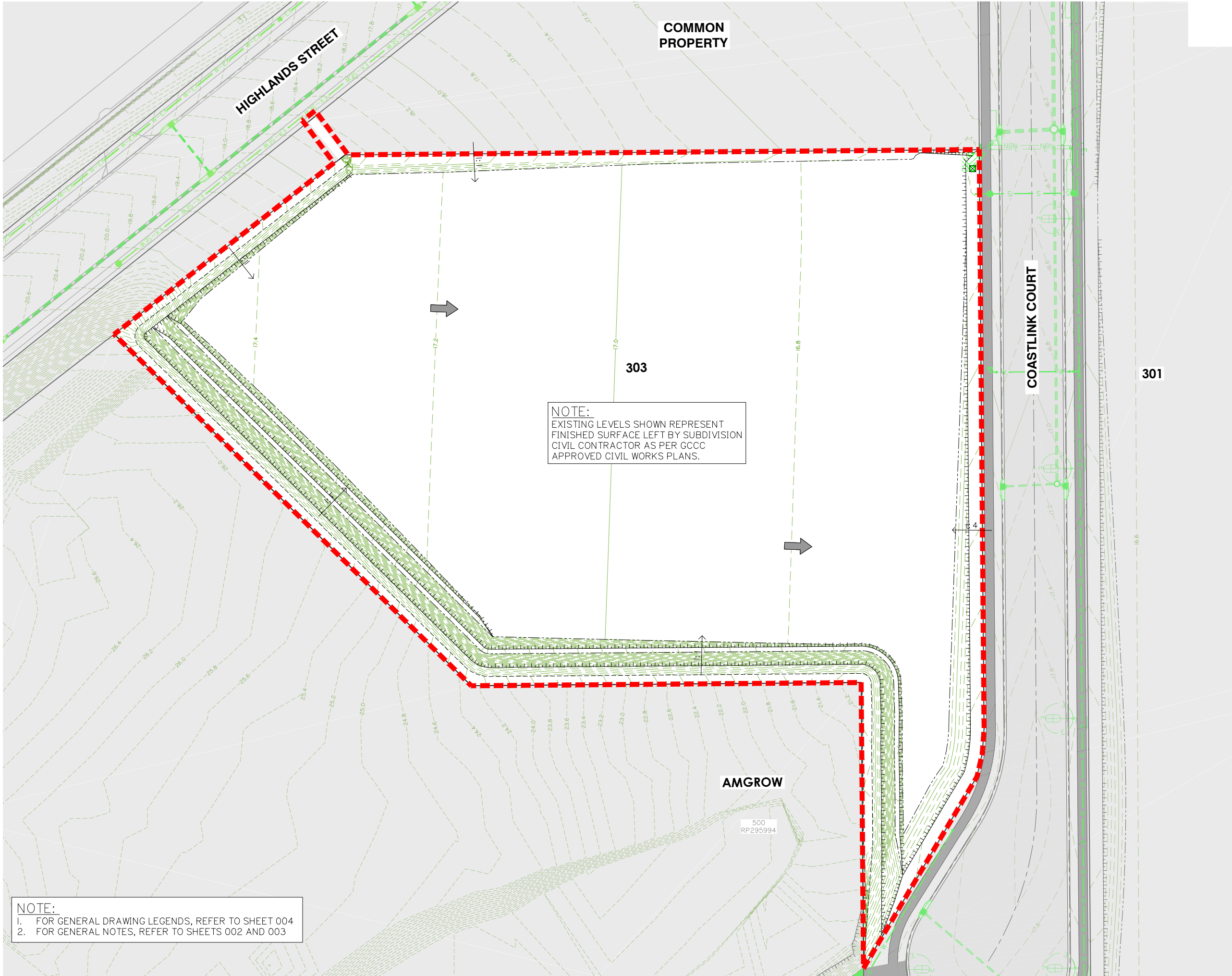
BK(A)	BARRIER KERB (A)
BK(B)	BARRIER KERB (B)
BK(G)	BARRIER KERB (G)
MK(D)	MOUNTABLE KERB (D)
SMK(C)	SEMI MOUNTABLE KERB (C)
ER(E)	EDGE RESTRAINT (E)
KER(F)	KERB EDGE RESTRAINT (F)
RK&C(H)	ROLL TOP KERB & CHANNEL (H)
BK&C(J)	BARRIER KERB & CHANNEL (J)
ERH	KERB EDGE RESTRAINT (HIGH)
ERL	KERB EDGE RESTRAINT (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

G:\Projects\6338\ENGINEERING\Acad\BE\6338 ENG BE 004.dwg





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)

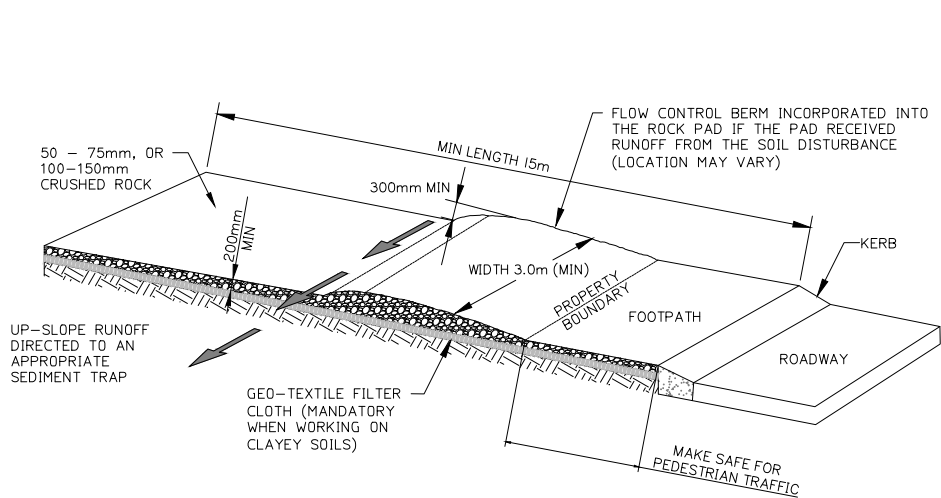
PROJECT NORTH POINT



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

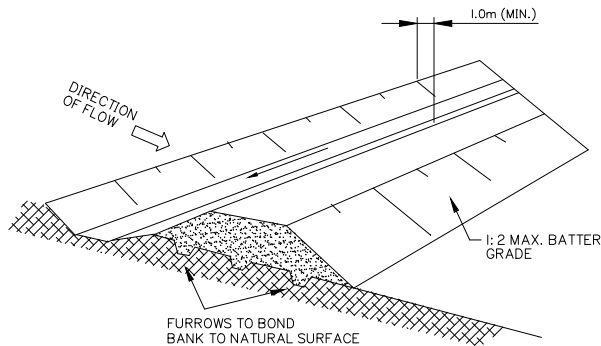


G:\Projects\6338\ENGINEERING\A\cad\BE 6338 ENG BE 020.dwg



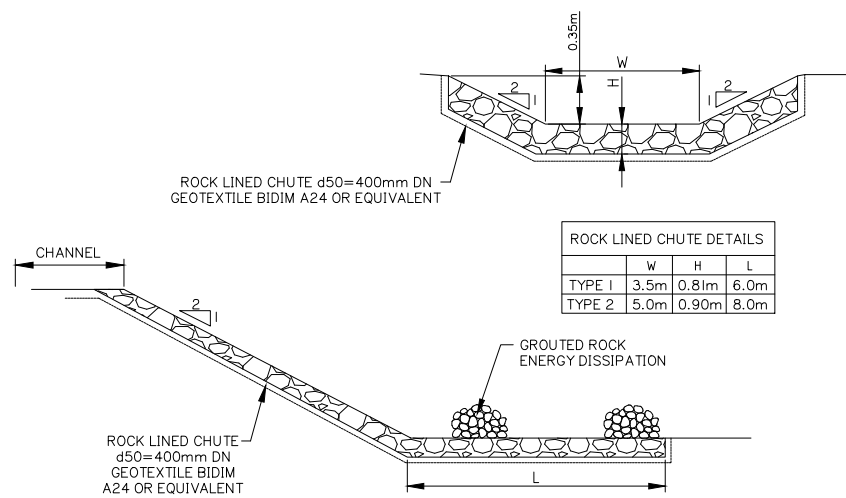
ENTRY/EXIT PAD FOR CONSTRUCTION SITE

NOT TO SCALE



DIVERSION DRAIN

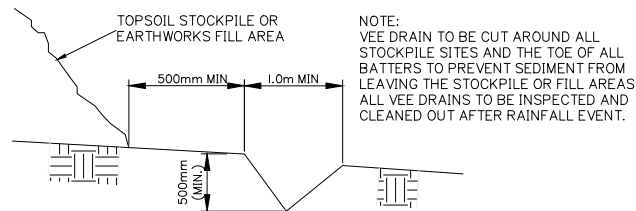
NOT TO SCALE



ROCK LINED CHUTE

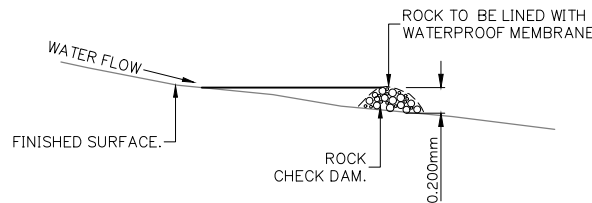
NOT TO SCALE

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



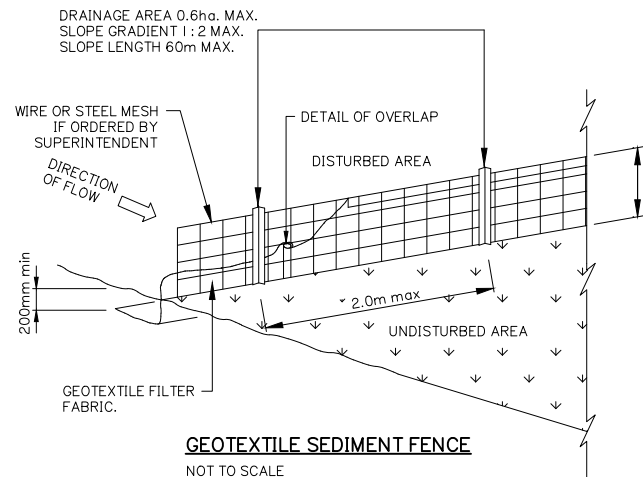
TYPICAL SECTION VEE DRAIN

NOT TO SCALE



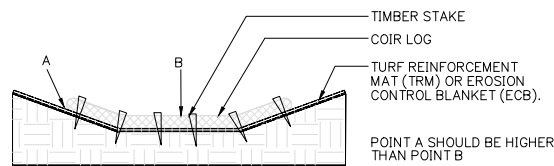
CUT OFF DRAIN END DETAIL

N.T.S.



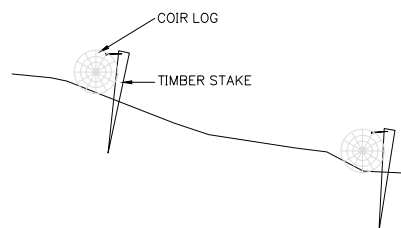
GEOTEXTILE SEDIMENT FENCE

NOT TO SCALE



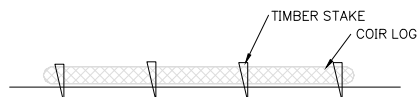
PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH

NOT TO SCALE



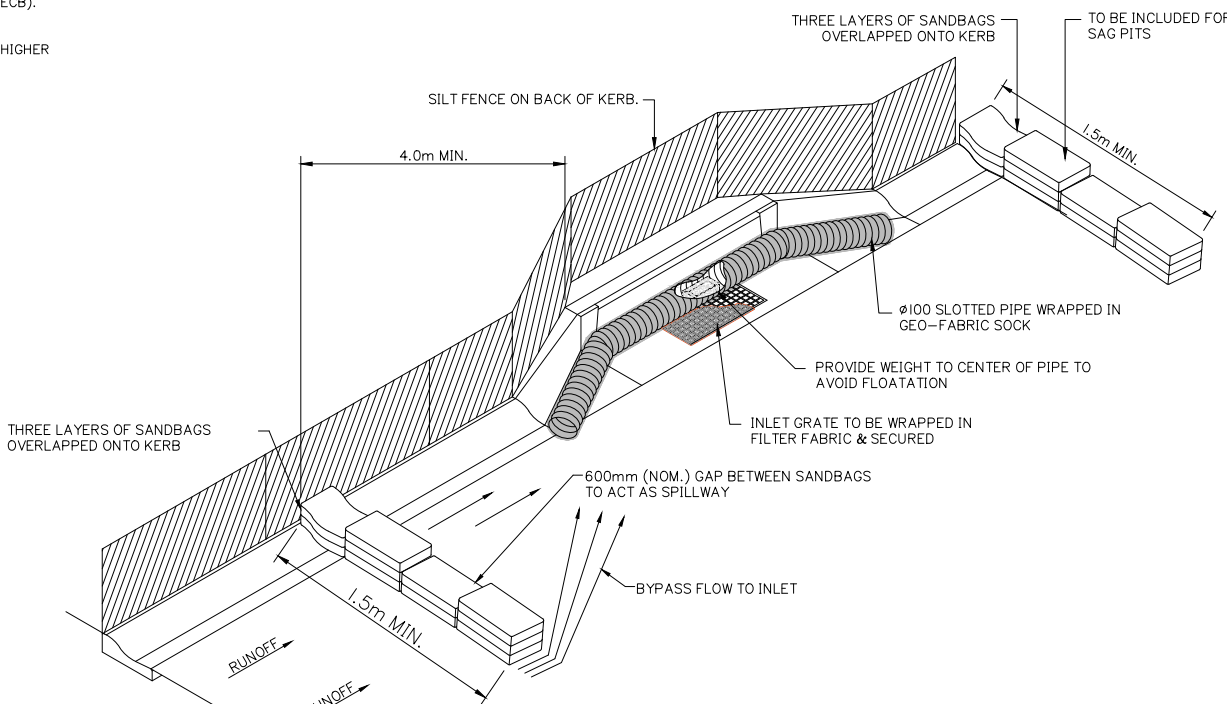
COIR LOG AND TIMBER STAKES STABILISING SLOPE

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

- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
- 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.
- BRACING IS PERMITTED WITHIN THE TPZ. INSTALLATION OF SUPPORTS SHOULD AVOID DAMAGING ROOTS.
- THE CONSTRUCTION CONTRACTOR IS NOT TO UNDERTAKE ANY PRUNING OF TREES. TREE MANAGEMENT IS TO BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.
- NO STOCKPILE/S ARE PERMITTED WITHIN THE ZONE OF ANY RETAINED VEGETATION WITHOUT SUPERVISION AND AUTHORIZATION OF THE SUPERVISING ARBORIST.
- 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



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:

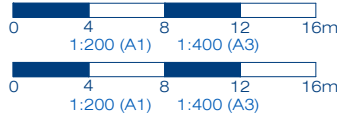
FINISHED SURFACE
LEVEL SECTION PLAN
SHEET 1 OF 2

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

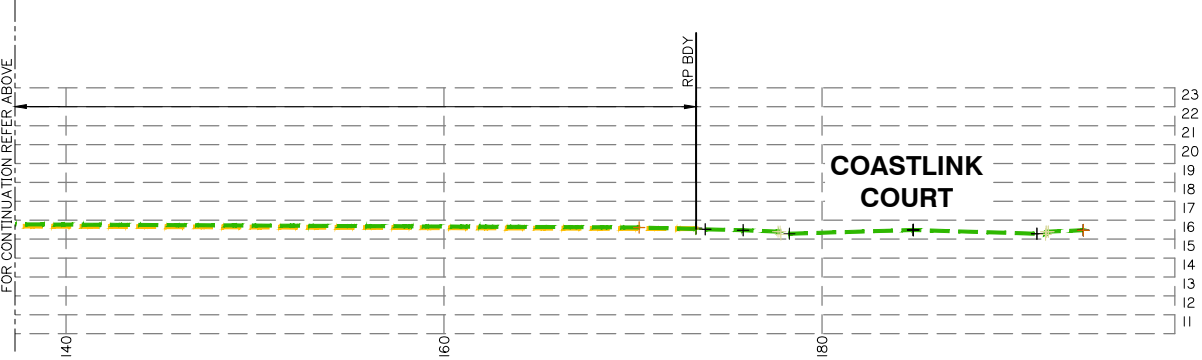
A1 UNREDUCED
A3 REDUCED

Scale:



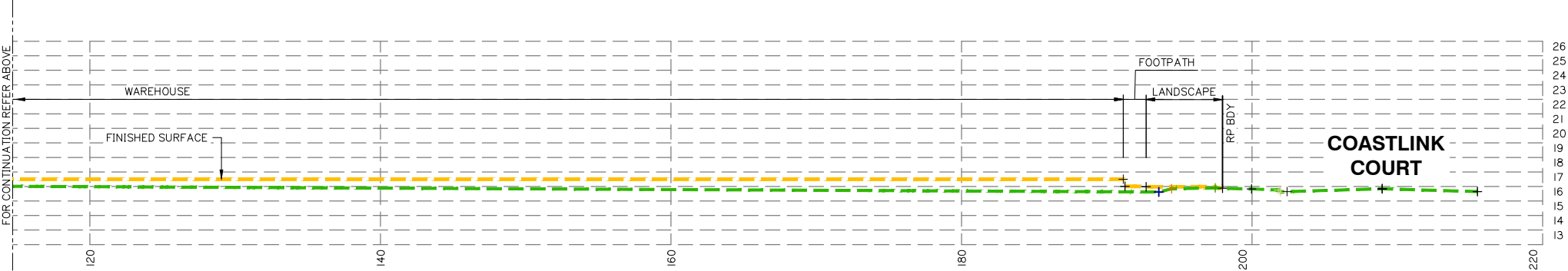
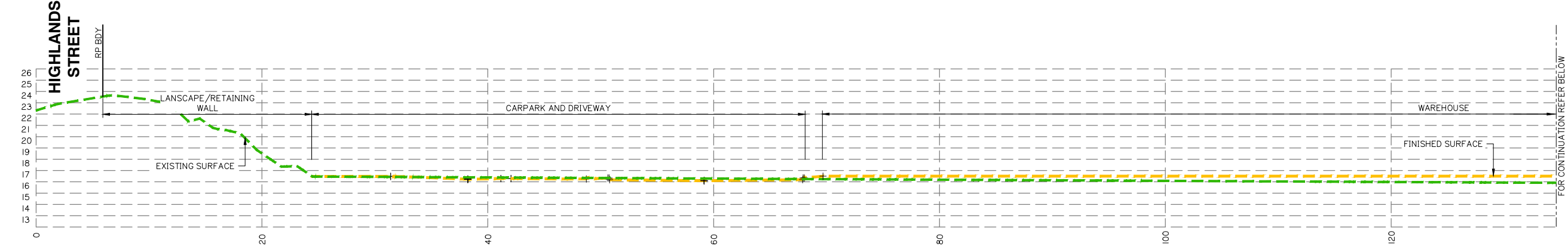
PROJECT NORTH POINT

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



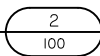
SECTION

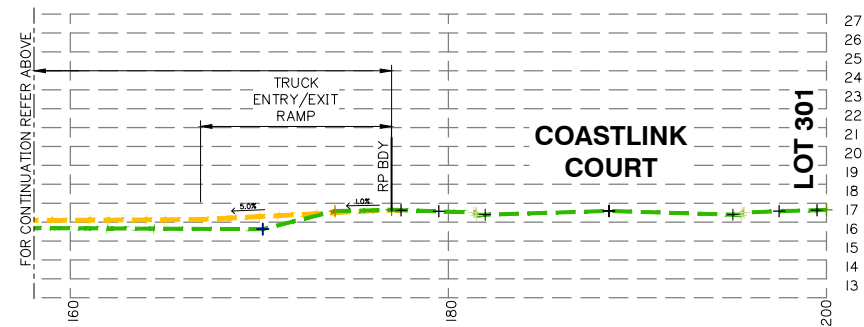
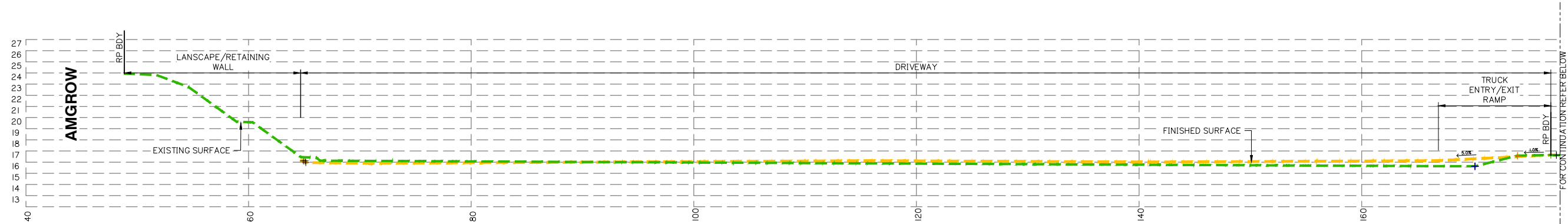
SCALE:
1: 200 HORIZ.
1: 200 VERT.



SECTION

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



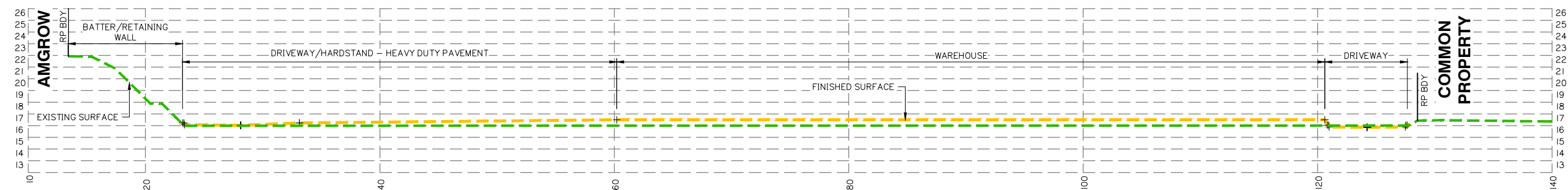


SECTION 3

SCALE:

I: 200 HORIZ.

I: 200 VERT.



SECTION 4
SCALE: 1:200 HORIZ.
1:200 VERT.



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:

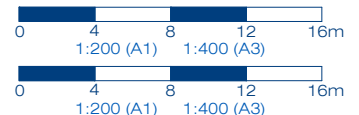
FINISHED SURFACE
LEVEL SECTION PLAN
SHEET 2 OF 2

[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

16939

Signed:

W. H. H. H.

Date:

11/12/2024

Drawing No:

Revision

6338 ENG BE 151

A



APPENDIX H

ACOUSTIC IMPACT ASSESSMENT

VantageYatala



gassman
development
perspectives

planning
environment
landscape
engineering
survey



Proposed Warehouse Development
Lot 303 Coastlink Court
Stapylton

ACOUSTIC REPORT



Client:
Frasers Property
ATTN: James Jarimba

Reference:
2024475 R01C Lot 303 Vantage Yatala Estate ENV.docx

Date Issued:
10th December 2024

Document Information

Contact Details

Acoustic Works
Unit 17/10 Benson Street
Toowong QLD 4066
(07) 3393 2222
ABN: 56 157 965 056

PO Box 4066
Toowong
QLD 4151

Greg Pearce
Email: gpearce@acousticworks.com.au

Mark Enersen
Email: menersen@acousticworks.com.au

Report Register

Date	Revision	Author	Reviewer
2/12/24	R01A	Benjamin Rushton	Greg Pearce
3/12/24	R01B	Benjamin Rushton	Greg Pearce
10/12/24	R01C	Benjamin Rushton	Greg Pearce

Disclaimer

Reports produced by Acoustic Works are prepared for a particular Client’s objective and are based on a specific scope, conditions and limitations, as agreed between Acoustic Works and the Client. Under no circumstances shall information and/or report(s) prepared by Acoustic Works be used by other parties other than the Client without first obtaining written permission from Acoustic Works.

TABLE OF CONTENTS

1.Introduction 4

2.Site Description 4

 2.1 Site Location4

 2.2 Proposal5

 2.3 Acoustic Environment5

3.Equipment 5

4.Receivers and Noise Monitoring 6

 4.1 Receiver Locations.....6

 4.2 Unattended Ambient Noise Monitoring.....7

5.Measured Noise Levels 7

 5.1 Ambient Noise Levels.....7

6.Noise Criteria..... 8

 6.1 Environmental Noise Criteria.....8

 6.1.1 Acoustic Quality Objectives8

 6.1.2 Background Creep.....8

 6.1.3 Sleep Disturbance Criteria9

7.Onsite Activities 10

 7.1.1 Acoustic Quality Objectives 10

 7.1.2 Background Creep.....11

 7.1.3 Sleep Disturbance Criteria12

8.Recommendations..... 13

 8.1 Onsite Activities.....13

 8.1.1 Onsite Mechanical Plant13

9.Conclusion 13

10. Appendices 14

 10.1 Development Plans14

 10.2 Noise Monitoring Charts17

TABLE INDEX

Table 1: Measured ambient noise levels – all time periods..... 7

Table 2: Acoustic Quality Objectives at Noise Sensitive Properties..... 8

Table 3: Background creep noise limits 8

Table 5: Acoustic quality objective noise levels, 1 hour 10

Table 6: Background Creep noise levels, 15 minutes 11

Table 7: Sleep Disturbance Criteria 12

FIGURE INDEX

Figure 1: Site Location (Not to Scale)..... 4

Figure 2: Receivers and Noise Monitoring Location 6

1. Introduction

This report is in response to a request by Frasers Property for an environmental noise assessment of a proposed warehouse development to be located on the Vantage Yatala subdivision, located at Approved Lot 303 Coastlink Court, Stapylton. To facilitate the assessment, unattended noise monitoring was conducted in the vicinity of nearby residence to establish the criteria for onsite activities. Based on the data obtained, onsite activities were assessed to surrounding sensitive receivers with recommendations for acoustic treatments specified in this report.

2. Site Description

2.1 Site Location

The proposed site is described by the following:

Approved Lot 303 Coastlink Court, Stapylton
Lot 303 (part of current Lot 505 on SP316171)

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A comprehensive site survey was conducted on the 28th November 2024 and identified the following:

- a) The site is currently vacant.
- b) The surrounding area consists primarily of industrial/commercial land uses.
- c) Single storey and highset dwellings are located to the northwest.
- d) Stapylton Jacobs Well Road separates the site from agricultural/rural residential land uses to the north.
- e) The Pacific Motorway is located approximately 700m west of the site.

2.2 Proposal

The proposal seeks construction of a Warehouse and Distribution Centre with associated signage, landscaping and car parking. The proposal consists of the following:

- Total site area of 19,406m².
- Warehouse and warehouse office – Total area of 7,180m²
- 2 storey office with an area of 531m².
- Warehouse Amenities.
- Proposed 24/7 hours of operation.
- 47 car parking spaces with site access via Coastlink Court.

Refer to the Appendix for development plans.

2.3 Acoustic Environment

The acoustic environment of the surrounding area is primarily affected by existing industrial/commercial activities in the area and road traffic noise from Stapylton Jacobs Well Road and the Pacific Motorway.

3. Equipment

The following equipment was used to record noise levels:

- Rion NL42 Environmental Noise Monitor
- Pulsar 105 Sound Calibrator

The Environmental Noise Monitor holds current NATA Laboratory Certification and was field calibrated before and after the monitoring period, with no significant drift from the reference signal recorded.

4. Receivers and Noise Monitoring

4.1 Receiver Locations

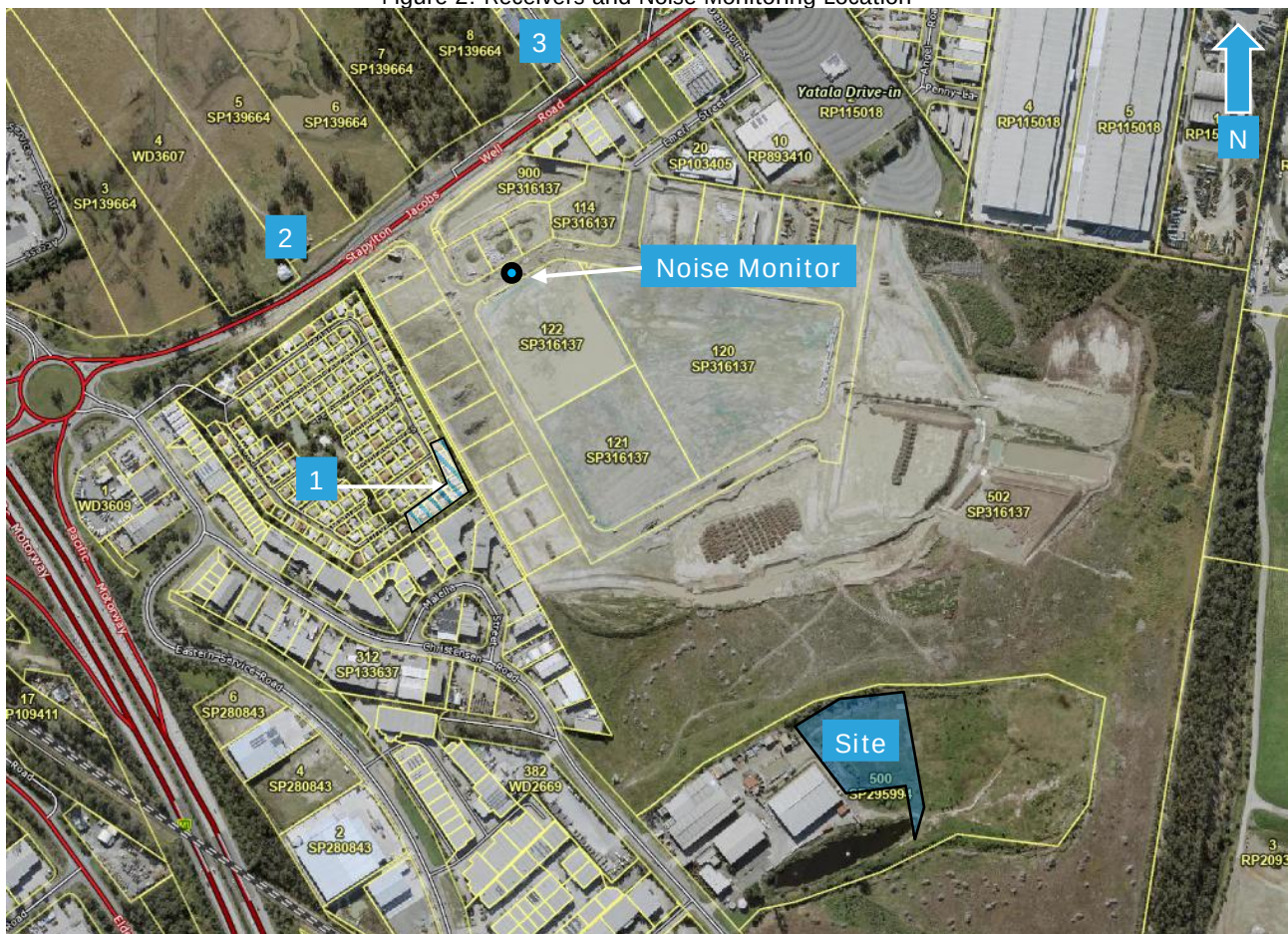
The nearest residential receiver locations were identified as follows;

1. Single storey and highset dwellings fronting Cedar Drive to the northwest.
2. Highset dwelling at 33 Stapylton Jacobs Well Road to the northwest.
3. Residential land uses at Hillside Drive to the north.

These locations were chosen as being representative of the nearest residential receivers to the proposed development.

Refer to Figure 2 for receiver locations.

Figure 2: Receivers and Noise Monitoring Location



4.2 Unattended Ambient Noise Monitoring

A Rion NL42 environmental noise monitor was placed onsite at 60 Stapylton Jacobs Well Road to measure existing ambient noise levels. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 11th and 24th of October 2019.

The environmental noise monitor was set to record noise levels in "A" Weighting, Fast response using 15 minute statistical intervals. Ambient noise monitoring was conducted generally in accordance with Australian Standard AS1055:2018 *Acoustics – Description and measurement of environmental noise*. For the unattended noise monitoring location refer to Figure 2.

5. Measured Noise Levels

The following table presents the results from the unattended noise survey. Any periods of inclement weather or extraneous noise were omitted from the measurements prior to determining the results.

5.1 Ambient Noise Levels

The measured ambient noise levels measured at the monitoring location are as follows;

Table 1: Measured ambient noise levels – all time periods

Day	Date	L90 dB(A)		
		Day	Evening	Night
Saturday	12/10/19	53	50	45
Sunday	13/10/19	48	47	46
Monday	14/10/19	50	53	48
Tuesday	15/10/19	51	56	49
Wednesday	16/10/19	52	52	52
Thursday	17/10/19	53	55	52
Friday	18/10/19	48	50	50
Saturday	19/10/19	45	53	46
Sunday	20/10/19	49	47	46
Monday	21/10/19	49	48	46
Tuesday	22/10/19	48	49	49
Wednesday	23/10/19	47	47	49
Overall value		49	51	48

Refer to the appendix for graphical representation.

6. Noise Criteria

6.1 Environmental Noise Criteria

The noise criteria as applied by City of Gold Coast are as follows;

6.1.1 Acoustic Quality Objectives

Table 2 presents the acoustic quality objectives at noise sensitive receptors as detailed in Schedule 1 of the Environmental Protection Policy (Noise) 2008.

Table 2: Acoustic Quality Objectives at Noise Sensitive Properties

Sensitive Receptor	Time of Day	Acoustic Quality Objectives, dB(A)		
		$L_{Aeq,adj,1hr}$	$L_{A10,adj,1hr}$	$L_{A1,adj,1hr}$
Dwelling (outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40

6.1.2 Background Creep

The Background Creep criteria are as follows;

Time-varying noise:

$$L_{Aeq,adj,T} \leq \text{Ambient } L_{A90,T} + 5\text{dB(A)}$$

Steady-state noise:

$$L_{A90,T} \leq \text{Ambient } L_{A90,T}$$

The time period (T) is a time interval of at least 15 minutes, or if the noise continues for less than 15 minutes, the duration of the noise source.

Based on the results of ambient noise monitoring, the project specific background creep noise limits are shown in Table 3.

Table 3: Background creep noise limits

Time Period	Noise Level Limits SPL dBA	
	$L_{Aeq,adj,T}$	$L_{A90,T}$
Day 7am – 6pm	54	49
Evening 6pm – 10pm	56	51
Night 10pm – 7am	53	48

6.1.3 Sleep Disturbance Criteria

Criteria for sleep disturbance under the WHO Guideline is addressed is as follows:

"As a rule for planning for short-term or transient noise events, for good sleep over 8 hours the indoor sound pressure level measured as a maximum instantaneous value should not exceed approximately 45 dB(A) $L_{A,(Max)}$ more than 10 or 15 times per night'.

7. Onsite Activities

Noise associated with the development was assessed based on previous measurements of similar activities. The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding, building transmission loss or recommended acoustic screens are taken into account for these activities.

7.1.1 Acoustic Quality Objectives

The average maximum noise source levels and predicted levels at the receiver locations are shown in Table 4. Note: L_{A10} and L_{A1} results are not shown in cases where the total duration of the events is less than the minimum time required e.g. $L_{A10(1hr)}$ requires noise events to occur for at least 360 seconds of an hour long period. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Table 4: Acoustic quality objective noise levels, 1 hour

Receiver	Receivers															Amenity																												
	1. Cedar Drive (NW) 2. 33 Staypoint Jacobs Well Road (NW) 3. Hillside Drive (N)																																											
Description		Source Leq @ 1m dBA	Correction dBA*	No. of events per 1hr Day	No. of events per 1hr Eve	No. of events per 1hr Night	Duration per event	Distance (m)	Inc	Barrier height (m)	Barrier screening dB	Building TL or shield dB	Topo screening dB	Dist atten @ -6dB/dd	Source L10 Leq dB	LAeq adj. 1hr ext. dBA Day	LAeq adj. 1hr int. dBA Day	LAeq adj. 1hr ext. dBA Eve	LAeq adj. 1hr int. dBA Eve	LAeq adj. 1hr ext. dBA Night	LAeq adj. 1hr int. dBA Night	LA10 adj. 1hr int. dBA Day	LA10 adj. 1hr int. dBA Eve	LA10 adj. 1hr int. dBA Night	LA1 adj. 1hr ext. dBA Day	LA1 adj. 1hr ext. dBA Eve	LA1 adj. 1hr ext. dBA Night	LA1 adj. 1hr int. dBA Day	LA1 adj. 1hr int. dBA Eve	LA1 adj. 1hr int. dBA Night	Day/ eve	Day/ eve	Night indoor	Day/ eve	Day/ eve	Night indoor	Day/ eve	Day/ eve	Night indoor					
1	Criteria																																											
	Voice conversation External Car Park	68	68	4	4	4	900	505							-10	-55	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Car passby	71	71	40	20	8	15	494							-10	-53.9	1	2																										
	Car start	72	72	40	20	8	2	494							-10	-53.9	3	4																										
	Car door closure	71	72	73	40	20	8	2	494						-10	-53.9	2	3																										
	Warehouse Activities	75	75	20	8	4	900	510							-5	-10	-54.2	0	0	12	2	8	5	12	2	8	5	12	2	8	5	12	2	8	5	12	2	8	5	12	2	8		
	Forklift reverse	89	5	94	28	20	8	240	550						-10	-54.8	3	7	32	22	30	20	26	16	35	25	33	23	29	19	39	29	37	27	33	23	23	23	23	23	23	23	23	
	Forklift (external)	84	84	28	20	8	10	500							-10	-54	0	0	9	7	3																							
	Forklift (internal)	84	84	28	20	8	10	510							-5	-10	-54.2	0	0	3	1																							
	Truck air brakes	100	2	102	20	12	8	2	500						-10	-54	2	4	18	8	16	6	14	4																				
Truck starting	90	2	92	4	4	4	900	500						-10	-54	4	8	28	18	28	18	32	22	32	22	32	22	32	22	32	22	32	22	32	22	32	22	32	22	32	22	32		
Truck manoeuvring	86	86	20	12	8	30	500							-10	-54	4	7	14	4	12	2	10	18	8	18	8																		
Total																	34	24	32	22	30	20	37	27	36	26	34	24	41	31	40	30	38	28										
Criteria																																												
2	Voice conversation External Car Park	68	68	4	4	4	900	785							-10	-58	0	0																										
	Car passby	71	71	40	20	8	15	785							-10	-57.9	1	2					1																					
	Car start	72	72	40	20	8	2	785							-10	-57.9	3	4																										
	Car door closure	71	72	73	40	20	8	2	785						-10	-57.9	2	3																										
	Warehouse Activities	75	75	20	8	4	900	795							-5	-10	-58	0	0	9	5	2	9	5	5	2	9	5	5	2	9	5	5	2	9	5	5	2	9	5	5	2		
	Forklift reverse	89	5	94	28	20	8	240	833						-10	-58.4	3	7	28	18	27	17	23	13	31	21	30	20	26	16	35	25	34	24	30	20	20	20	20	20	20	20	20	
	Forklift (external)	84	84	28	20	8	10	790							-10	-58	0	0	5	3																								
	Forklift (internal)	84	84	28	20	8	10	795							-5	-10	-58	0	0																									
	Truck air brakes	100	2	102	20	12	8	2	790						-10	-58	2	4	15	5	12	2	11	1																				
	Truck starting	90	2	92	4	4	4	900	790						-10	-58	4	8	24	14	24	14	24	14	28	18	28	18	28	18	32	22	32	22	32	22	32	22	32	22	32	22	32	
Truck manoeuvring	86	86	20	12	8	30	790							-10	-58	4	7	10	8	6	6	14	4	12	2																			
Total																	30	20	29	19	27	17	33	23	32	22	30	20	37	27	36	26	34	24										
Criteria																																												
3	Voice conversation External Car Park	68	68	4	4	4	900	787							-10	-58	0	0																										
	Car passby	71	71	40	20	8	15	787							-10	-57.9	1	2					1																					
	Car start	72	72	40	20	8	2	787							-10	-57.9	3	4																										
	Car door closure	71	72	73	40	20	8	2	787						-10	-57.9	2	3																										
	Warehouse Activities	75	75	20	8	4	900	801							-5	-10	-58.1	0	0	9	5	2	9	5	5	2	9	5	5	2	9	5	5	2	9	5	5	2	9	5	5	2		
	Forklift reverse	89	5	94	28	20	8	240	815						-10	-58.2	3	7	28	18	27	17	23	13	31	21	30	20	26	16	35	25	34	24	30	20	20	20	20	20	20	20	20	
	Forklift (external)	84	84	28	20	8	10	790							-10	-58	0	0	5	3																								
	Forklift (internal)	84	84	28	20	8	10	801							-5	-10	-58.1	0	0																									
	Truck air brakes	100	2	102	20	12	8	2	790						-10	-58	2	4	15	5	12	2	11	1																				
	Truck starting	90	2	92	4	4	4	900	790						-10	-58	4	8	24	14	24	14	24	14	28	18	28	18	28	18	32	22	32	22	32	22	32	22	32	22	32	22	32	
Truck manoeuvring	86	86	20	12	8	30	790							-10	-58	4	7	10	8	6	6	14	4	12	2																			
Total																	30	20	29	19	27	17	33	23	32	22	30	20	37	27	36	26	34	24										

7.1.2 Background Creep

Based on assessment of all time periods, the noise source levels and predicted impacts at the receiver locations are shown as follows;

Table 5: Background Creep noise levels, 15 minutes

Receiver	Receivers																				
	1. Cedar Drive (NW) 2. 33 Stapylton Jacobs Well Road (NW) 3. Hillside Drive (N)																				
		Source Leq@1m dB(A)	Correction dB(A)*	Corrected dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m)	Inc	Barrier (height (m))	Barrier screening dB	Building TL dB	Building Screening dB	Dist atten. @-6dB/dd	L _{Aeq} adj, T ext. dB(A) Day	L _{Aeq} adj, T ext. dB(A) Eve	L _{Aeq} adj, T ext. dB(A) Night	L _{Aeq} 15 min Compliance		
	Description																	Day	Eve	Night	
	Criteria																	54	56	53	
1	Voice conversation External Car Park	68		68	1	1	1	900	505				-10	-55	3		3	Yes	Yes	Yes	
	Car passby	71		71	10	5	2	15	494				-10	-54				Yes	Yes	Yes	
	Car start	72	2	74	10	5	2	2	494				-10	-54				Yes	Yes	Yes	
	Car door closure	71	2	73	10	5	2	2	494				-10	-54				Yes	Yes	Yes	
	Warehouse Activities	75		75	5	2	1	900	510			-5	-10	-55	12	8	5	Yes	Yes	Yes	
	Forklift reverse	89	5	94	7	5	2	240	550				-10	-55	32	30	26	Yes	Yes	Yes	
	Forklift (external)	84		84	7	5	2	10	500				-10	-54	9	7	3	Yes	Yes	Yes	
	Forklift (internal)	84		84	7	5	2	10	510			-5	-10	-55	3	1		Yes	Yes	Yes	
	Truck air brakes	100	2	102	5	3	2	2	500				-10	-54	18	16	14	Yes	Yes	Yes	
	Truck starting	90	2	92	1	1	1	900	500				-10	-54	28	28	28	Yes	Yes	Yes	
Truck manoeuvring	86		86	5	3	2	30	500				-10	-54	14	12	10	Yes	Yes	Yes		
	Total														34	32	30	Yes	Yes	Yes	
	Criteria																	54	56	53	
2	Voice conversation External Car Park	68		68	1	1	1	900	785				-10	-58				Yes	Yes	Yes	
	Car passby	71		71	10	5	2	15	785				-10	-58				Yes	Yes	Yes	
	Car start	72	2	74	10	5	2	2	785				-10	-58				Yes	Yes	Yes	
	Car door closure	71	2	73	10	5	2	2	785				-10	-58				Yes	Yes	Yes	
	Warehouse Activities	75		75	5	2	1	900	795			-5	-10	-58	9	5	2	Yes	Yes	Yes	
	Forklift reverse	89	5	94	7	5	2	240	833				-10	-58	28	27	23	Yes	Yes	Yes	
	Forklift (external)	84		84	7	5	2	10	790				-10	-58	5	3		Yes	Yes	Yes	
	Forklift (internal)	84		84	7	5	2	10	795			-5	-10	-58				Yes	Yes	Yes	
	Truck air brakes	100	2	102	5	3	2	2	790				-10	-58	15	12	11	Yes	Yes	Yes	
	Truck starting	90	2	92	1	1	1	900	790				-10	-58	24	24	24	Yes	Yes	Yes	
Truck manoeuvring	86		86	5	3	2	30	790				-10	-58	10	8	6	Yes	Yes	Yes		
	Total													30	29	27	Yes	Yes	Yes		
	Criteria																	54	56	53	
3	Voice conversation External Car Park	68		68	1	1	1	900	787				-10	-58				Yes	Yes	Yes	
	Car passby	71		71	10	5	2	15	787				-10	-58				Yes	Yes	Yes	
	Car start	72	2	74	10	5	2	2	787				-10	-58				Yes	Yes	Yes	
	Car door closure	71	2	73	10	5	2	2	787				-10	-58				Yes	Yes	Yes	
	Warehouse Activities	75		75	5	2	1	900	801			-5	-10	-58	9	5	2	Yes	Yes	Yes	
	Forklift reverse	89	5	94	7	5	2	240	815				-10	-58	28	27	23	Yes	Yes	Yes	
	Forklift (external)	84		84	7	5	2	10	790				-10	-58	5	3		Yes	Yes	Yes	
	Forklift (internal)	84		84	7	5	2	10	801			-5	-10	-58				Yes	Yes	Yes	
	Truck air brakes	100	2	102	5	3	2	2	790				-10	-58	15	12	11	Yes	Yes	Yes	
	Truck starting	90	2	92	1	1	1	900	790				-10	-58	24	24	24	Yes	Yes	Yes	
Truck manoeuvring	86		86	5	3	2	30	790				-10	-58	10	8	6	Yes	Yes	Yes		
	Total													30	29	27	Yes	Yes	Yes		

*Correction due to tonality and impulsiveness as per AS1055:1997.

Compliance is predicted for all onsite activities during the proposed operating hours.

7.1.3 Sleep Disturbance Criteria

The noise source levels and predicted levels of noise at the receiver locations are shown in Table 7.

Table 6: Sleep Disturbance Criteria

Receiver	Receivers	Source L _{max} @1m dB(A)	Correction dB(A)*	Corrected dB(A)	Distance (m)	No Barrier (height (m)	Barrier screening dB	Building TL dB	Building Screening dB	Dist atten. @ -6dB/dd	L _{max} adj, T ext. dB(A)	L _{max} adj, T int. dB(A)	Complies Night dB(A)
	Description												
	Criteria												45
1	Warehouse Activities	86		86	510			-5	-10	-54	17	12	Yes
	External Voice Conversation	74		74	505				-10	-54	10	5	Yes
	Car passby	77		77	494				-10	-54	13	8	Yes
	Car start	77	2	79	494				-10	-54	15	10	Yes
	Car door closure	85	2	87	494				-10	-54	23	18	Yes
	Forklift Reverse	94	5	99	550				-10	-55	34	29	Yes
	Forklift (external)	90		90	500				-10	-54	26	21	Yes
	Forklift (internal)	90		90	510			-5	-10	-54	21	16	Yes
	Truck Air Brakes	107	2	109	500				-10	-54	45	40	Yes
	Truck Starting	98	2	100	500				-10	-54	36	31	Yes
	Truck Manoeuvring	90		90	500				-10	-54	26	21	Yes
	Criteria												45
2	Warehouse Activities	86		86	833			-5	-10	-58	13	8	Yes
	External Voice Conversation	74		74	797				-10	-58	6	1	Yes
	Car passby	77		77	785				-10	-58	9	4	Yes
	Car start	77	2	79	785				-10	-58	11	6	Yes
	Car door closure	85	2	87	785				-10	-58	19	14	Yes
	Forklift Reverse	94	5	99	833				-10	-58	31	26	Yes
	Forklift (external)	90		90	790				-10	-58	22	17	Yes
	Forklift (internal)	90		90	795			-5	-10	-58	17	12	Yes
	Truck Air Brakes	105	2	107	790				-10	-58	39	34	Yes
	Truck Starting	97	2	99	790				-10	-58	31	26	Yes
	Truck Manoeuvring	90		90	790				-10	-58	22	17	Yes
	Criteria												45
3	Warehouse Activities	86		86	815			-5	-10	-58	13	8	Yes
	Internal Residency Activities	70		70	55				-10	-35	25	20	Yes
	External Voice Conversation	74		74	801				-10	-58	6	1	Yes
	Car passby	77		77	787				-10	-58	9	4	Yes
	Car start	77	2	79	787				-10	-58	11	6	Yes
	Car door closure	85	2	87	787				-10	-58	19	14	Yes
	Forklift Reverse	94	5	99	815				-10	-58	31	26	Yes
	Forklift (external)	90		90	790				-10	-58	22	17	Yes
	Forklift (internal)	90		90	801			-5	-10	-58	17	12	Yes
	Truck Air Brakes	105	2	107	790				-10	-58	39	34	Yes
	Truck Starting	97	2	99	790				-10	-58	31	26	Yes
	Truck Manoeuvring	90		90	790				-10	-58	22	17	Yes

*Correction due to tonality and impulsiveness as per AS1055:1997.

Compliance is predicted for all onsite activities during the proposed operating hours.

8. Recommendations

8.1 Onsite Activities

Compliance is predicted for the proposed 24/7 operation of the site without the need for further acoustic treatment.

8.1.1 Onsite Mechanical Plant

No information regarding any new mechanical services was available at the time of the assessment. We recommend that any new mechanical plant is designed to comply with the criteria stated in Section 6.1.2 with an assessment by qualified acoustic consultant to be conducted prior to installation.

9. Conclusion

An environmental noise assessment was conducted for the proposed warehouse facility at Lot 303 Coastlink Court Stapylton. On the condition the recommendations detailed in Section 8 are implemented, compliance is predicted with City of Gold Coast assessment criteria.

If you should have any queries please do not hesitate to contact us.

Report Prepared By

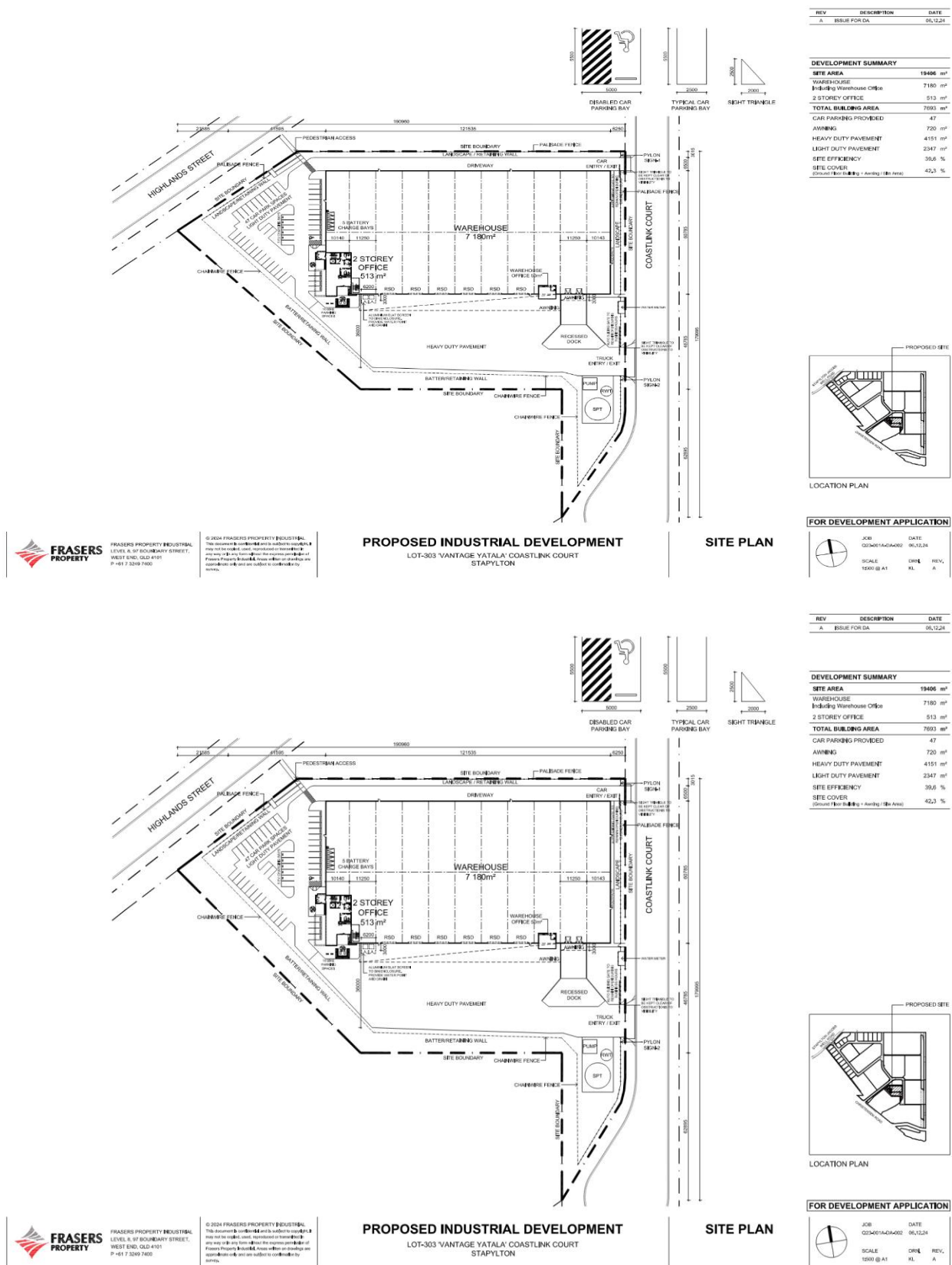


Benjamin Rushton
Acoustic Consultant

acousticworks)))

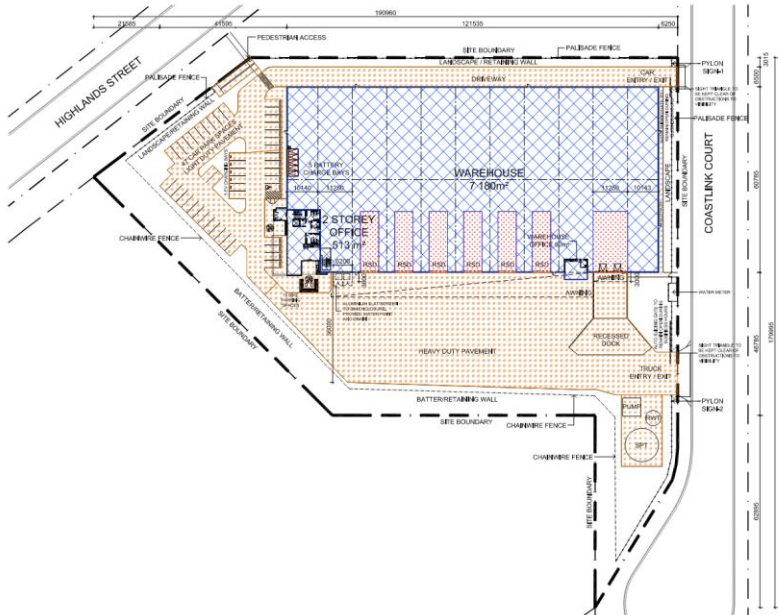
10. Appendices

10.1 Development Plans



REV	DESCRIPTION	DATE
A	ISSUE FOR DA	05/12/24

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



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

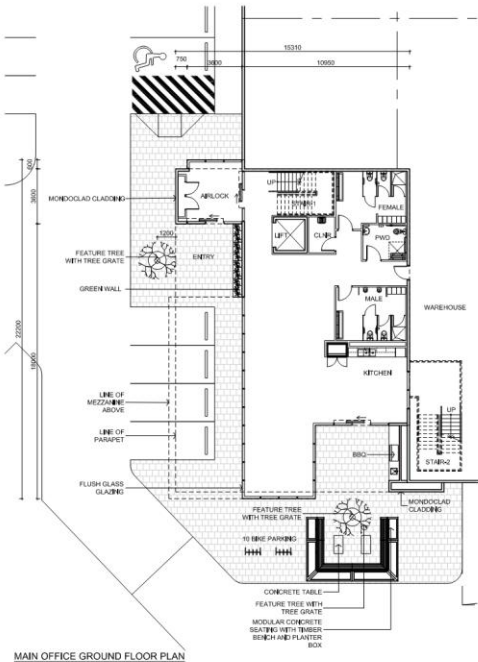
© 2024 FRASERS PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or by any means without the express written permission of Fraser's Property Industrial. Areas within on drawings are approximate and are not subject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

PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 VANTAGE YATALA COASTLINK COURT
STAPYLTON

SITE PLAN
GFA - IMPERVIOUS AREA

FOR DEVELOPMENT APPLICATION			
JOB	DATE		
Q23401A-DIA-003	05/12/24		
SCALE	DRN	REV	
1:500 @ A1	KL	A	

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	05/12/24



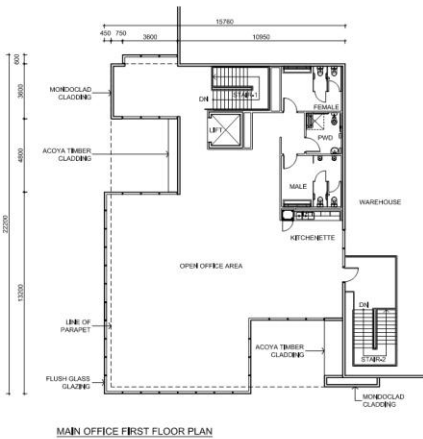
FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

© 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 by any means without the express written permission of Fraser's Property Industrial. Areas within on drawings are approximate and are not subject to coordination by survey.

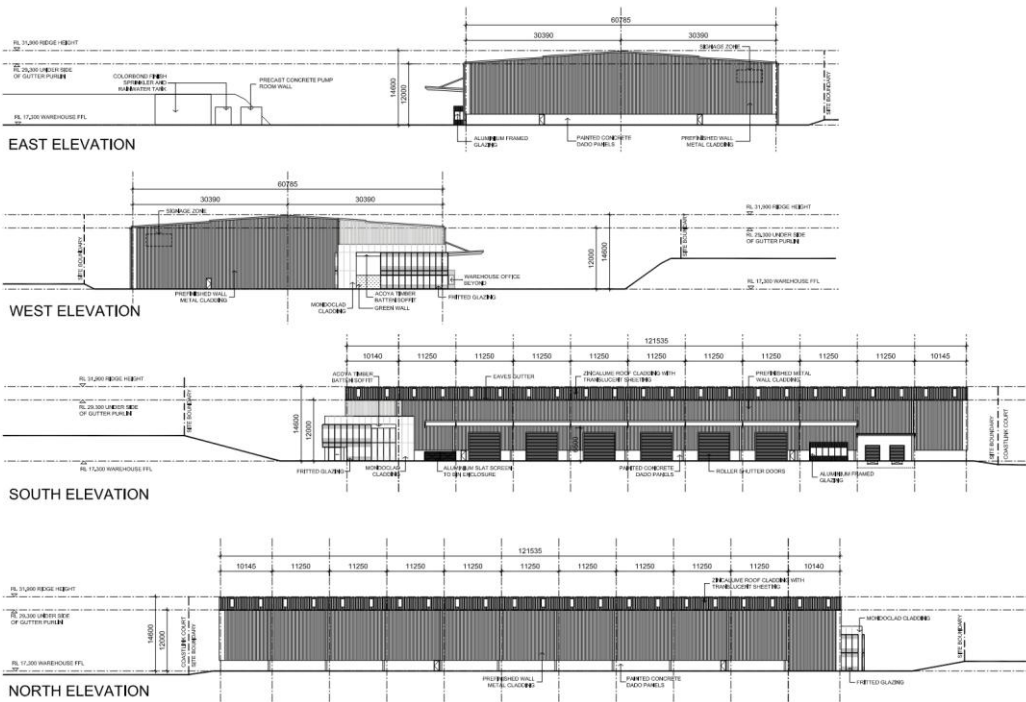
PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 VANTAGE YATALA COASTLINK COURT
STAPYLTON

OFFICE PLAN

FOR DEVELOPMENT APPLICATION			
JOB	DATE		
Q23401A-DIA-110	05/12/24		
SCALE	DRN	REV	
1:100 @ A1	KL	A	



REV	DESCRIPTION	DATE
A	ISSUE FOR DA	05/12/24



ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DRAWINGS, ALL LEVELS ARE TO BE +N 1000mm.

FOR DEVELOPMENT APPLICATION

JOB	DATE
Q2401A-DIA-089	05/12/24
SCALE	DRN
1:200 @ A1	KL A



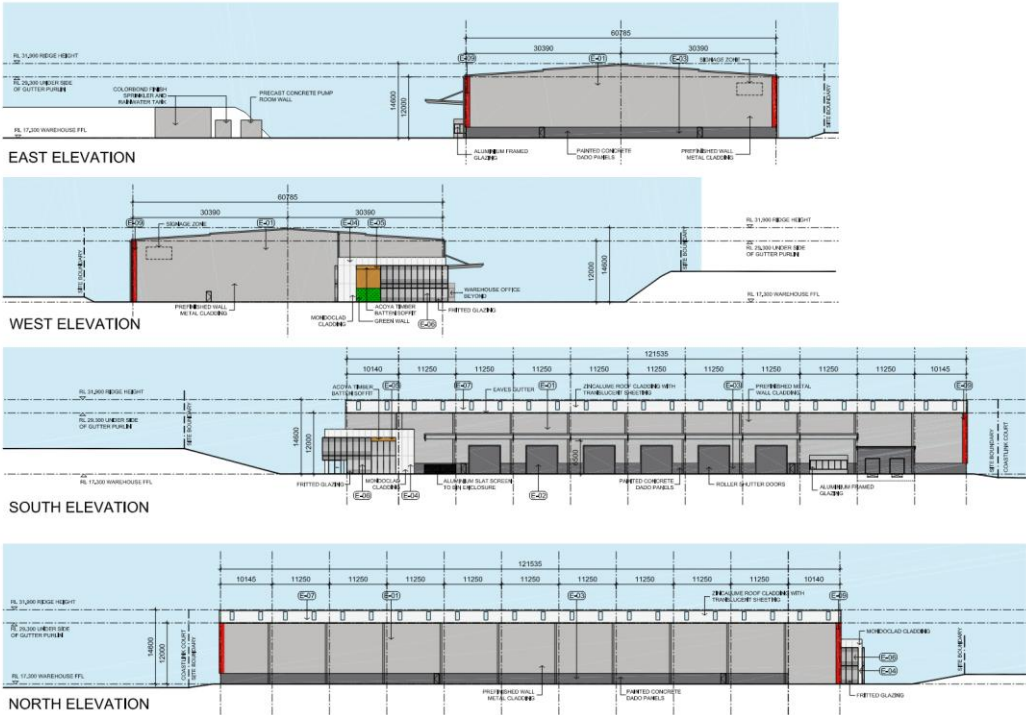
FRASER'S PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

© 2024 FRASER'S PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or by any form without the express written permission of Fraser's Property Industrial. Fraser's Property Industrial reserves the right to amend this document without notice and is not liable for any errors or omissions.

PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 VANTAGE YATALA COASTLINK COURT
STAPYLTON

BUILDING
ELEVATIONS

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	05/12/24



LEGEND

- E-01 WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACINGS 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 MONOCOLAD 'SILVER GRAY METALLIC'
- E-05 ACOTYA TIMBER CLADDING
- E-06 EXTERNAL GLAZING
- E-07 WAREHOUSE AND OFFICE ROOF ZINC ALUMINE
- E-08 AC CORNER AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'SHALE GREY'
- E-09 WAREHOUSE WALL CLADDING MONOCOLAD 'TEAL'

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

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEERS DRAWINGS, ALL LEVELS ARE TO BE +N 1000mm.

FOR DEVELOPMENT APPLICATION

JOB	DATE
Q2401A-DIA-089	05/12/24
SCALE	DRN
1:200 @ A1	KL A



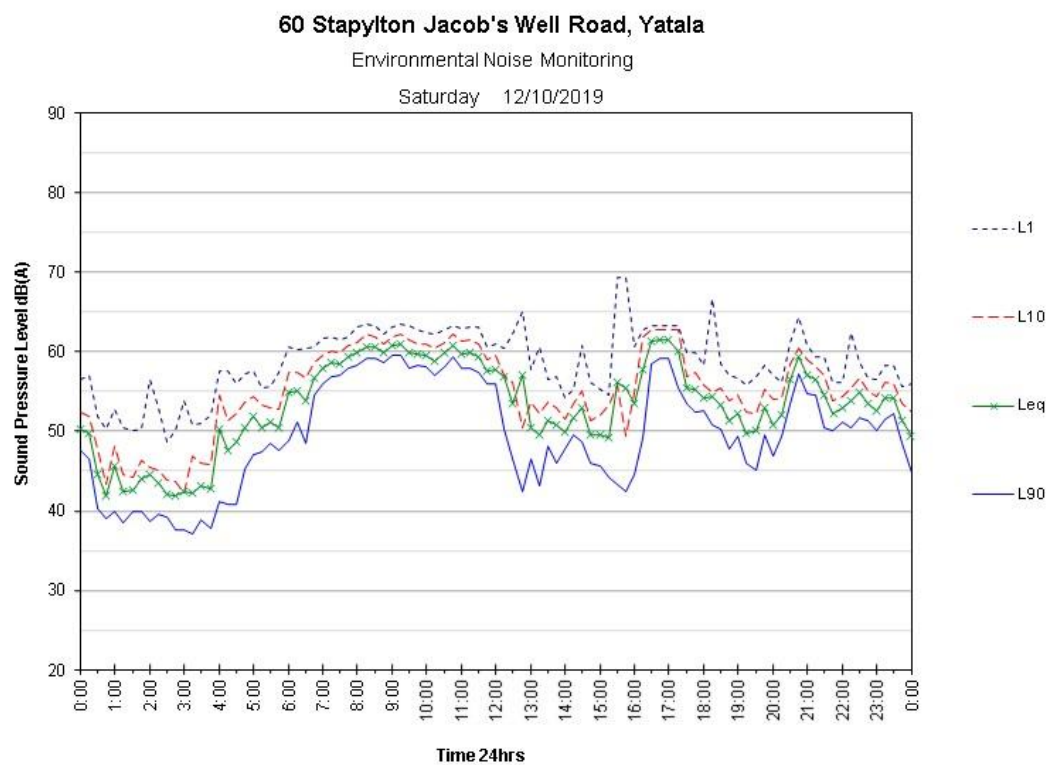
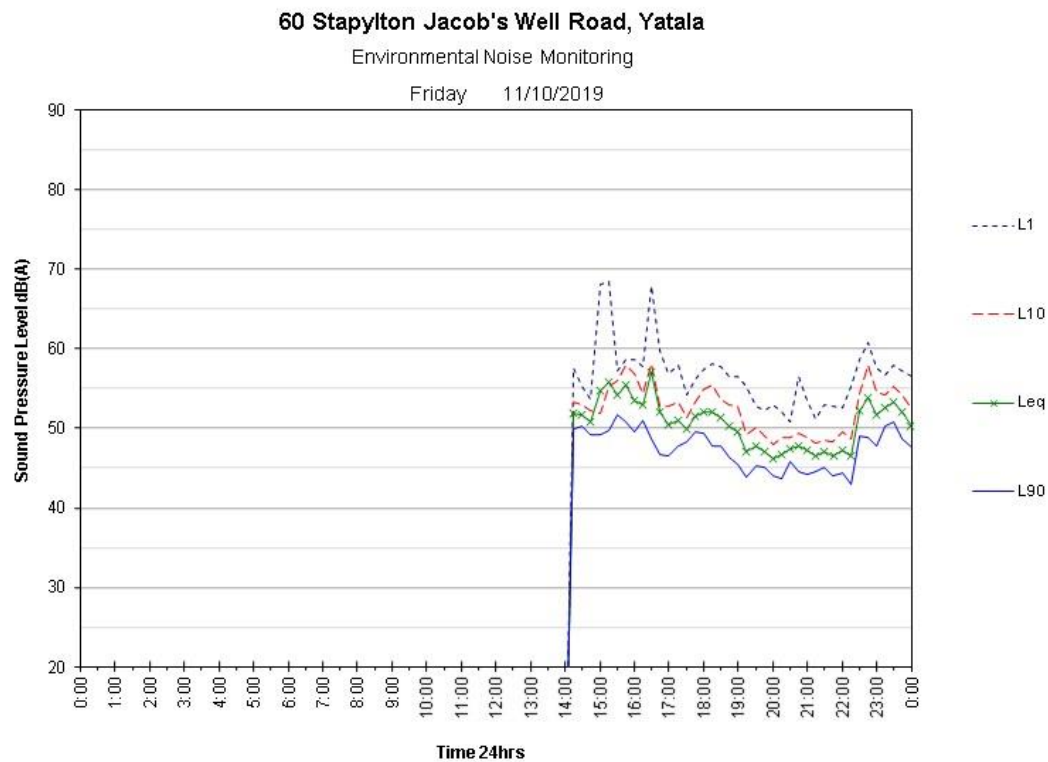
FRASER'S PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
P +61 7 3249 7400

© 2024 FRASER'S PROPERTY INDUSTRIAL
This document is confidential and is subject to copyright. It may not be copied, used, reproduced or transmitted in any way or by any form without the express written permission of Fraser's Property Industrial. Fraser's Property Industrial reserves the right to amend this document without notice and is not liable for any errors or omissions.

PROPOSED INDUSTRIAL DEVELOPMENT
LOT-303 VANTAGE YATALA COASTLINK COURT
STAPYLTON

ELEVATION
FINISHES

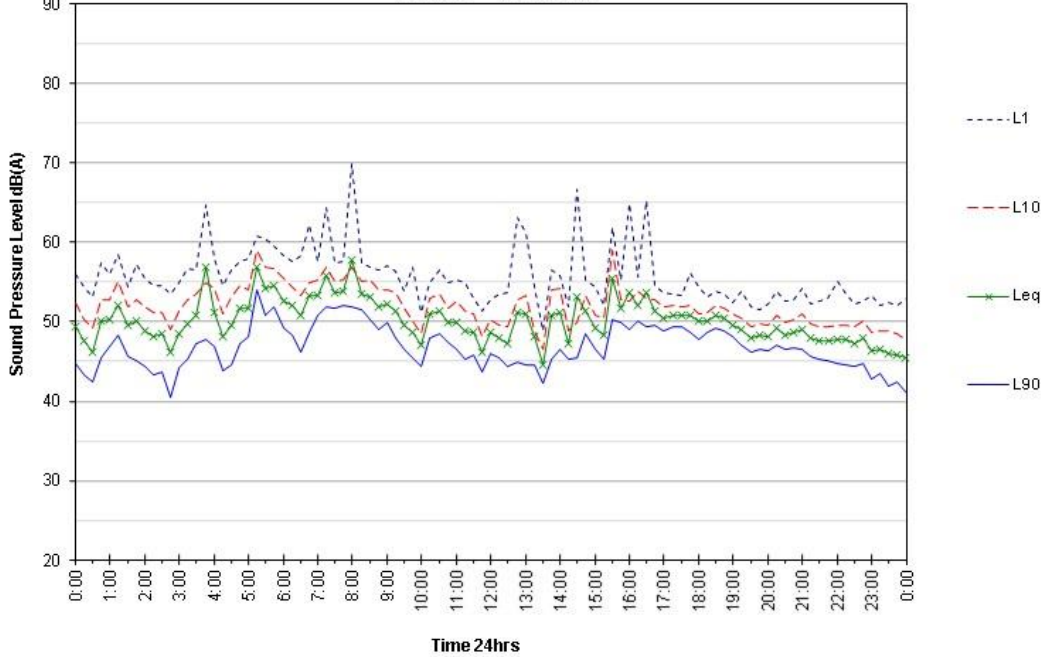
10.2 Noise Monitoring Charts



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

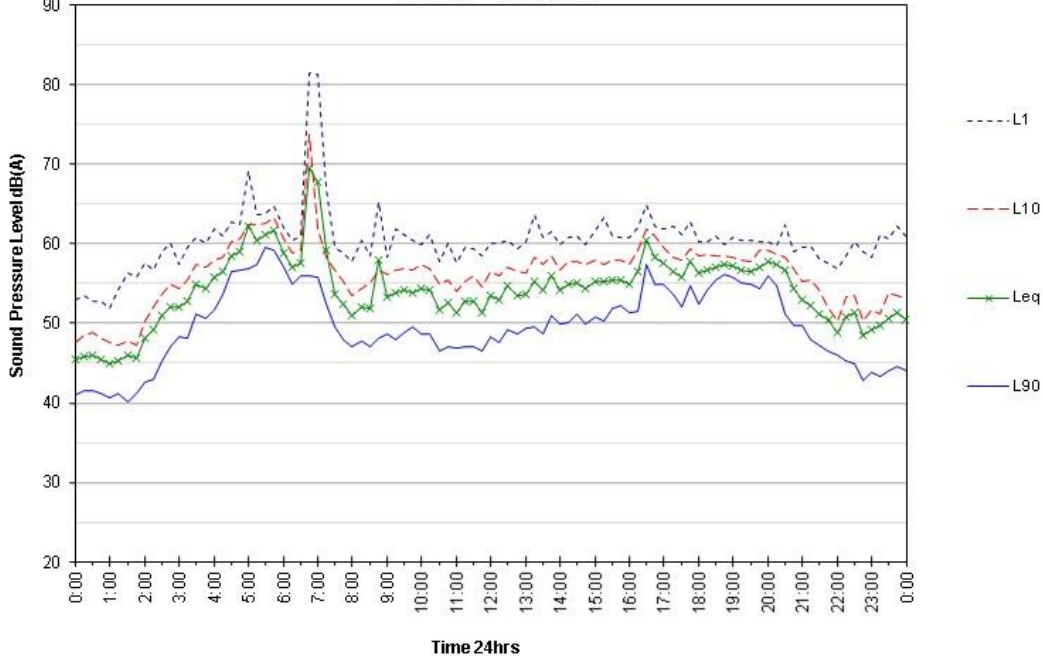
Sunday 13/10/2019

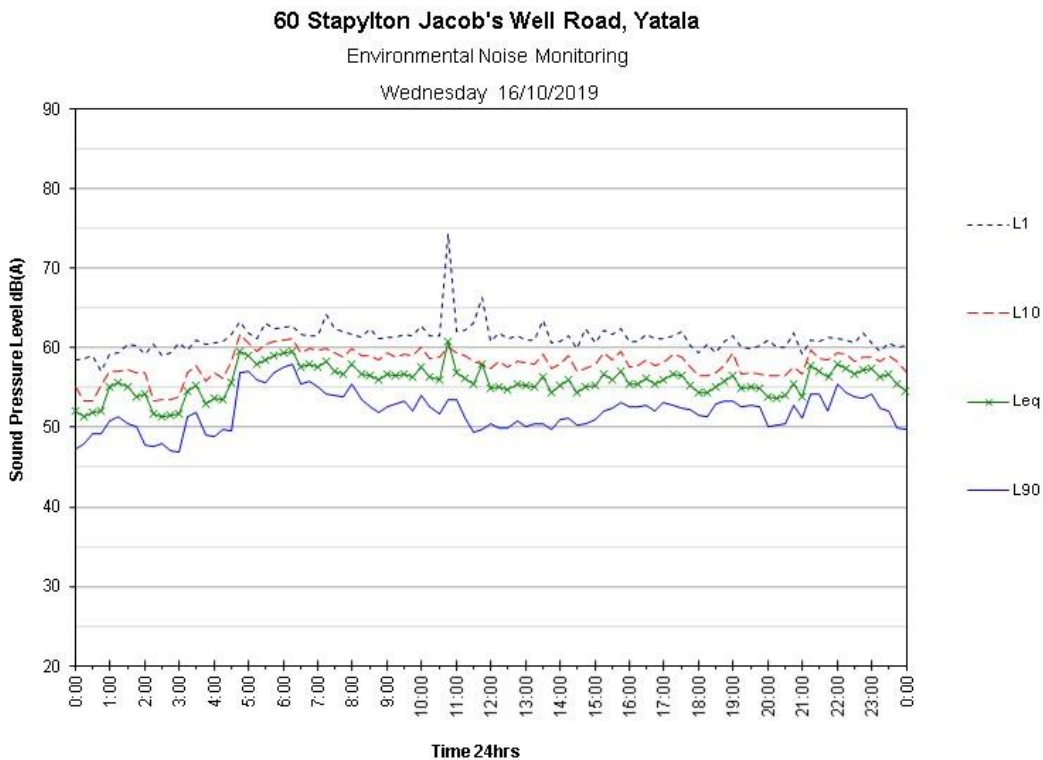
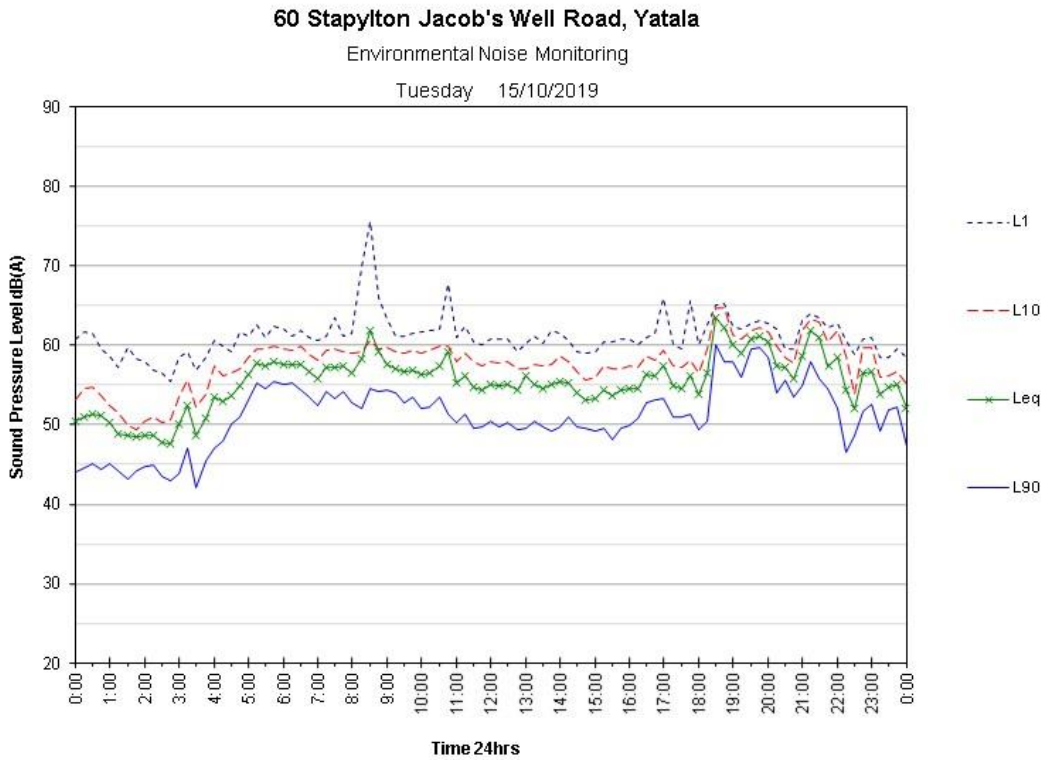


60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

Monday 14/10/2019

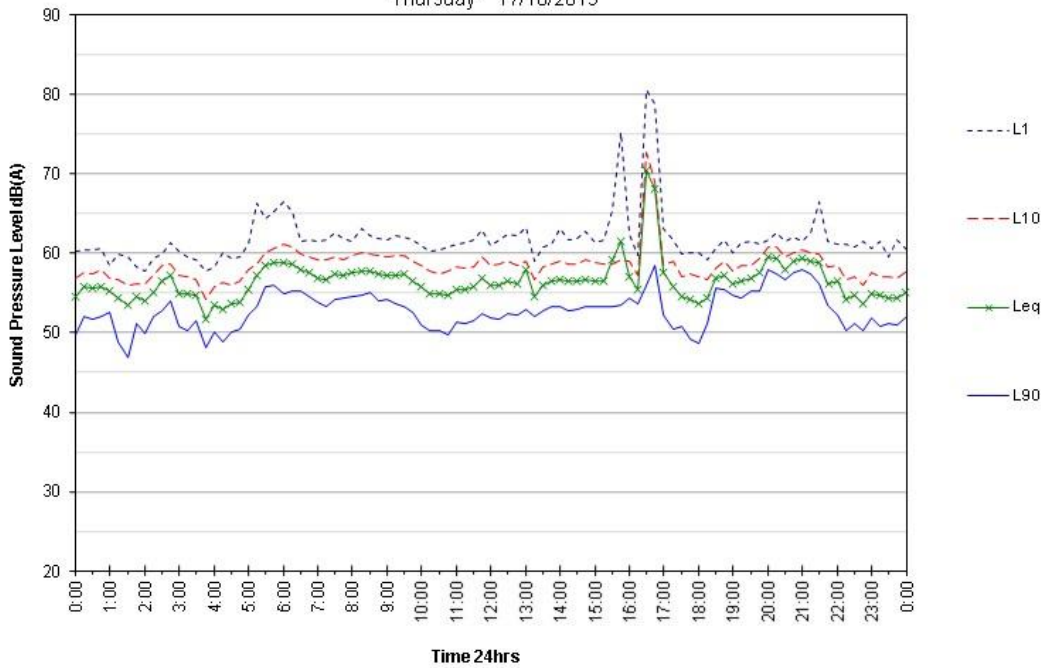




60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

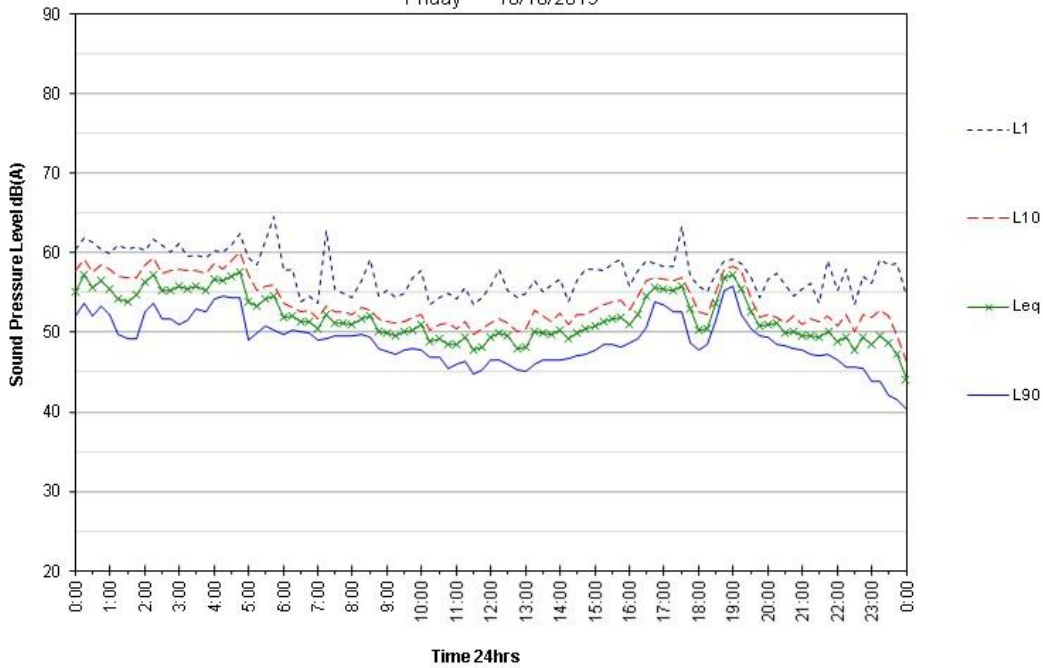
Thursday 17/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

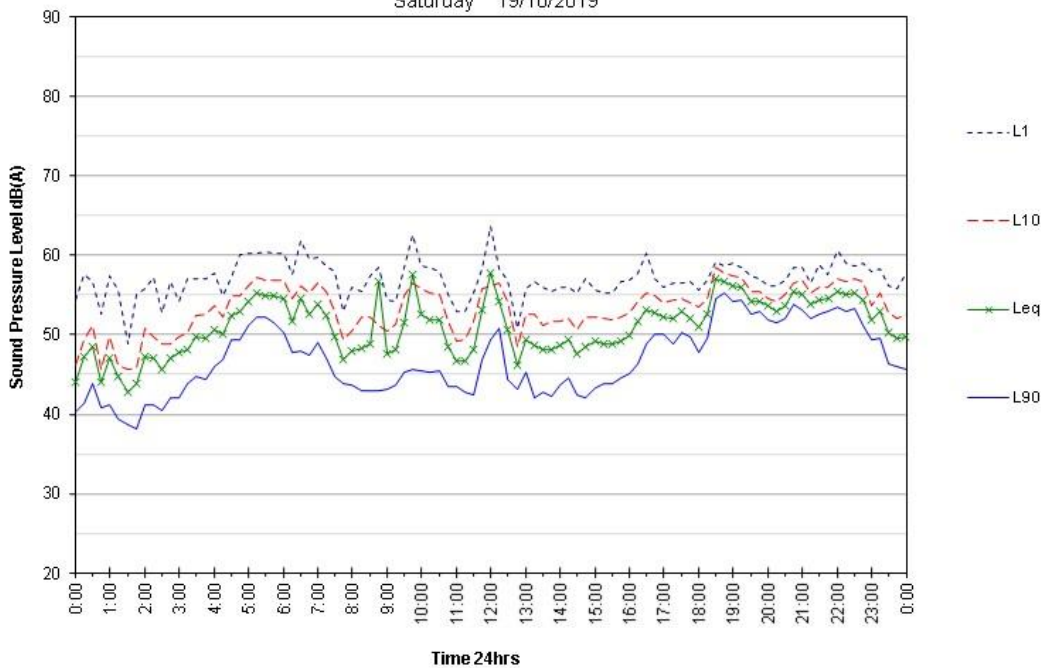
Friday 18/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

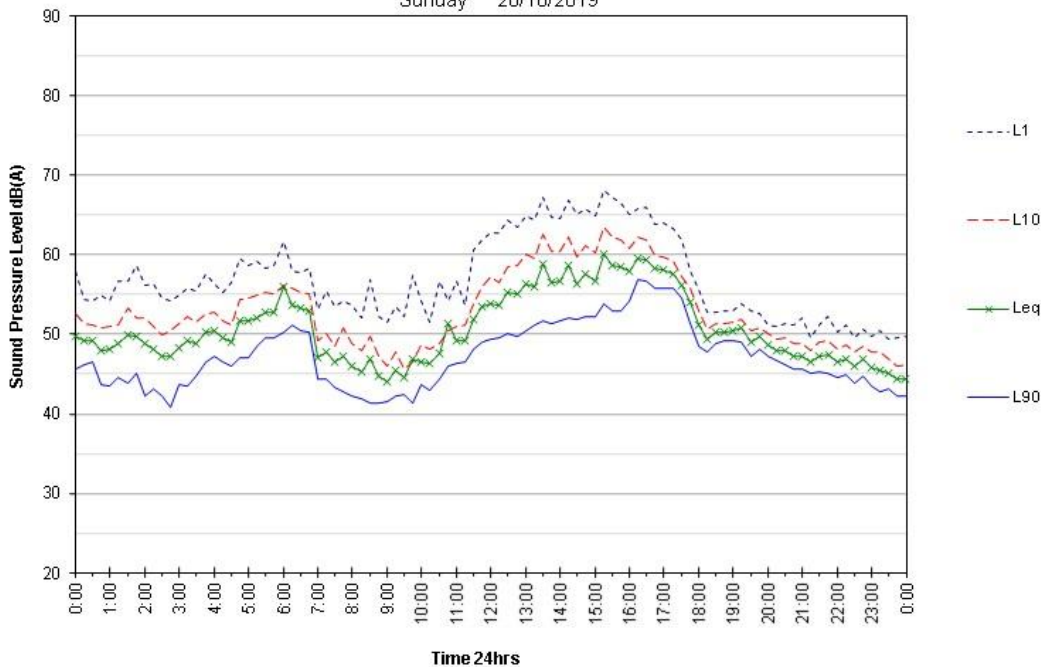
Saturday 19/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

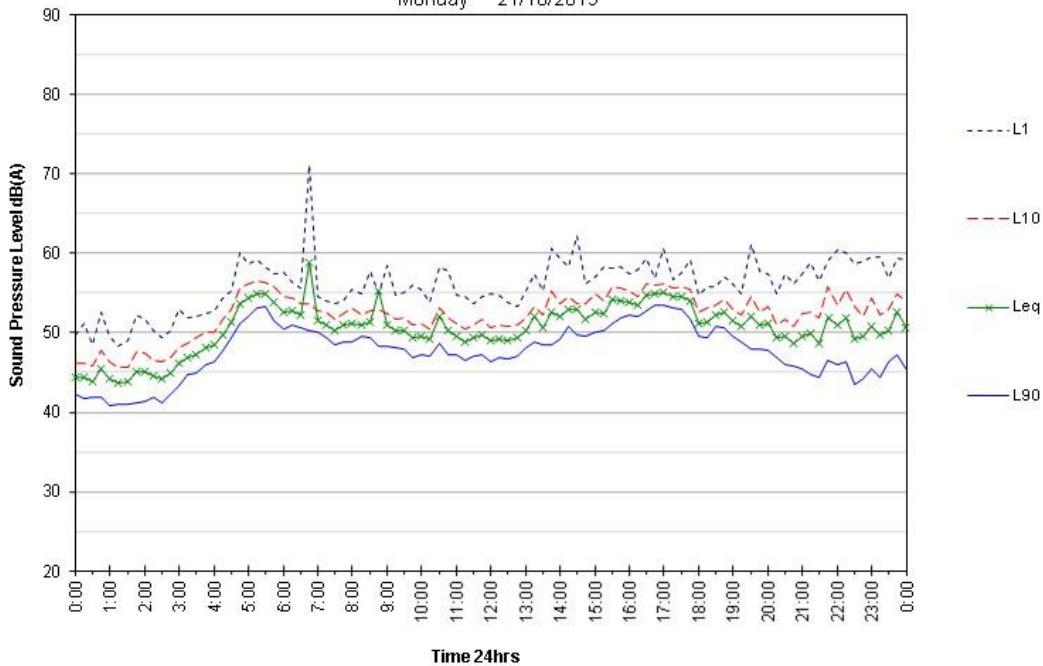
Sunday 20/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

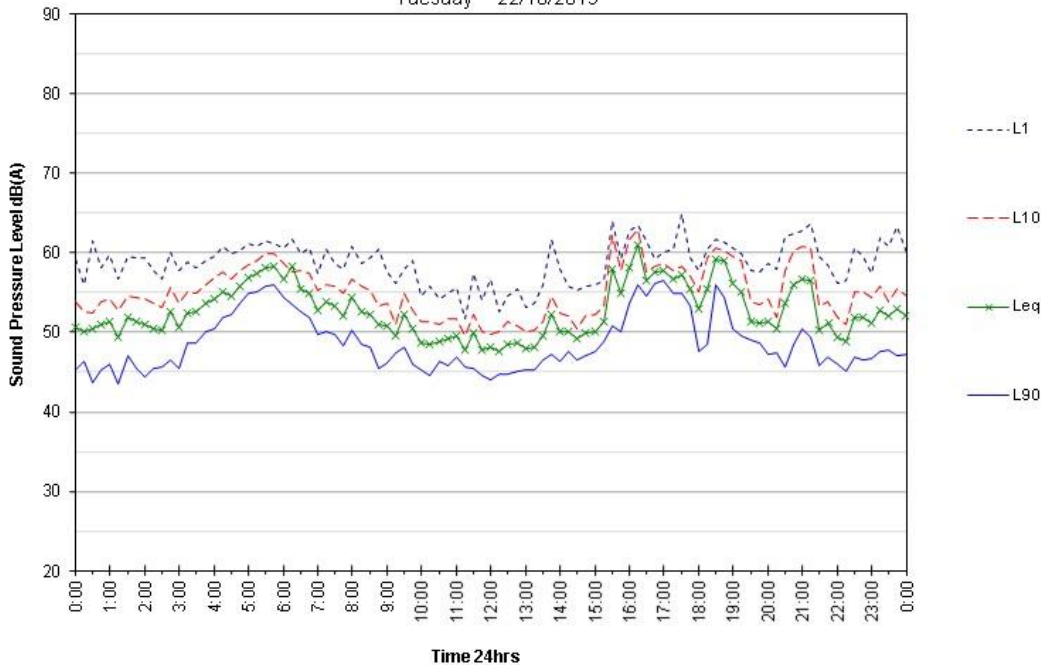
Monday 21/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

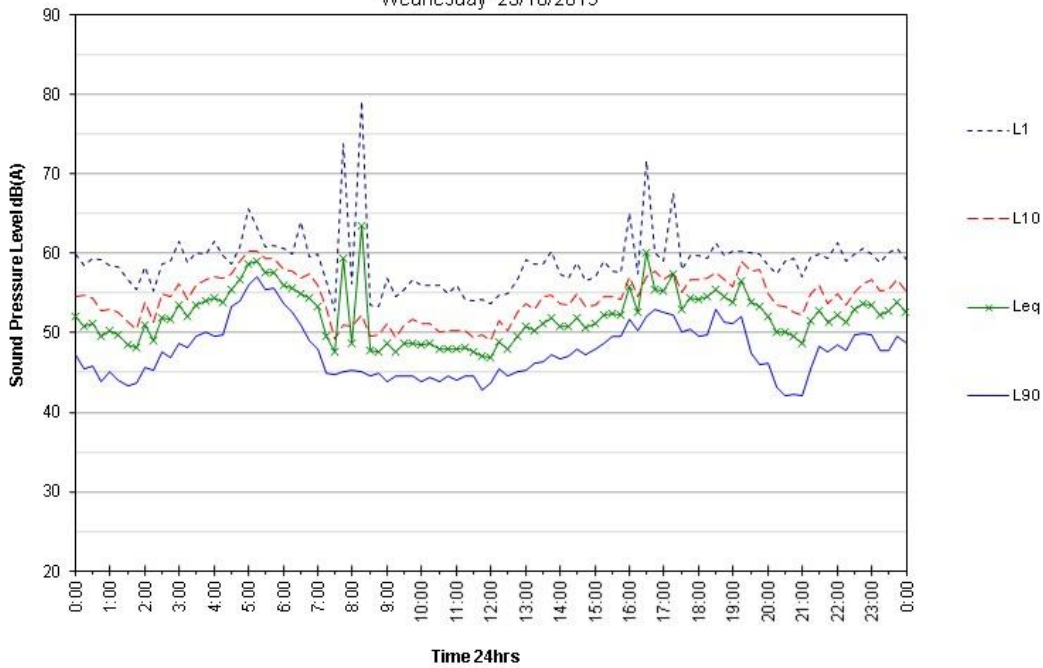
Tuesday 22/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

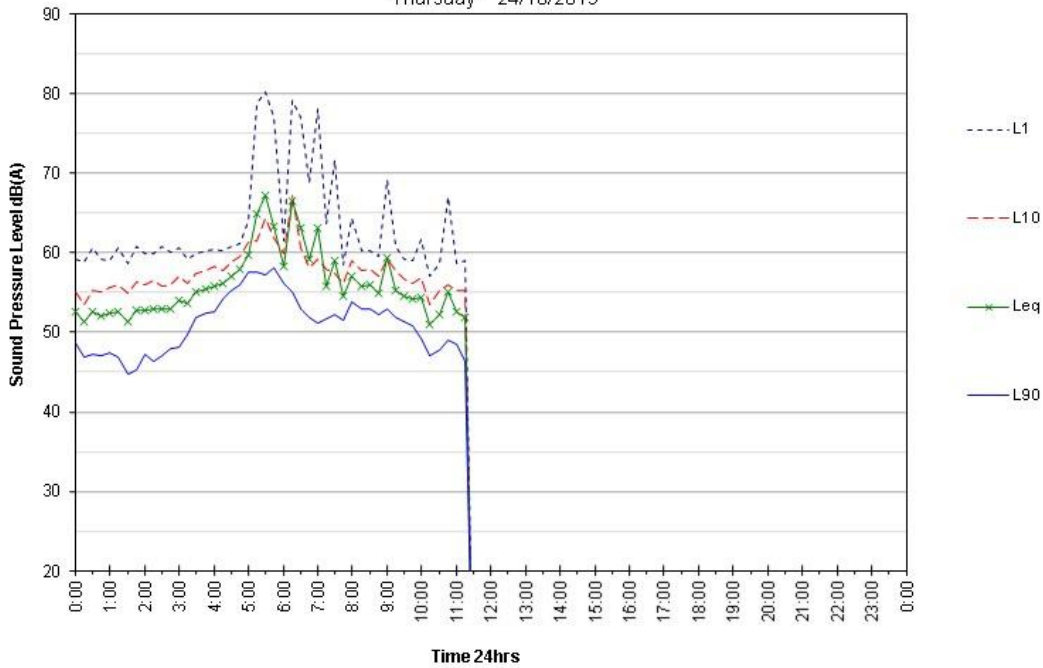
Wednesday 23/10/2019



60 Stapylton Jacob's Well Road, Yatala

Environmental Noise Monitoring

Thursday 24/10/2019





APPENDIX I

TRAFFIC IMPACT ASSESSMENT



VantageYatala



g a s s m a n
development
perspectives

planning
environment
landscape
engineering
survey



TRANSPORT IMPACT ASSESSMENT
PROPOSED WAREHOUSE DEVELOPMENT
LOT 303 VANTAGE INDUSTRIAL ESTATE, YATALA



Prepared for
FPI QUEENSLAND PTY LTD



10 DECEMBER 2024



DOCUMENT REGISTER

RTE Reference 24242

Document History

Version	Version date	Details	Reviewed and Authorised	
			Name / Position	Signature
1	10 December 2024	DA ISSUE	Luke Rytenskild Director RPEQ 6293	

COPYRIGHT NOTICE

© Copyright CRG Traffic Pty Ltd All Rights Reserved. Copyright in the whole and every part of this document belongs to CRG Traffic Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of CRG Traffic Pty Ltd.

COMPANY INFORMATION

CRG Traffic Pty Ltd as trustee for the Rytenskild CRG Trust trading as Rytenskild Traffic Group
ABN 24 401 134 418
ACN 151 846 847
Director: Luke Rytenskild RPEQ 6293

GOLD COAST
Unit 2,
24 Surfers Avenue
Mermaid Beach QLD 4218

BRISBANE
Level 5
320 Adelaide Street
Brisbane QLD 4000

SYDNEY
Level 26
44 Market Street
Sydney NSW 2000

Phone: 1300 220020
Facsimile: 1300 087177
Email: info@rytenskildtraffic.com
Web: www.rytenskildtraffic.com

TABLE OF CONTENTS

1.0	INTRODUCTION.....	4
2.0	SUBJECT SITE.....	4
3.0	DEVELOPMENT PROPOSAL.....	5
4.0	CAR PARKING.....	7
4.1	Car Parking Supply	7
4.2	Car Parking Design	11
5.0	ACCESS ARRANGEMENTS	17
6.0	PROVISION FOR COMMERCIAL VEHICLES	19
6.1	Provision for Service Vehicles	19
6.2	Provision for Other Heavy Vehicles	19
7.0	PROVISION FOR PEDESTRIANS AND BICYCLES	26
8.0	SUMMARY OF CONCLUSIONS & RECOMMENDATIONS.....	26
	APPENDICES.....	27
	APPENDIX A – RESPONSE TO CAR PARKING, ACCESS, AND TRANSPORT INTEGRATION CONSTRAINT CODE (2003).....	28

1.0 INTRODUCTION

Rytenskild Traffic Engineering (RTE) has been engaged by FPI Queensland Pty Ltd to prepare a Transport Impact Assessment of its proposed warehouse development at Yatala.

This report forms part of a Development Application to be lodged with the City of Gold Coast. The following issues have been addressed during the study:

- Site access arrangements;
- Car parking supply and design;
- Provision for pedestrians and cyclists;
- Provision for heavy vehicles.

Responses to the Car Parking, Access, and Transport Integration Constraint Code (2003) are included as appendices to this report.

2.0 SUBJECT SITE

As shown in Figure 2.1, the subject site is located within the approved Stage 3 site of the Vantage Industrial Estate. The site is identified as Lot 303 and has a site area of 19,406m².

The site is located within the low and medium impact industry zone.

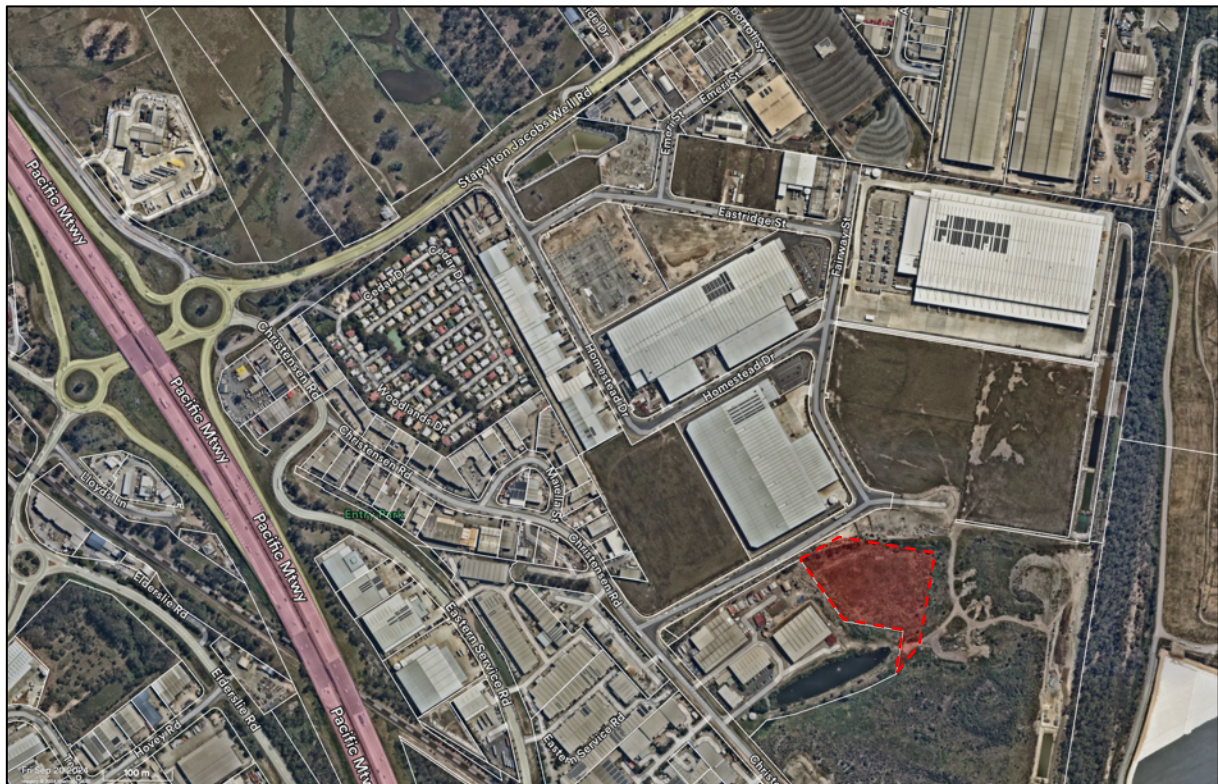


FIGURE 2.1 – LOCATION OF SUBJECT SITE

3.0 DEVELOPMENT PROPOSAL

The proposed plan of development is for construction of a Warehouse and Distribution Centre with associated signage, landscaping and car parking, with a Gross Floor Area (GFA) of 7,693m².

A total of 47 car parking spaces are proposed to be provided.

Access is proposed via two separate vehicle crossovers along Coastlink Court: the northern crossover designated for light vehicle entry and exit, and the southern crossover allocated for heavy vehicle entry and exit.

The proposed site plan is shown in Figure 3.1.

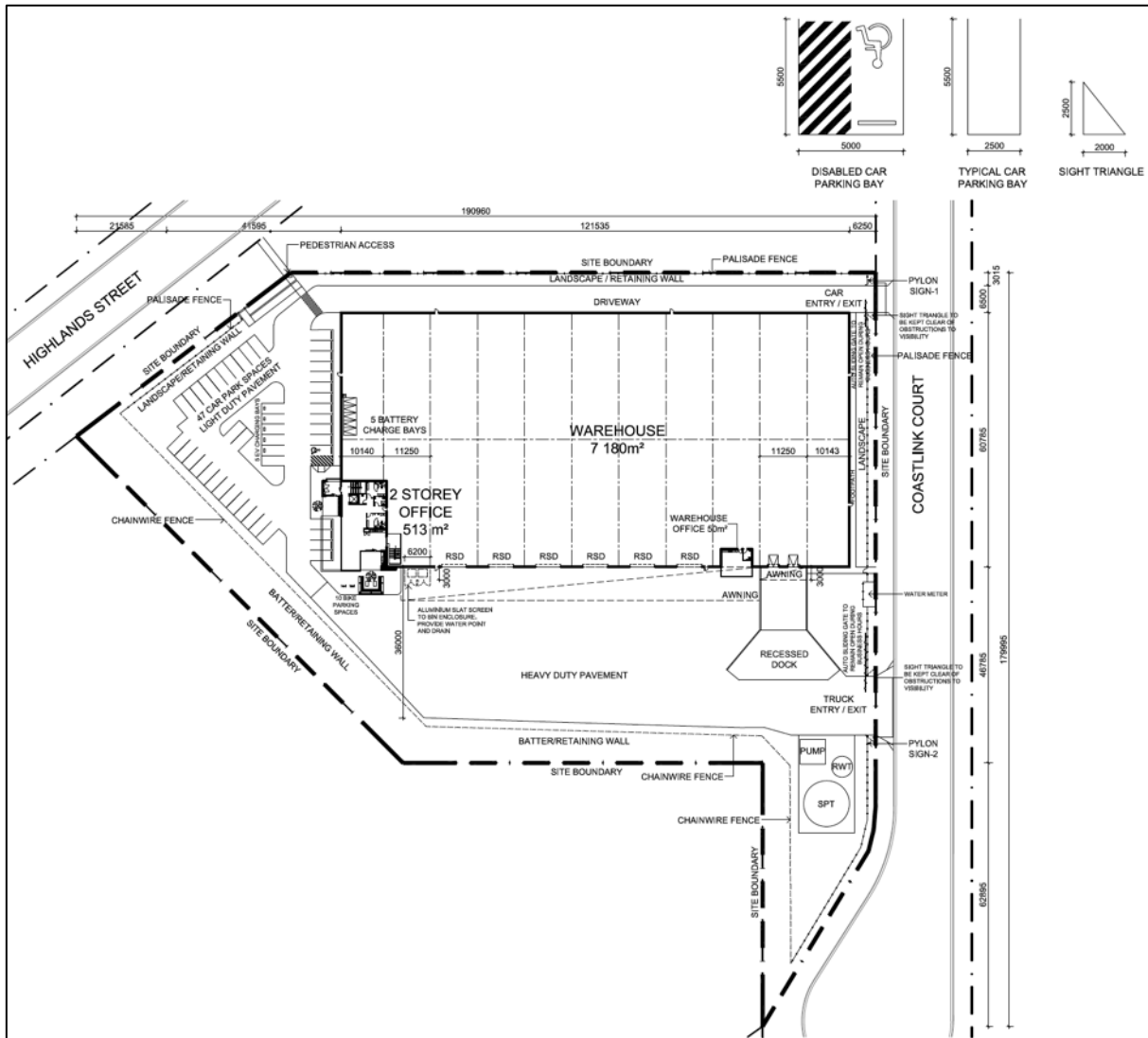


FIGURE 3.1 – PROPOSED SITE PLAN

4.0 CAR PARKING

4.1 Car Parking Supply

In accordance with the *M38 Industrial Place Code – AS8.1.2*, the following rates are applicable to the proposed use:

Warehouse:

2 spaces per tenancy or lot plus

1 space per 50m² of GFA up to and including 500m², and

1 space per 100m² of GFA over 500m²

Application of the above rates to the proposal (7,693m²) results in the following requirements:

2 spaces +

10 spaces for the first 500m²

72 spaces for the balance of 7,193m²

Total – 84 spaces

Application of the above rate to the proposal yields a minimum requirement of 84 car parking spaces. The proposal provides 47 spaces and therefore is considerably short of the Acceptable Outcome.

The tenant is yet to be confirmed; however, the building has been designed for warehouse use and can only be operated by a limited number of persons. It has not been designed for manufacturing or other industrial purposes that typically generate a relatively high density of workers. It is estimated that the overall building will have a maximum of 10 people within the office space, and 15 – 30 persons within the warehouse use, with a total maximum of 40 staff members onsite at any one time.

The proposed provision of 47 car parking spaces will comfortably accommodate the expected staffing levels. This approach is consistent with recent approvals for Lots 120 and 122 in Vantage Estate, where the proposed parking supply was designed to suit the likely levels of workforce and visitation.

As depicted in Figures 4.1 – 4.3, a review of car parking utilisation has been carried out using Nearmap aerial imagery. As shown, the surveyed sites indicate low car parking utilisation, with car parking rates as low as 1 space per 600m² GLFA. For the above reasons, the proposed provision of 47 car parking spaces will adequately service the proposed building without causing an overflow of parking demand into the public street system.



FIGURE 4.1 – CAR PARKING DEMANDS AT 1 BLUESTONE PLACE, YATALA (GFA APPROX: 9,000M²)

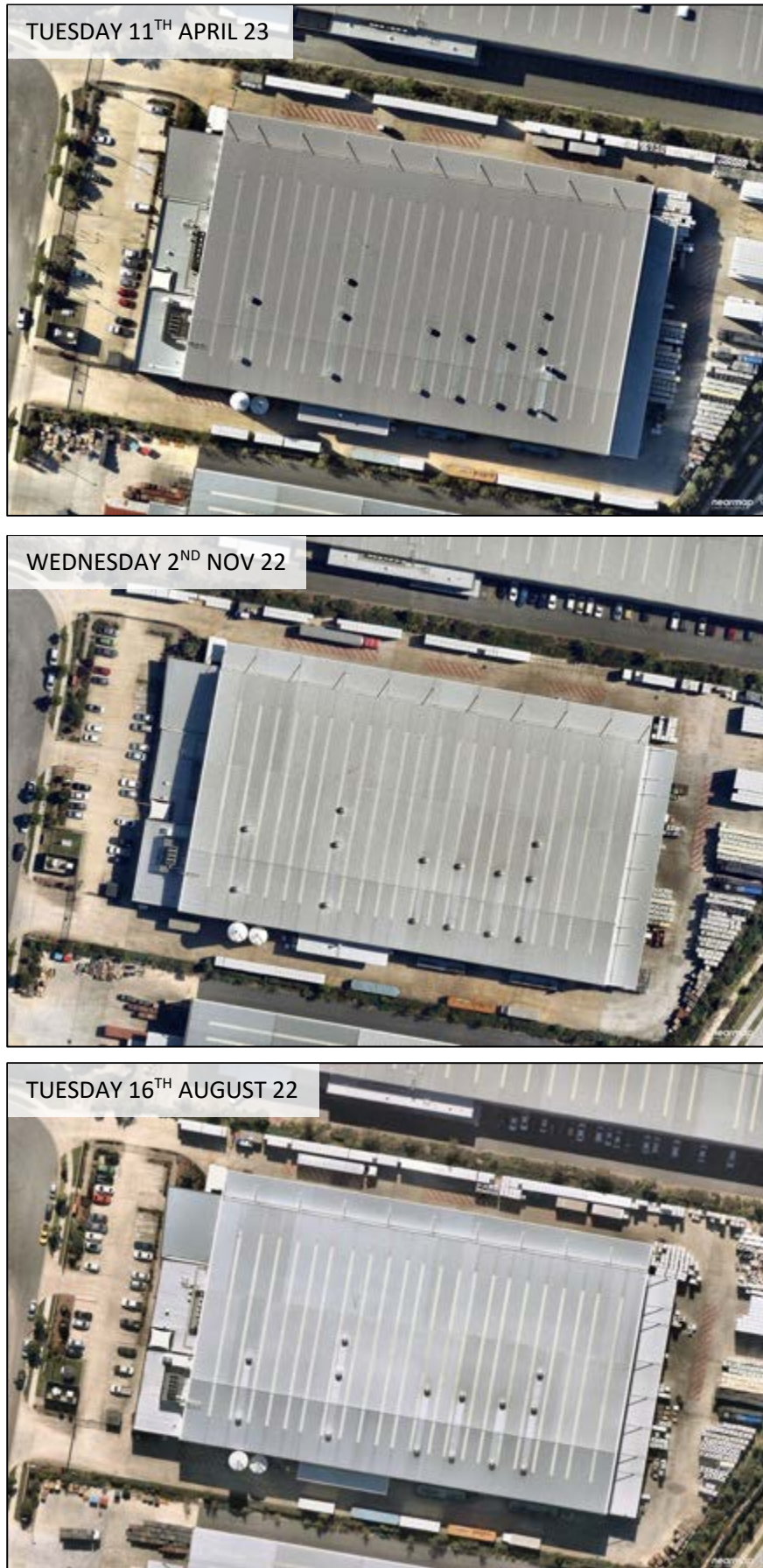


FIGURE 4.2 – CAR PARKING DEMANDS AT 23 ARTHUR DIXON COURT, YATALA (GFA APPROX: 8,000M²)



FIGURE 4.3 – CAR PARKING DEMANDS AT 14 THOMAS HANLON COURT, YATALA (GFA APPROX: 2,500M²)

4.2 Car Parking Design

The geometric layout of the proposed parking facilities has generally been designed to comply with the relevant requirements specified in the Transport Code and AS2890.1: 2004.

The proposed car parking layout has the following dimensions:

Table 4.2 – Car Parking Design Characteristics

Design Aspect	Minimum AS2890.1 Standard	Proposed	Compliance
Parking space length: - General - PWD Bay	5.4 metres 5.4 metres	5.4 metres 5.4 metres	Compliant Compliant
Parking space width: - General - PWD Bay	2.5 metres 2.4 metres, plus 2.4m wide shared zone	2.5 metres 2.5 metres, plus 2.5m wide shared zone	Compliant Compliant
Aisle Width: - Parking aisle - Circulation aisle	5.8 metres 5.8 metres	Min. 5.8 metres Min 6.0 metres	Compliant Compliant
Maximum Gradient - Parking Bay - Parking Aisle - PWD Bay	1:20 (5.0%) 1:16 (6.25%) 1:40 (2.5%)	<1:20 (5.0%) <1:20 (5.0%) <1:40 (2.5%)	Compliant
Maximum Change in Grade	1:8 (12.5%) summit 1:6.67 (15.0%) sag	<1:8 (12.5%) summit <1:8 (12.5%) sag	Compliant
Height Clearance - General Min. - Absolute Min.	2.2 metres N/A	N/A	N/A
Parking Aisle Extension	1 metre beyond last bay	N/A	N/A

Dimensioned plans of the typical parking configuration at various modules throughout the site are shown in Figures 4.4 – 4.6.

A swept path analysis has been prepared for the proposed parking arrangements in accordance with AS2890.1:2004, adopting B85 and B99 design vehicles. As shown in Figures 4.7 and 4.8, such can satisfactorily negotiate the proposed arrangements and enter and exit the site in a forward gear.

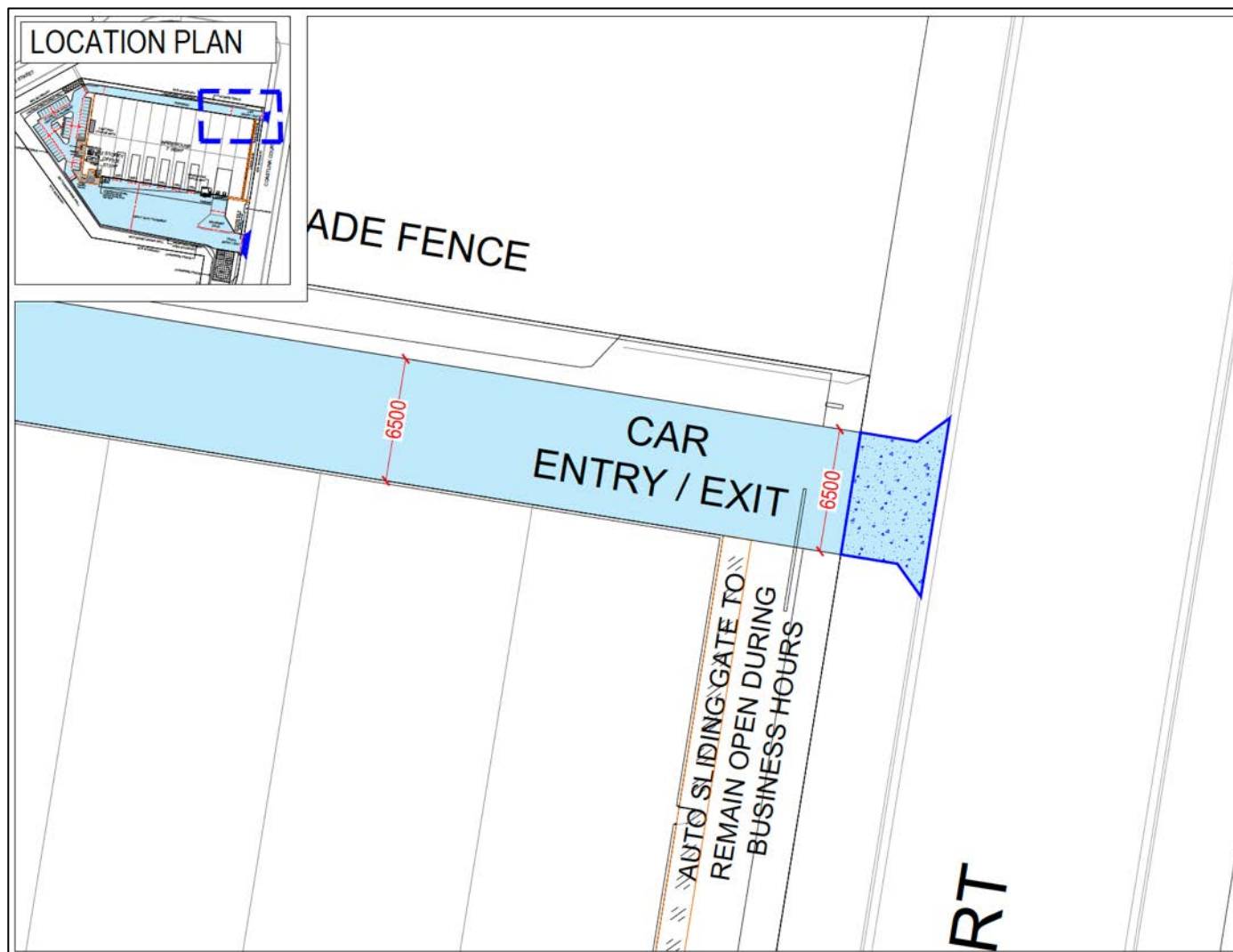


FIGURE 4.4 – PROPOSED DRIVEWAY DIMENSIONS



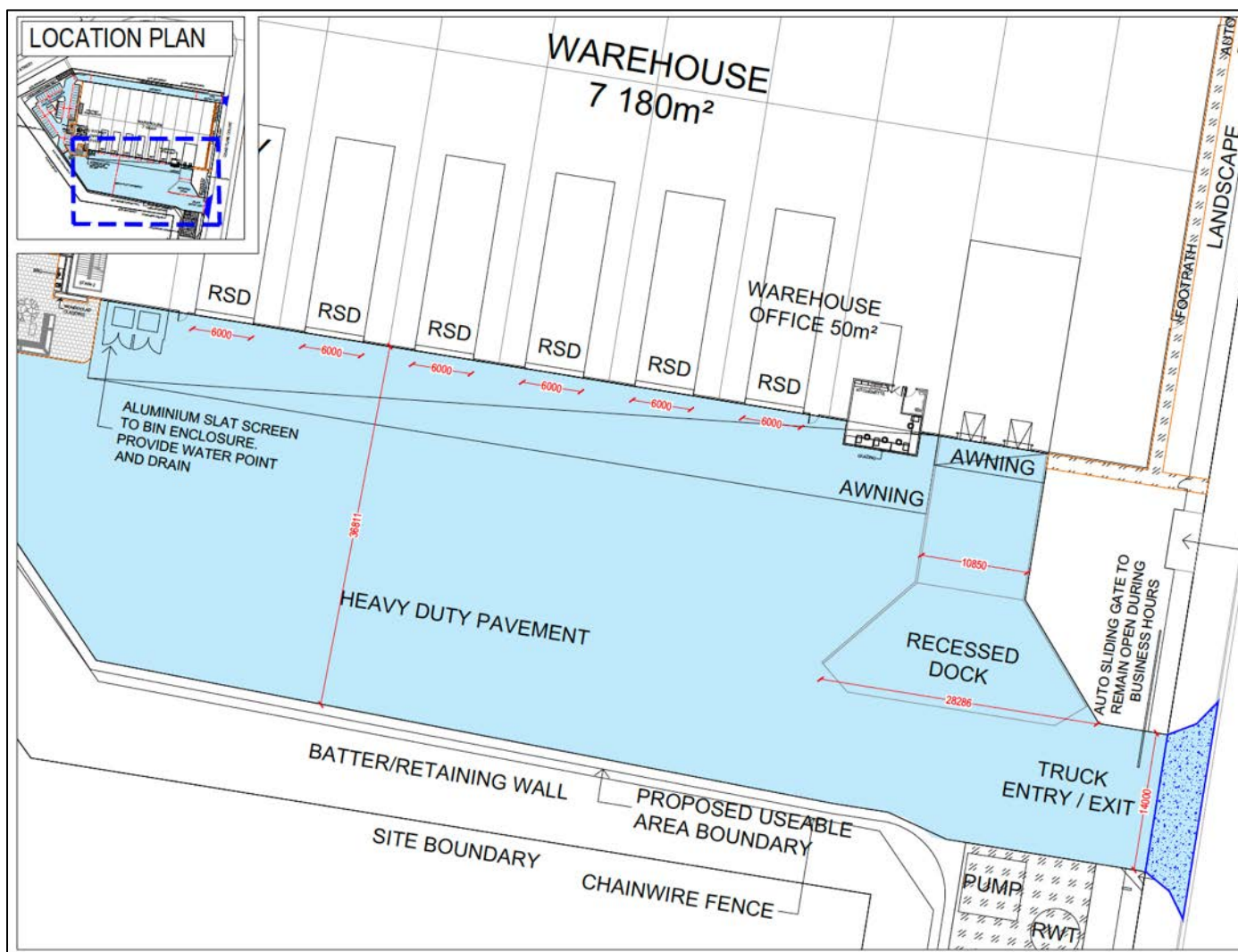


FIGURE 4.6 – PROPOSED DIMENSIONS OF LOADING AREA



FIGURE 4.7 – 85TH PERCENTILE VEHICLE MANOEUVRING

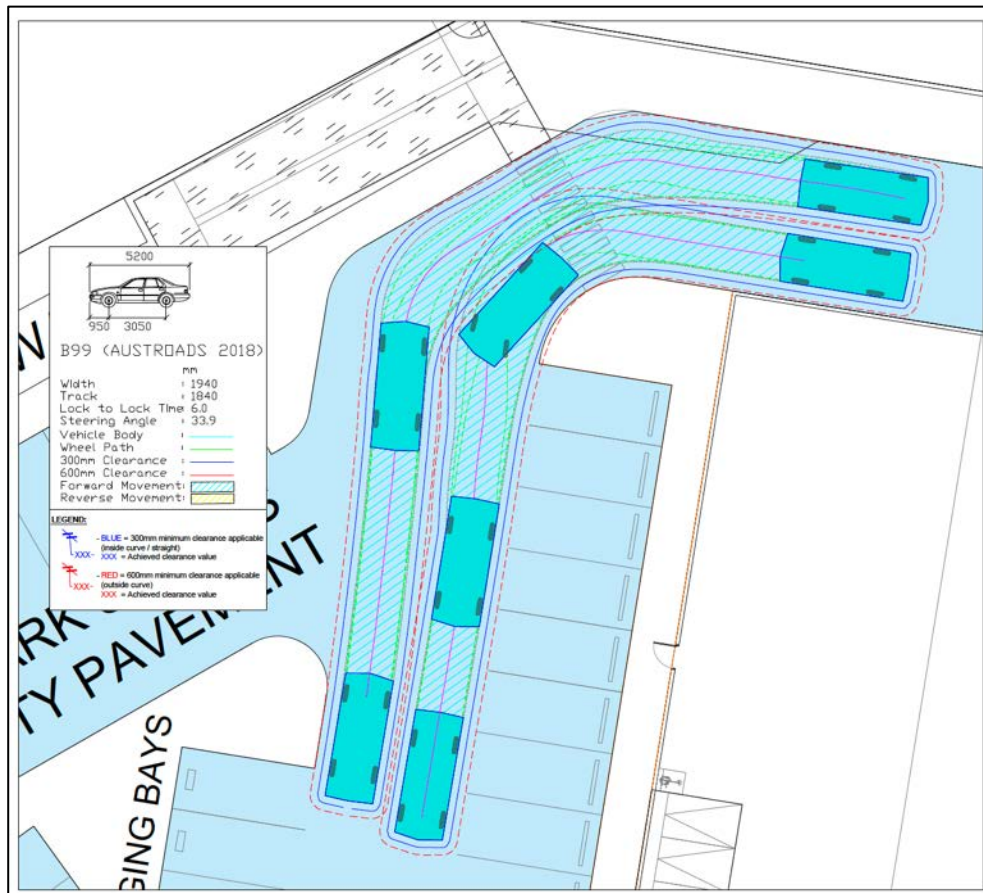
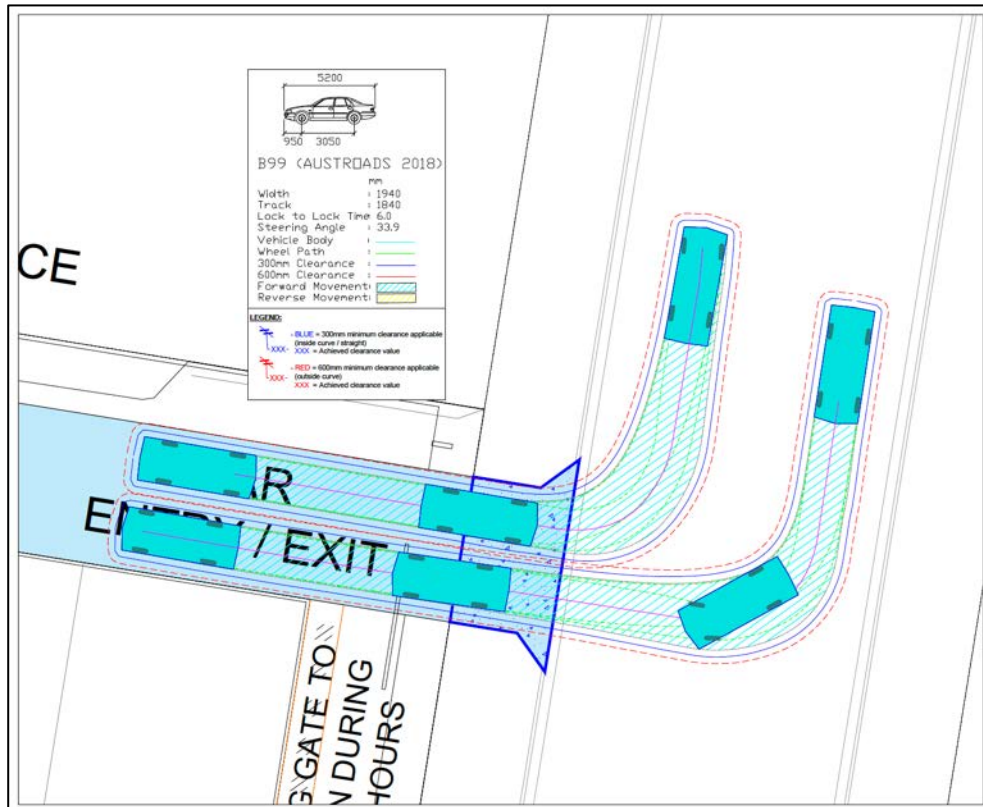


FIGURE 4.8 – 99TH PERCENTILE VEHICLE MANOEUVRING

5.0 ACCESS ARRANGEMENTS

Access is proposed via two separate vehicle crossovers along Coastlink Court: the northern crossover designated for light vehicle entry and exit, and the southern crossover allocated for heavy vehicle entry and exit.

As shown in Figures 5.1 – 5.2, the proposed vehicle crossovers have been designed in accordance with the IPWEA Standard Drawings RS-051 suitable for the intended design vehicle.

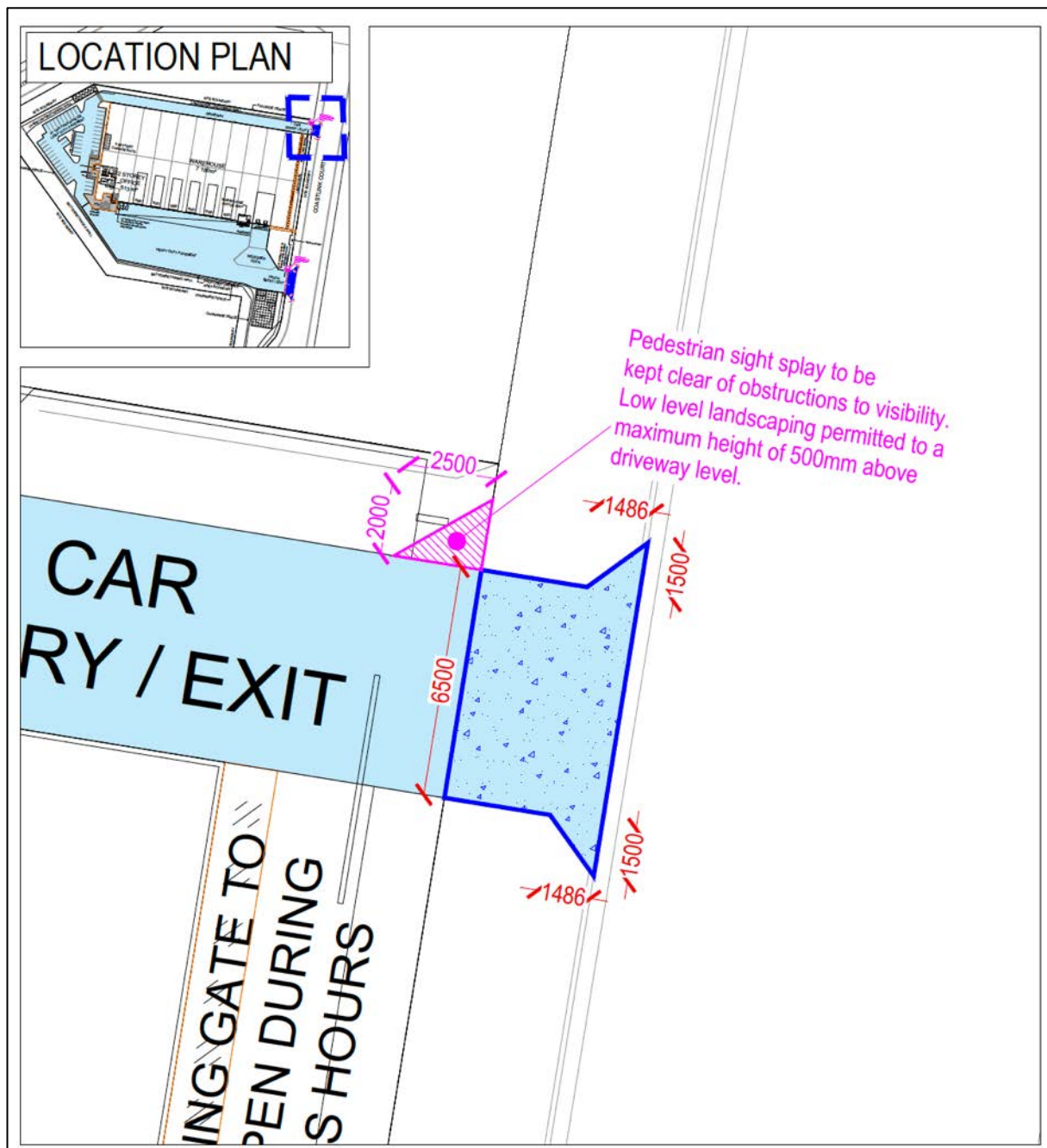


FIGURE 5.1 – ACCESS ARRANGEMENTS (NORTHERN LIGHT VEHICLE CROSSOVER)

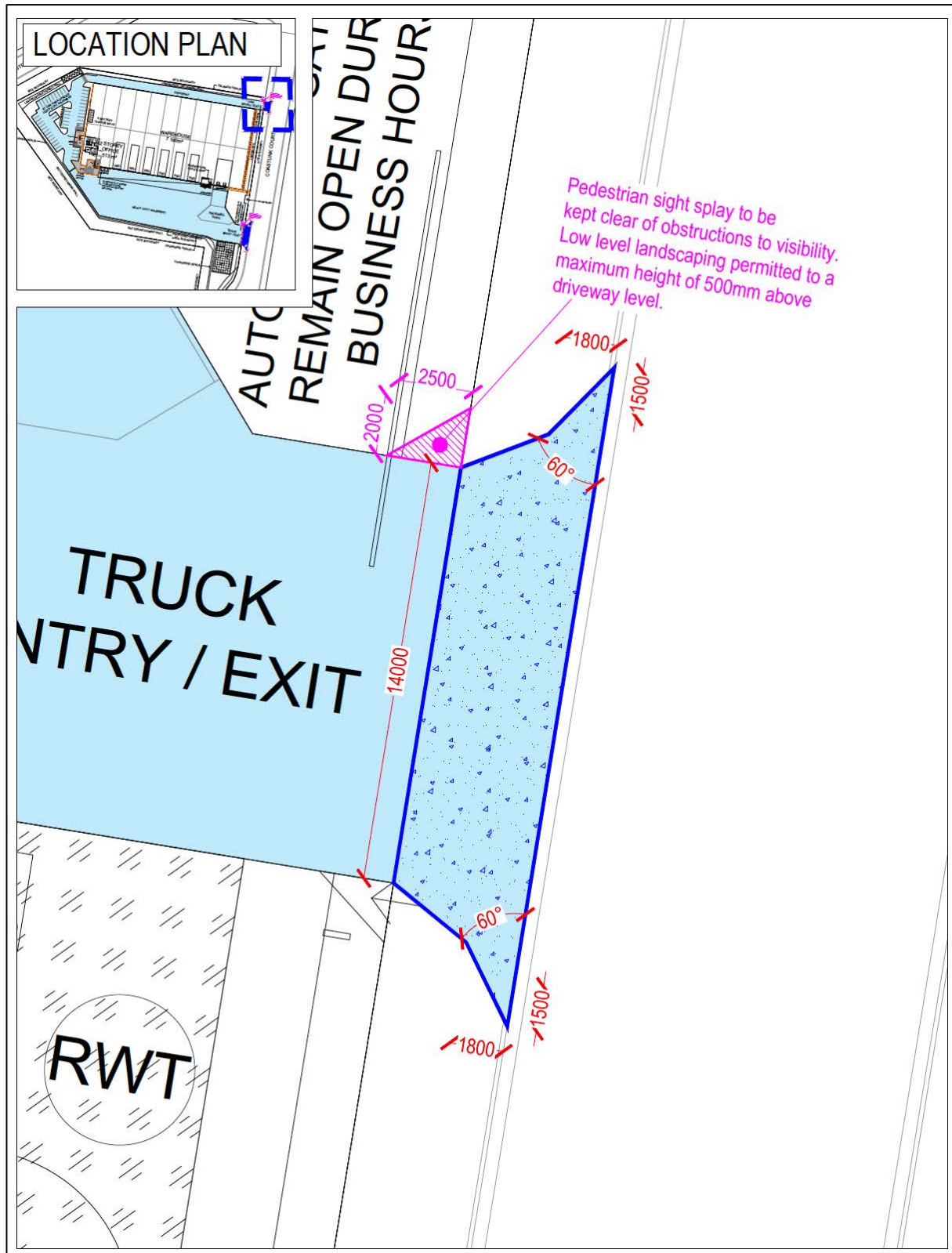


FIGURE 5.2 – ACCESS ARRANGEMENTS (SOUTHERN HEAVY VEHICLE CROSSOVER)

6.0 PROVISION FOR COMMERCIAL VEHICLES

6.1 Provision for Service Vehicles

The proposal makes provision for a front-loading Waste Collection Vehicle (WCV) to access and service the site satisfactorily. Additionally, the design ensures adequate access for fire trucks.

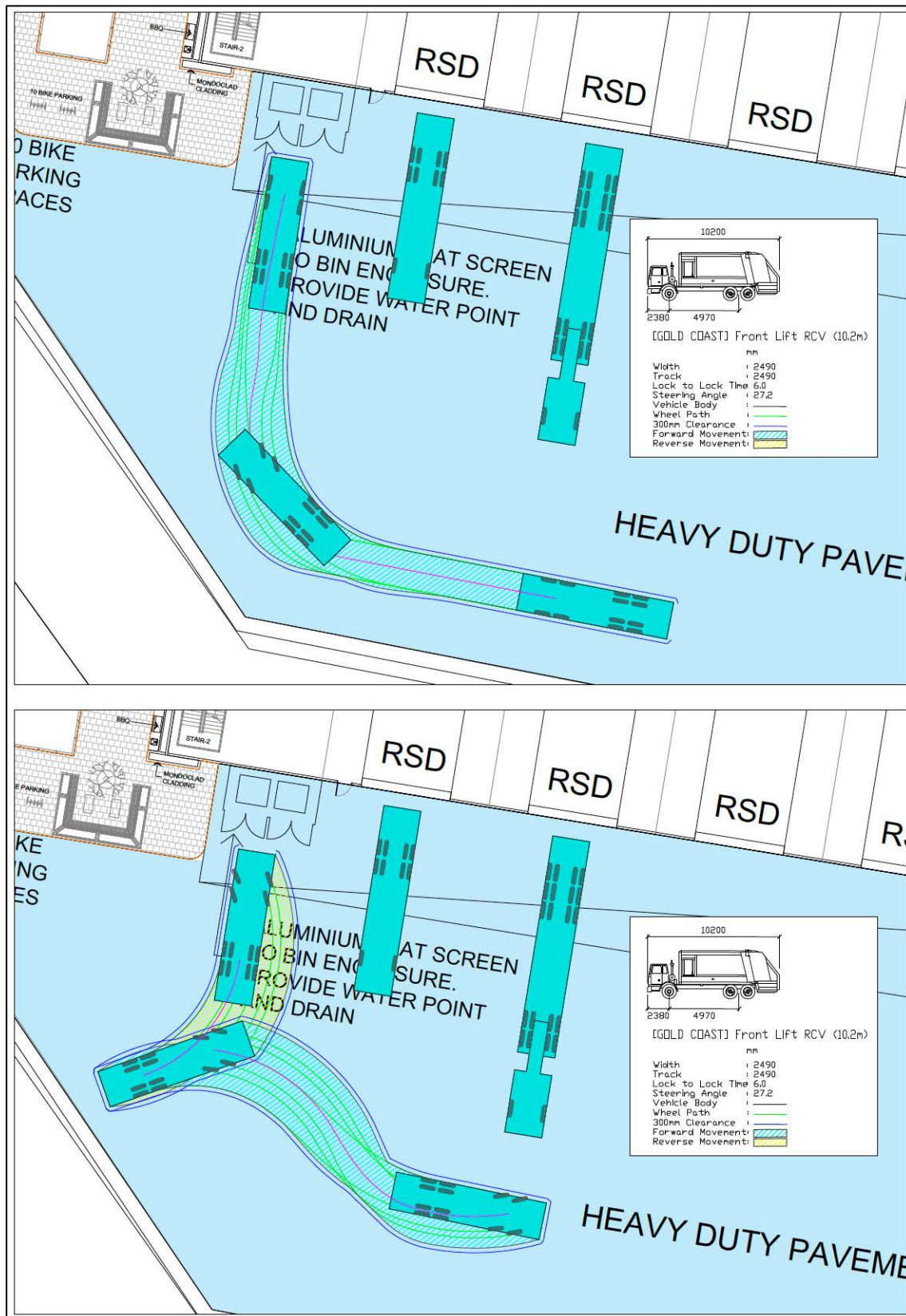
Swept path analysis of a Waste Collection Vehicle (WCV) is shown in Figure 6.1.

6.2 Provision for Other Heavy Vehicles

The proposed plan of development has been designed to allow vehicles up to a B – Double to satisfactorily access and circulate through the site whilst maintaining 0.5 metres clearance to obstructions at all times.

Swept path analysis of a Heavy Rigid Vehicle (HRV), Articulated Vehicle (AV) and B-Double Vehicle negotiating the proposed arrangements are shown in Figures 6.2 – 6.6.

It is noted that the westernmost loading bay is suitable for service vehicles up to the size of a Heavy Rigid Vehicle (HRV) only. As shown in Figure 6.2, a HRV can satisfactorily reverse into the loading zone whilst maintaining adequate clearance.



**FIGURE 6.1 – ON-SITE SERVICE VEHICLE MANOEUVRING
 (FRONT-LOADING WASTE COLLECTION VEHICLE (WCV))**

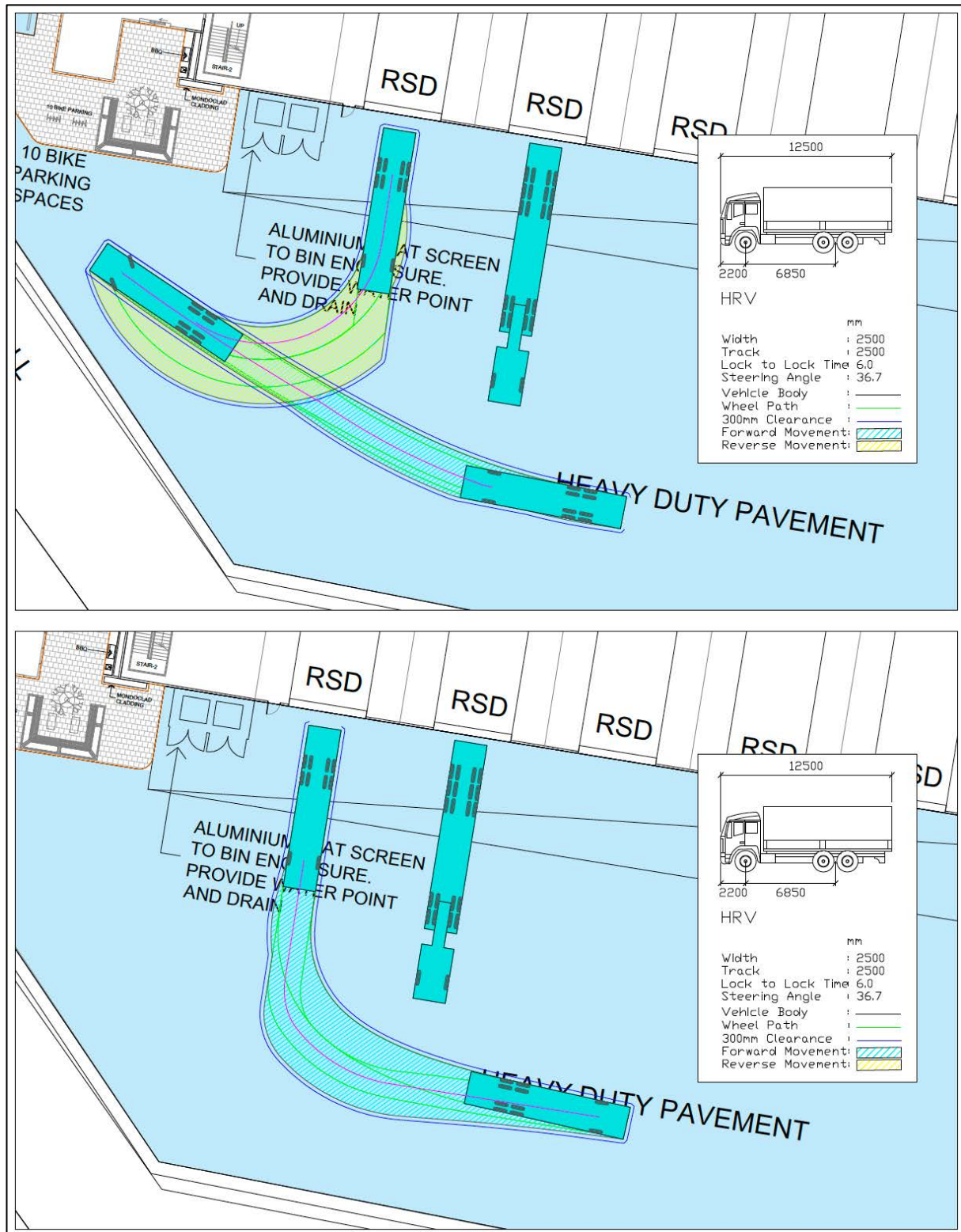


FIGURE 6.2 – ON-SITE SERVICE VEHICLE MANOEUVRING (HEAVY RIGID VEHICLE (HRV))

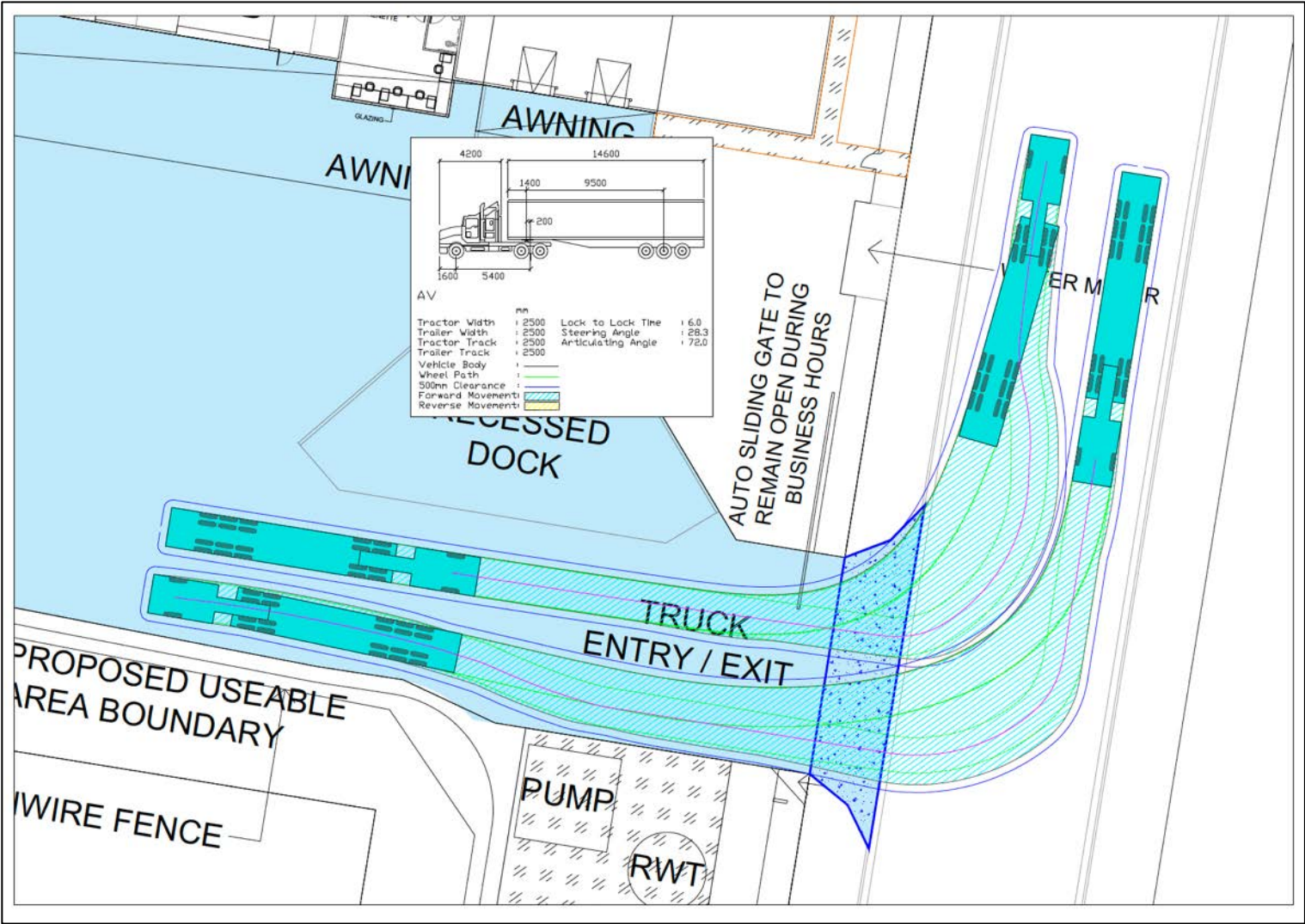


FIGURE 6.3 – ON-SITE SERVICE VEHICLE MANOEUVRING (20 METRE ARTICULATED VEHICLE (AV))

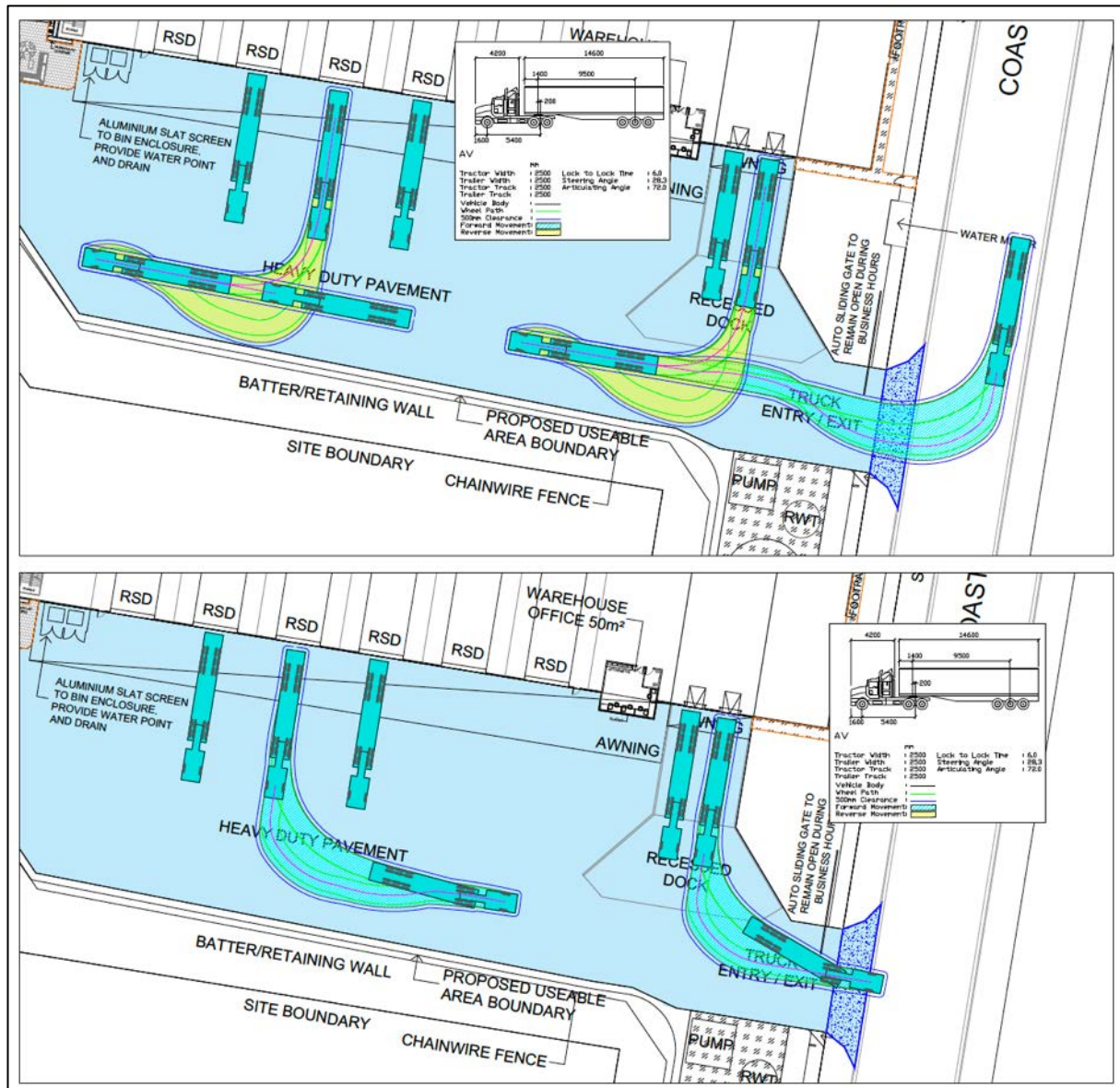


FIGURE 6.4 – ON-SITE SERVICE VEHICLE MANOEUVRING (20 METRE ARTICULATED VEHICLE (AV))

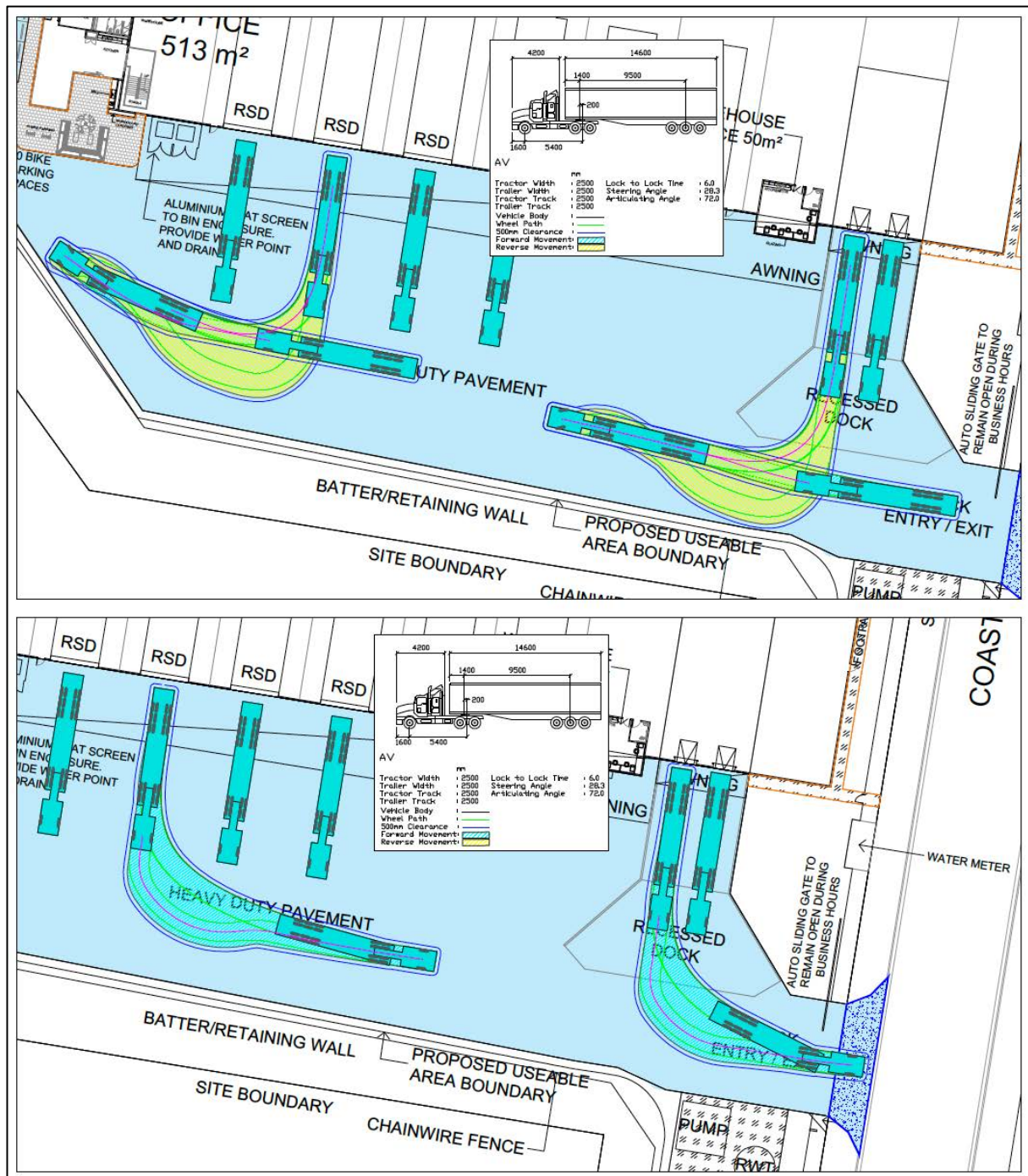


FIGURE 6.5 – ON-SITE SERVICE VEHICLE MANOEUVRING (20 METRE ARTICULATED VEHICLE (AV))

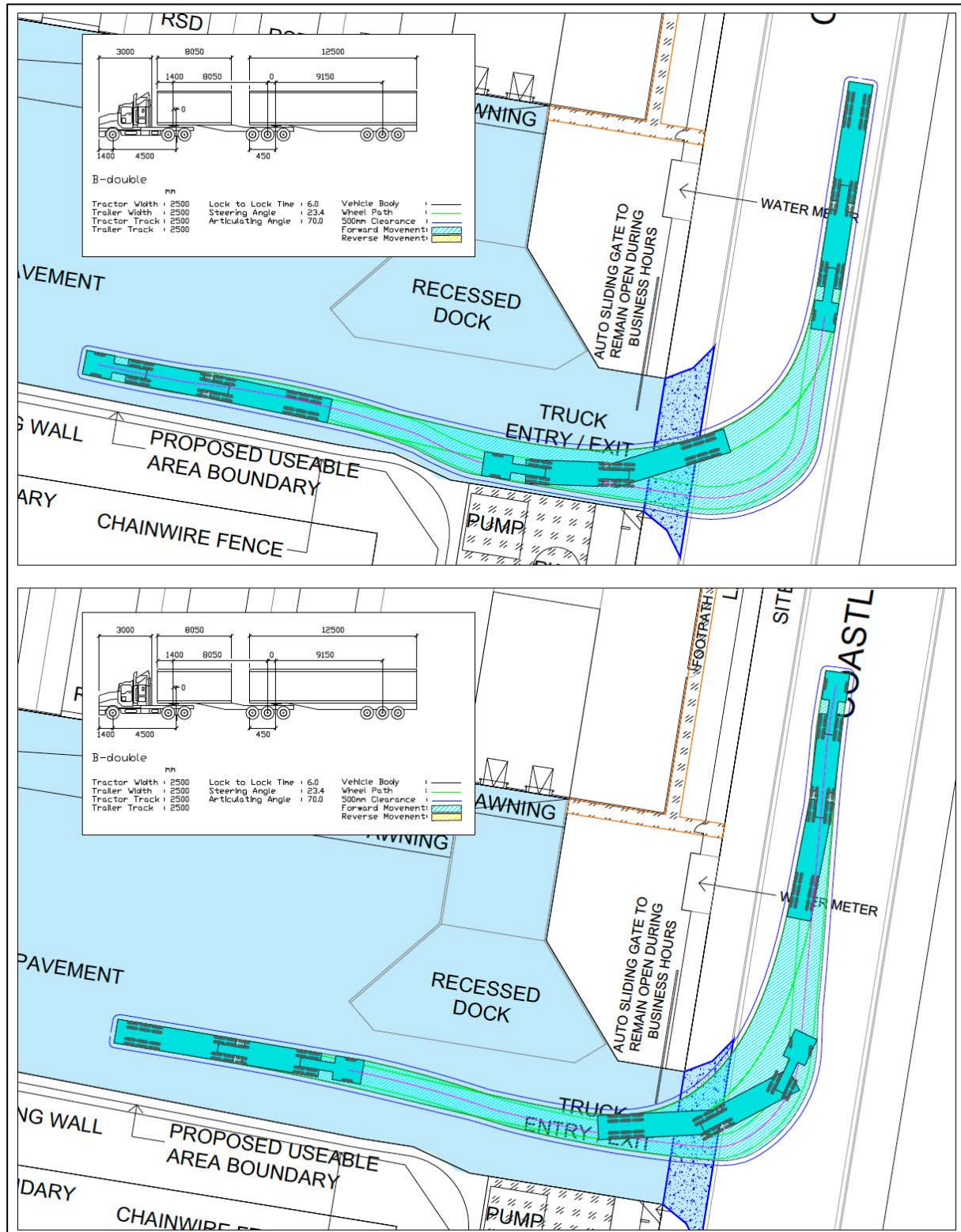


FIGURE 6.6 – ON-SITE SERVICE VEHICLE MANOEUVRING (B-DOUBLE VEHICLE)

7.0 PROVISION FOR PEDESTRIANS AND BICYCLES

In accordance with the *M38 Industrial Place Code – AS41.4*, the following rate applies to the proposed use:

Warehouse:

1 space per 800m² of GFA plus.

Based on the above, the Acceptable Outcome for car parking for the proposed development (7,693m² GFA) is 10 spaces.

Given the location of the site and type of use proposed it is considered that only a very small number of workers would travel by bicycle. Notwithstanding the above, provisions for cyclists to store their bicycle within the warehouse facility will be available. End of trip facilities (shower and change facilities) will also be available.

The proposal provides for safe access pedestrians with a separate pathway leading from the road frontage to the building entrance, and safe movement through the car park.

8.0 SUMMARY OF CONCLUSIONS & RECOMMENDATIONS

- The subject site is located on the western side of Coastlink Court, and is identified as Lot 303 with a site area of 19,406m². The site is located within the low and medium impact industry zone.
- The proposed plan of development is for construction of a Warehouse and Distribution Centre with associated signage, landscaping and car parking, with a Gross Floor Area (GFA) of 7,693m².
- Application of the rates prescribed in the M38 Industrial Place Code to the proposal yields a minimum requirement of 84 car parking spaces. The proposal provides 47 spaces and therefore is considerably short of the Acceptable Outcome.
- The proposed supply of 47 spaces equates to approximately 1 space / 163m² of GFA. This is considered satisfactory to accommodate the operational demand of the proposed development and is typical for a warehouse use of the scale proposed.
- The geometric layout of the proposed parking facilities has generally been designed to comply with the relevant requirements specified in the Australian Standard publication AS2890.1:2004.
- Access is proposed via two separate vehicle crossovers along Coastlink Court: the northern crossover designated for light vehicle entry and exit, and the southern crossover allocated for heavy vehicle entry and exit.
- The proposed vehicle crossovers have been designed in accordance with the IPWEA Standard Drawings RS-051 suitable for the intended design vehicle.
- In accordance with the Transport code, the proposed plan of development has been designed to allow vehicles up to a B – Double to satisfactorily access and circulate throughout the site whilst maintaining 0.5 metres to obstructions at all times.

APPENDICES

APPENDIX A – RESPONSE TO CAR PARKING, ACCESS, AND TRANSPORT INTEGRATION CONSTRAINT CODE (2003)

APPENDIX A – RESPONSE TO CAR PARKING, ACCESS, AND TRANSPORT INTEGRATION CONSTRAINT CODE (2003)

Part 7 Codes

Division 3 Constraint Codes

Chapter 4 Car Parking, Access and Transport Integration

1.0 Purpose

To ensure that transport needs, including car parking and service vehicle requirements, associated with the development of land are met by:

- supply of car and bicycle parking facilities;
- provision of loading and service facilities; and
- integration of public transport with private and public development in the City.

Key objectives include:

- a) the availability of car park opportunities that are easy to locate and use, in close proximity to all major developments and uses within the City, with on-site provision available for occupants and on-street provision and/or public car parks available for visitors;
- b) the effective use of all car park infrastructure provided in the City; and
- c) streets that are pedestrian and cyclist friendly.

2.0 Application

- 2.1 This code applies to development indicated as self, code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.
- 2.2 This code specifically applies to development (whether on private or public land) that requires one or more of the following:
 - private or public car parking;
 - bicycle parking and associated facilities;
 - goods loading and circulation in public or private places; and
 - integration of public transport with private or public development in the City.
- 2.3 This code also applies to any development that is proposed for sites identified on Domain Maps or the Priority Infrastructure Plan Maps as being affected by Future Road Requirements, including areas required for future road corridor development.
- 2.4 Where a domain or LAP Place Code contains car parking requirements that differ from this code, the LAP requirements take precedence.
- 2.5 Performance Criteria PC1-PC24 apply to all code and impact assessable development referred to in this code. For development identified as self assessable, in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC16 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Self Assessable, Code Assessable or Impact Assessable			
Protection and Preservation of Areas Required for Road Widening, the Provision of Public Transport Facilities or New Transport Corridors			
PC1 Land affected by any proposed road realignment or widening must not have development constructed over that part of the land required for road realignment or road widening.	AS1 All sites that are affected by Future Road Requirement as shown on the Domain Maps, do not have buildings or structures erected forward of the indicated building setback line. This requirement does not apply to a fence with a height not exceeding 1.8 metres and a width not exceeding 0.5 metres.	NOT APPLICABLE, THE PROPOSED CHANGE DOES NOT IMPACT ON FUTURE ROAD REQUIREMENTS	
Port Cocheres			
PC2 Where provision is made for a <i>porte cochere</i> , it must be designed to enable vertical clearance, manoeuvring, access and queuing of vehicles. The capacity of the <i>porte cochere</i> and associated access and manoeuvring must accommodate vehicles entirely within the site, including the queuing of vehicles.	AS2 The <i>porte cochere</i> has a minimum vertical clearance of 4.5 metres.	NOT APPLICABLE, PROPOSAL DOES NOT PROVIDE A PORTE COCHERE.	
Design of Car Parking Areas and Car Park Spaces			

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC3 All car parking spaces must be constructed and line marked to the correct size and standard.	AS3.1 All car parking spaces and facilities are constructed, sealed, line marked and maintained in accordance with the layout requirements of AS2890.1 – Parking Facilities Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles. AS3.2 Where the development includes a combination of low turnover and high turnover car spaces, the parking spaces and aisles are designed to the high turnover or Class 3 requirements in AS2980.1 – Parking Facilities Part 1: Off Street Car Parking.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	
PC4 Car parking areas must be landscaped to reduce visual impact and to provide opportunities for shade.	AS4 In car parking areas exceeding 300m² in site area: a) at least 5% of the area is landscaped; b) a landscaped buffer, with a minimum height of 600mm and width of 1500mm, is provided along any public street frontage and the common boundary to the adjoining property; and c) one landscaped tree bay is to be provided for every 21 car parking spaces.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Signs and Line Marking

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC5 Signs and line marking must be provided to indicate the location of the car park and the position of the access points for all car parks used by the public where: a) a car park is located at the rear of the site; b) access to the car park is not located in the main frontage road; c) there are a number of access points serving different parts of the site.	AS5.1 Signs incorporate the standard Service Sign Series 'P' sign, as detailed under Guide Signs in the Manual of Uniform Traffic Control Devices, Queensland. (This does not apply to residential developments with less than 10 units) AS5.2 Signs are used to mark car parking bays which are provided for disabled drivers, motorcycles and special zones, such as bus zones.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Tandem Car Spaces

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC6 Tandem car parking must only be used in circumstances where no inconvenience arises from its use.	AS6.1 Tandem car parking spaces (ie. two car parking spaces, nose to tail) are counted as one space, except in the following cases: a) the development is for residential purposes; b) the tandem spaces are to be used by the occupants of the site, in one tenancy; c) the car park area is to be operated as a public car park with on-site management. In this case, a tandem car park may be counted as no more than 1.5 car spaces. AS6.2 The minimum length of the tandem car space is 10.4 metres. AS6.3 Tandem garages have a minimum internal length of 11 metres.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Access to Car Park Areas

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC7 Car parking areas must not cause vehicle queues into the frontage road system or encourage drivers to reverse into the road system.	AS7.1 For developments in excess of 100 residential units with frontage to major roads, a turn round facility with a minimum diameter of 12.0m is provided between the gate and the road. AS7.2 All car parking facilities, except those associated with detached dwellings and duplex dwellings is designed so that all vehicles enter and exist the site in a forward gear. AS7.3 Provision is made for a defined queuing area, free of any parking manoeuvres or internal intersections in accordance with the provisions of the Table to Acceptable Solution AS7.3, for developments comprising of more than two dwelling units and where a security gate is proposed.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Table to Acceptable Solution AS7.3

Car Park Capacity (Number of Spaces)	Minimum Queue Length (Vehicles) *
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 250	7
More than 250	7 plus 1% of capacity over 250 spaces

*** Note: Each vehicle shall be taken to occupy 6.0 metres in length.**

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC8 Car parking areas providing more than 20 car parking spaces must allow for the separation of vehicles and pedestrians.	AS8 Sealed pedestrian footpaths, at a gradient not exceeding 1:12, are provided from the car parking area along the shortest possible route to the point of destination.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	
PC9 Access to car parking spaces must be provided for employees and visitors.	AS9.1 Car park areas have no gateways, doors or similar devices which restrict vehicular access by employees or visitors.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	
Driveways and Crossovers			
PC10 Driveways from car parks or developments into public roads must be minimised to reduce interference with public road traffic and pedestrians.	AS10.1 The maximum number of crossovers for residential developments is one for detached dwelling properties and two for multiple unit dwelling complexes. AS10.2 The maximum number of crossovers for non-residential developments is two crossovers per property. AS10.3 A vehicle crossover is separated from any other vehicle crossover by a minimum distance of three metres.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

PC11 All development must make provision for safe access to roads or streets adjacent to the site. Crossovers must be constructed to a standard consistent with the vehicles using the site.	AS11.1 The geometric design of entry and exit driveways conforms with Standard Drawing No 59218 of Planning Scheme Policy 11 – Land Development Guidelines. AS11.2 Access to roads or streets adjacent to the site is consistent with AS2890.1 – Parking Facilities Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles. AS11.3 Where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign-posted. AS11.4.1 Access to developments on dual carriageway roads is left in/left out. OR AS11.4.2 A new intersection is provided between the access way and the dual carriageway. AS11.5 Developments with traffic signal controlled or roundabout access to the frontage road dedicate land as public road to accommodate all intersection infrastructure, including traffic signal loops. AS11.6	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	
--	---	---	--

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	The boundaries of the frontage road are modified to accommodate all intersection infrastructure within the public road. AS11.7 Developments with new traffic signal controlled access, within network traffic systems, provide the necessary infrastructure to integrate the new signals.		

Internal Circulation

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC12 All developments must provide internal circulation to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.	AS12.1 The internal layout of the site is consistent with AS2890.1 – Parking Facilities Part 1: Off Street Car Parking and AS2890.2 – Off Street Parking Part 2: Commercial Vehicles. AS12.2 Parking and circulation aisles have a maximum length of 100 metres. AS12.3 Dead end aisles do not exceed 20 metres in length. AS12.4 Aisle design does not include cross intersections. AS12.5 Car parking space/s is/are not located in areas used for manoeuvring of heavy vehicles. AS12.6 Car parks are designed so that vehicles do not reverse across pedestrian crossings. AS12.7 Speed humps are not provided in entry or exit queuing areas.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Loading Bay and Set Down Area Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC13 Development must make provision for loading bays and set down areas for the: a) collection and set down of passengers; b) parking of trailers; c) service vehicle parking; and d) loading and unloading of goods.	AS13 Loading and set down areas are provided consistent with the AS2890.2 – Off Street Parking Part 2: Commercial Vehicles .	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Design Service Vehicle Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC14 Development must provide for the required 'design service vehicle' to service the development.	AS14.1 Provision is made for service vehicles, in accordance with the Table to Acceptable Solution AS14.1. AS14.2 Provision is made for service vehicles, in accordance with the Table to Acceptable Solution AS14.2, for sites less than 4,000m² in area that require access by service vehicles. AS14.3 Provision is made for height clearance of 4.5 metres for service station canopies and access clearance height associated with the appropriate design vehicle in other applicable developments. AS14.4 A driveway which caters for heavy vehicles is designed in accordance with AS2890.2 – Off Street Parking Part 2: Commercial Vehicles and Standard Drawing No 59218 Section 7.4 of Planning Scheme Policy 11 – Land Development Guidelines.	NOT APPLICABLE, APPLICATION OF FOR A CHANGE TO A RECONFIGURATION OF A LOT.	

Table to Acceptable Solution AS14.1

Use or Development	Service Vehicle Provisions
Aged Persons Accommodation	HRV
Animal Husbandry	AV
Aquaculture	HRV

Table to Acceptable Solution AS14.1

Use or Development	Service Vehicle Provisions
Bulk Garden Supplies	HRV
Cafe	SRV
Cinema	SRV
Commercial Services	SRV
Community Care Centre	SRV
Community Purposes	SRV
Convenience Shop	SRV
Educational Establishment	SRV
Fast Food Premises	HRV
Freight Depot	AV
Fuel Depot	AV
Funeral Parlour	SRV
Hospital	HRV
Industry	AV
Indoor Recreation including: a) squash court or any other court game; b) meeting place, public hall, pinball parlour, amusement arcade; c) theatre, cinema; d) licensed club; e) skating rink, swimming pool; f) gymnasium; and g) public library, public lecture hall, art gallery, museum, any other indoor recreation.	SRV
Kennel	SRV
Manufacturers Shop	HRV

Table to Acceptable Solution AS14.1	
Use or Development	Service Vehicle Provisions
Marina	AV
Marina Shop	SRV
Market	SRV
Medical Centre	SRV
Milk Depot	AV
Mini-Storage Warehousing	HRV
Minor Tourist Facility	SRV
Motel	SRV
Motor Vehicle Repairs	HRV
Night Club	SRV
Outdoor Sport and Recreation: a) tennis court or other court game (where not ancillary to other development); b) lawn bowls; c) skating rinks, swimming pools; d) golf course.	SRV
Office	SRV
Place of Worship	SRV
Reception Room	SRV
Resort Hotel	HRV
Restaurant	SRV
Restricted Club	HRV
Retail Plant Nursery	HRV
Rural Industry	AV

Table to Acceptable Solution AS14.1

Use or Development	Service Vehicle Provisions
Salvage Yard	HRV
Service Industry	SRV
Service Station	AV
Shop	SRV
Shop with GFA of less than 400m ²	SRV
Shop with GFA 400m ² – 1500m ²	HRV
Shop with GFA larger than 1500m ²	AV
Shopping Centre Development	AV
Showroom	HRV
Storage	SRV
Take-Away Food Premises	SRV
Tavern	HRV
Temporary Use	AV
Theatre	SRV
Tourist Shop	SRV
Transit Centre	HRV
Transport Terminal	AV
Vehicle Hire Premises	AV
Vehicle Sales Premises	AV
Warehouse	AV
Waterfront Industry	HRV

Note: SRV: Small Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.
 HRV: Heavy Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.

AV: Articulated Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.

Table to Acceptable Solution AS14.2

HRV and AV Requirements

Site Area (m²)	Requirement
Less than 1000m ²	Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring are not required. Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, Council or its delegate may determine that HRV and AV access is not required.
1000m ² – 2000m ²	a) service bay for HRV is required. b) restricted manoeuvring on site for HRV or AV (as required). c) full on-site manoeuvring for other classes of service vehicle is required.
2000m ² – 4000m ²	a) service bay to be provided for HRV or AV (as required). b) restricted manoeuvring on site for AV (as required). c) full on-site manoeuvring for HRV and other classes of service vehicle is required.