

APPENDIX C

PROPOSAL PLANS



VantageYatala



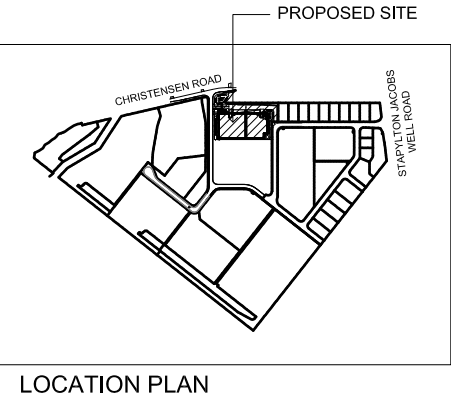
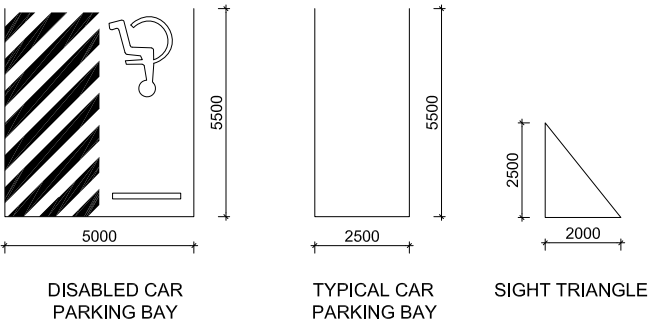
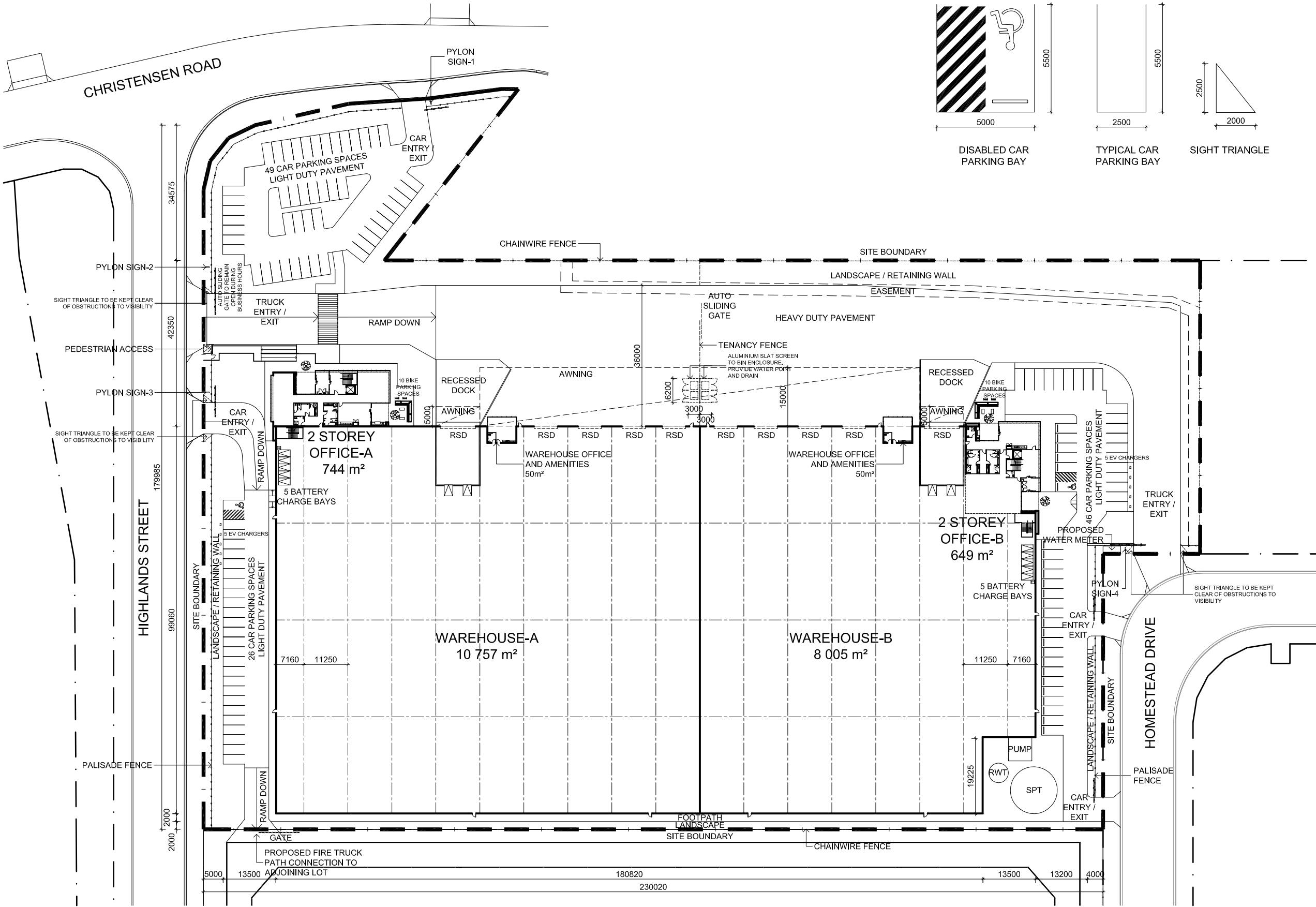
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perspectives

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survey

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24

DEVELOPMENT SUMMARY	
SITE AREA	37662 m²
WAREHOUSE-A	10757 m ²
Including Warehouse Office	
2 STOREY OFFICE-A	744 m ²
WAREHOUSE-B	8005 m ²
Including Warehouse Office	
2 STOREY OFFICE-B	649 m ²
TOTAL BUILDING AREA	20155 m²
CAR PARKING PROVIDED	121
AWNING	1800 m ²
HEAVY DUTY PAVEMENT	7215 m ²
LIGHT DUTY PAVEMENT	4086 m ²
SITE EFFICIENCY	53.5 %
SITE COVERAGE	
(Ground Floor Building + Awning / Site Area)	56.4 %



FOR DEVELOPMENT APPLICATION

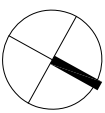


FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
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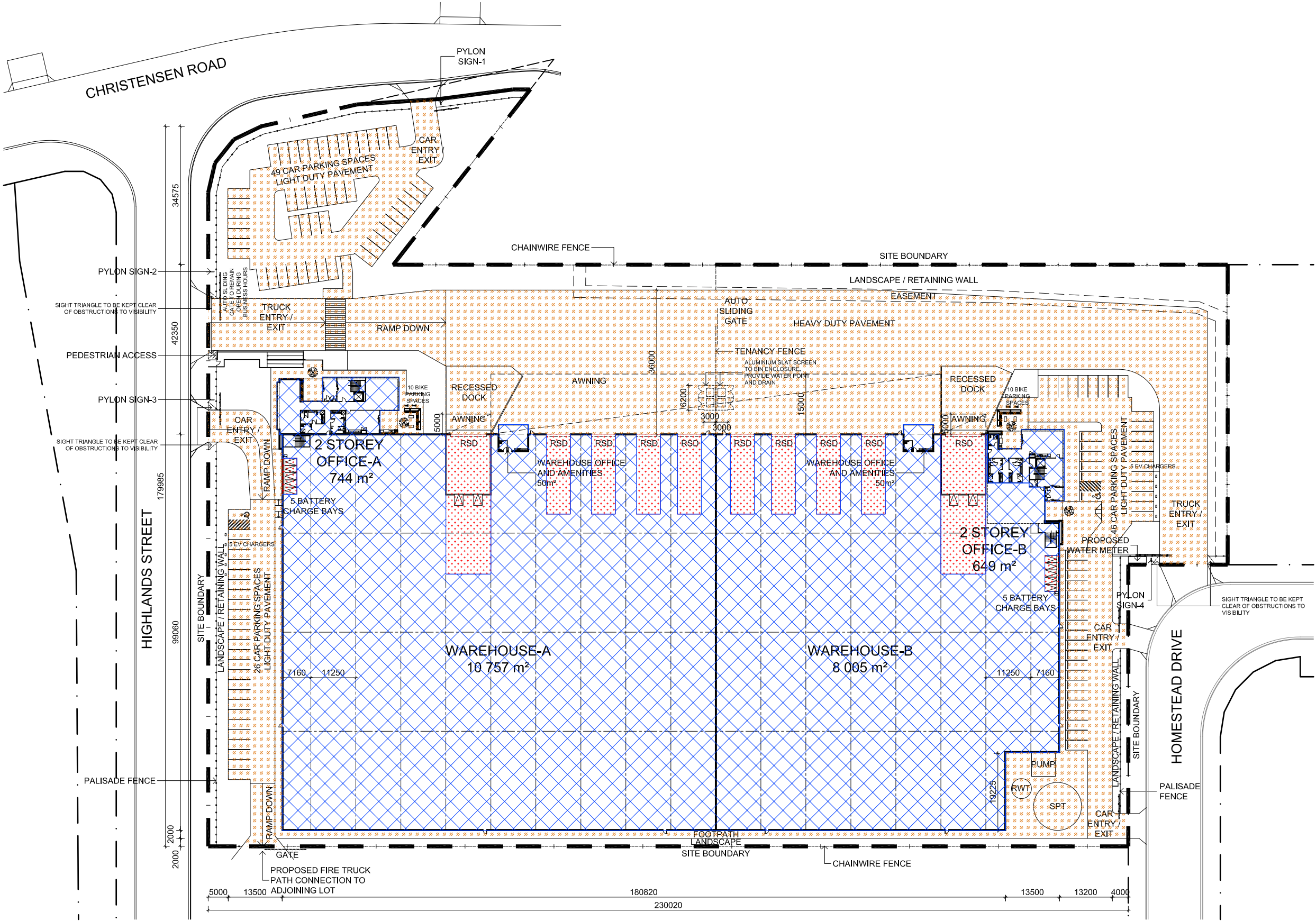
PROPOSED INDUSTRIAL DEVELOPMENT
LOT-204 'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

SITE PLAN

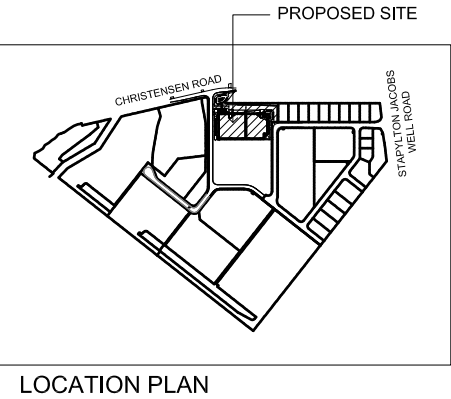


JOB	DATE	
Q23-006A-DA-002	06.12.24	
SCALE	DRN.	REV.
1:500 @ A1	MS	A

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24



LEGEND		
	AREA USE	AREA
	INDUSTRY Includes: Office A+B - 1393 m² Warehouse A+B - 16948 m²	18374 m²
	GFA EXCLUSION ZONE (Loading Area)	1780 m²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 1813 m² Warehouse - 16948 m² Office A+B Ground Floor - 626 m² Paved Area - 12900 m²	32287 m²



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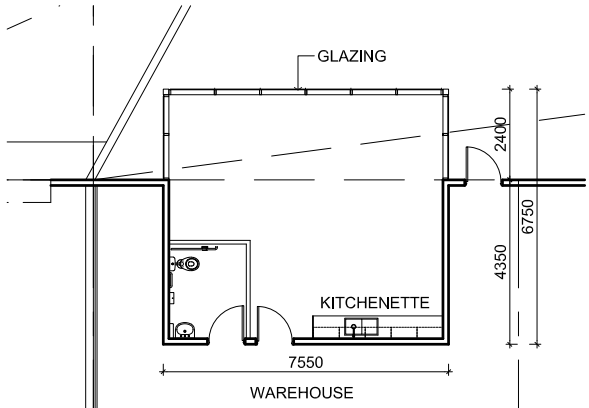
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STAPYLTON, QUEENSLAND

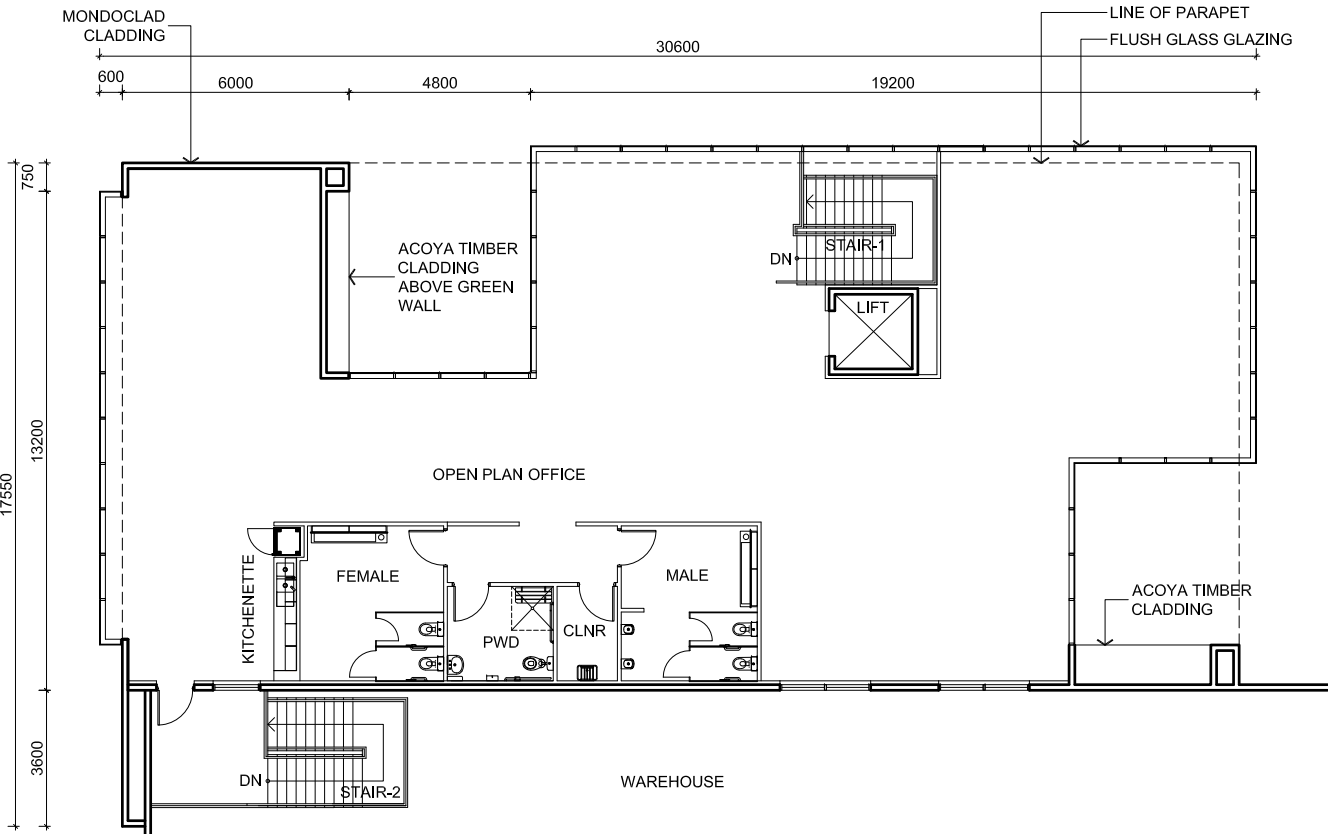
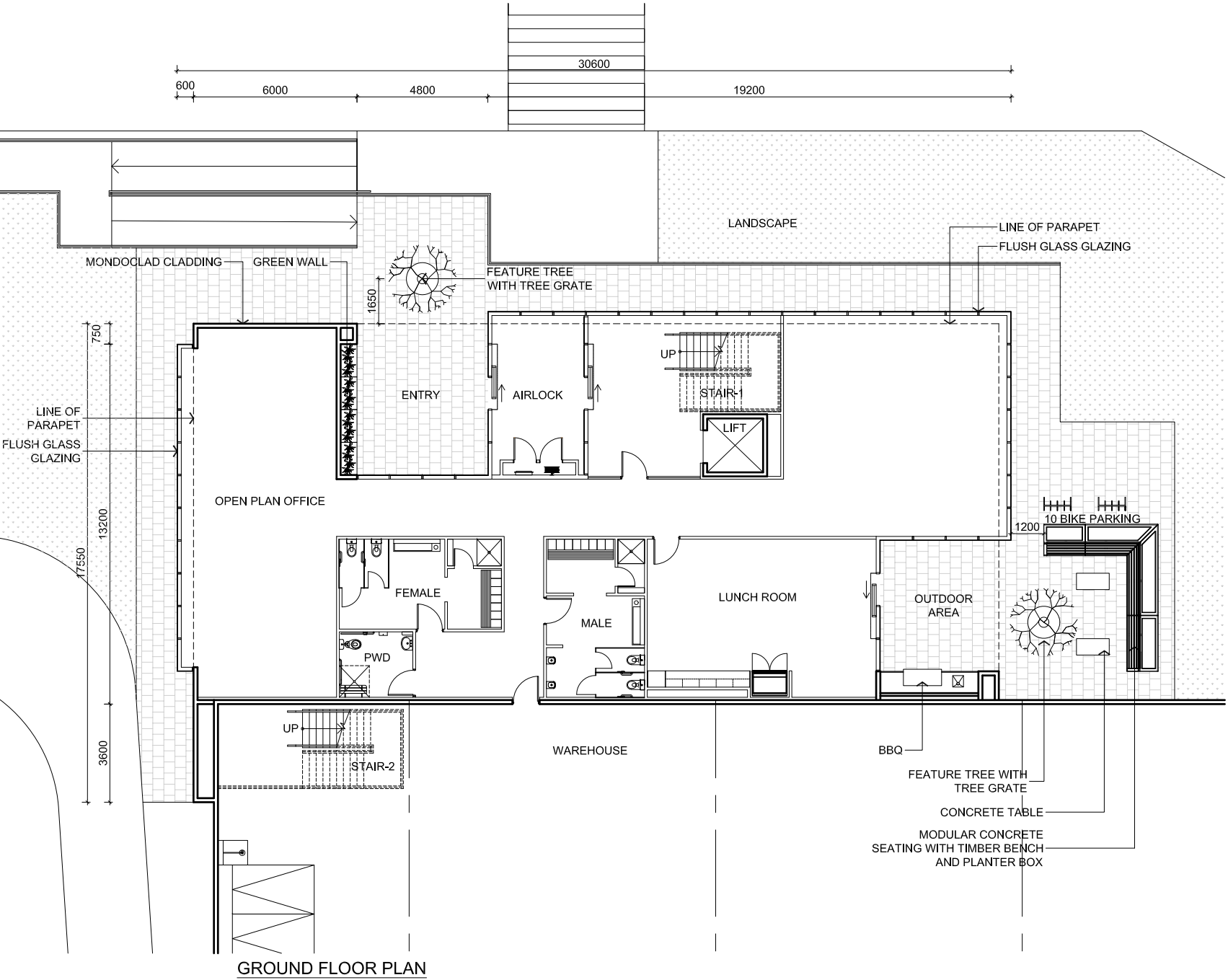
SITE PLAN
GFA - IMPERVIOUS AREA

	JOB Q23-006A-DA-003	DATE 06.12.24
SCALE 1:500 @ A1	DRN. MS	REV. A

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24



WAREHOUSE OFFICE-A FLOOR PLAN



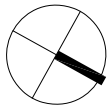
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LOT-204 'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

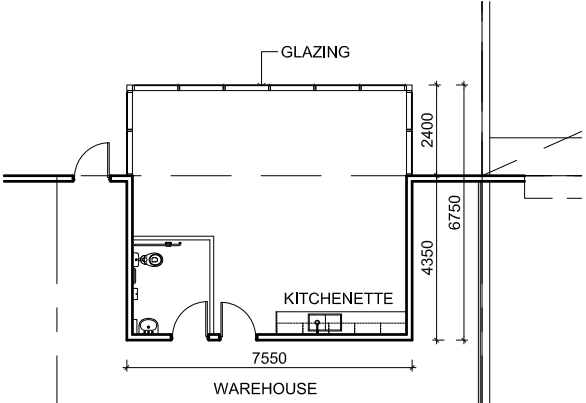
OFFICE PLAN
OFFICE-A

FOR DEVELOPMENT APPLICATION

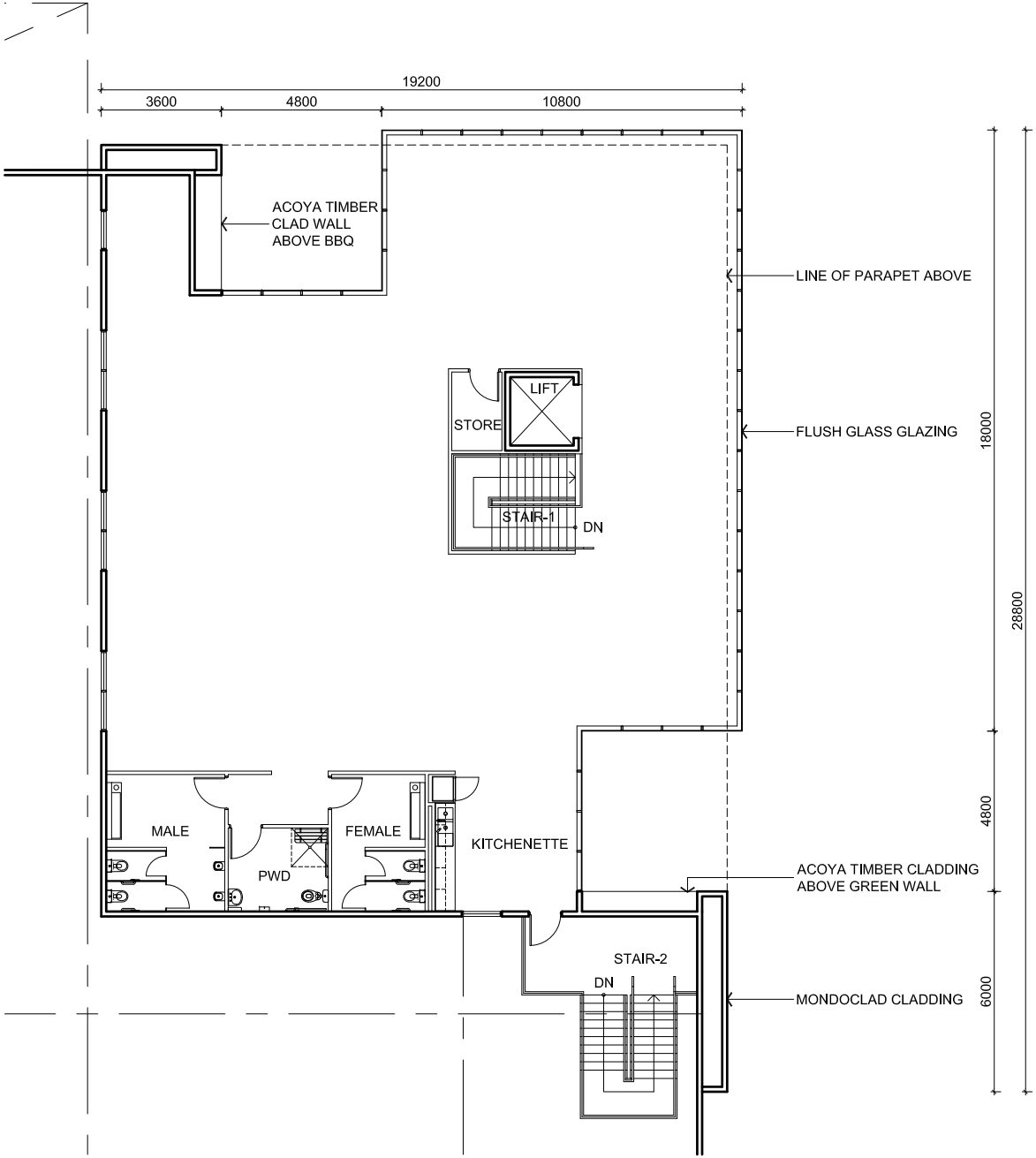


JOB Q23-006A-DA-110 DATE 06.12.24
SCALE 1:100 @ A1 DRN. MS REV. A

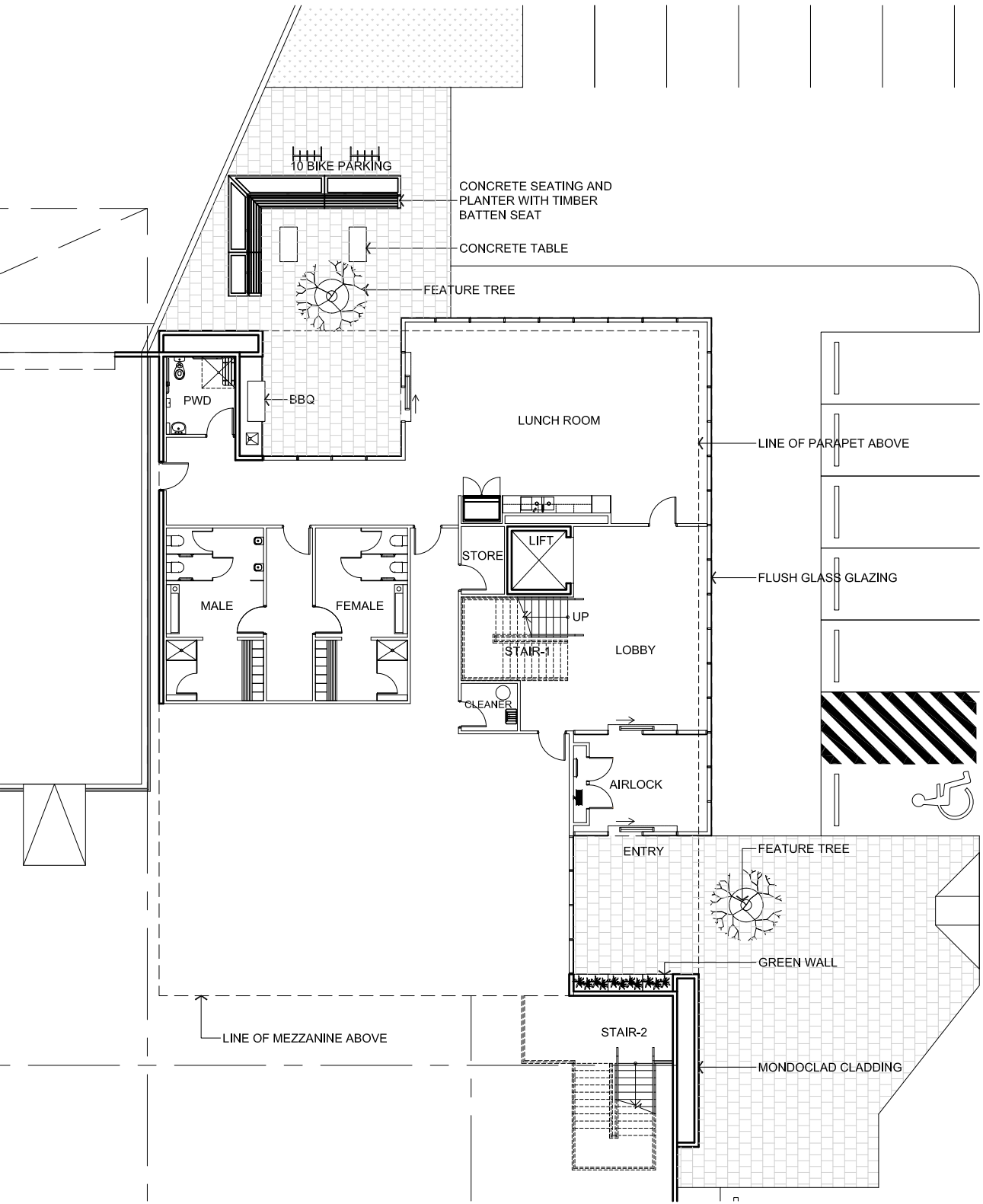
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	06.12.24



WAREHOUSE OFFICE-B FLOOR PLAN

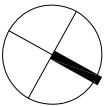


FIRST FLOOR PLAN



GROUND FLOOR PLAN

FOR DEVELOPMENT APPLICATION



JOB	Q23-006A-DA-111	DATE	06.12.24
SCALE	1:100 @ A1	DRN.	MS
REV.	A		

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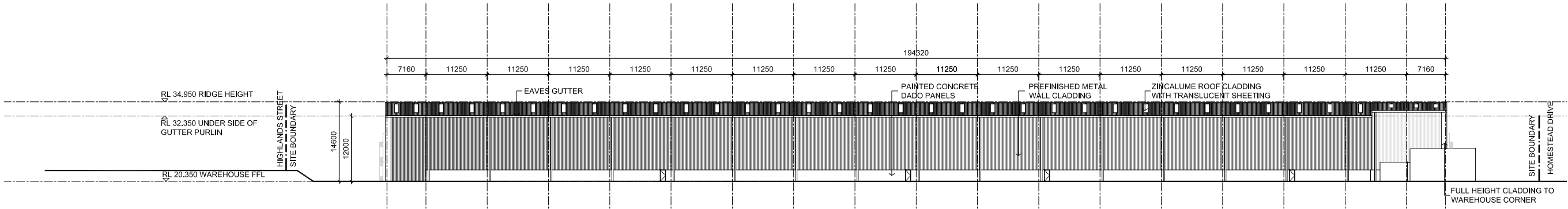
PROPOSED INDUSTRIAL DEVELOPMENT
LOT-204 'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

OFFICE PLAN
OFFICE-B

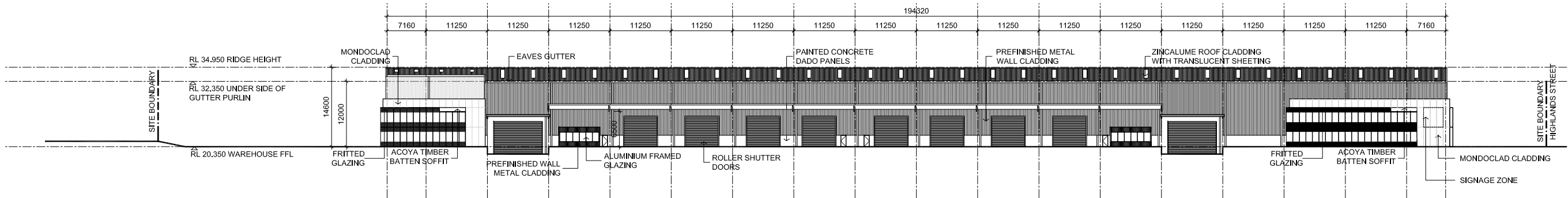


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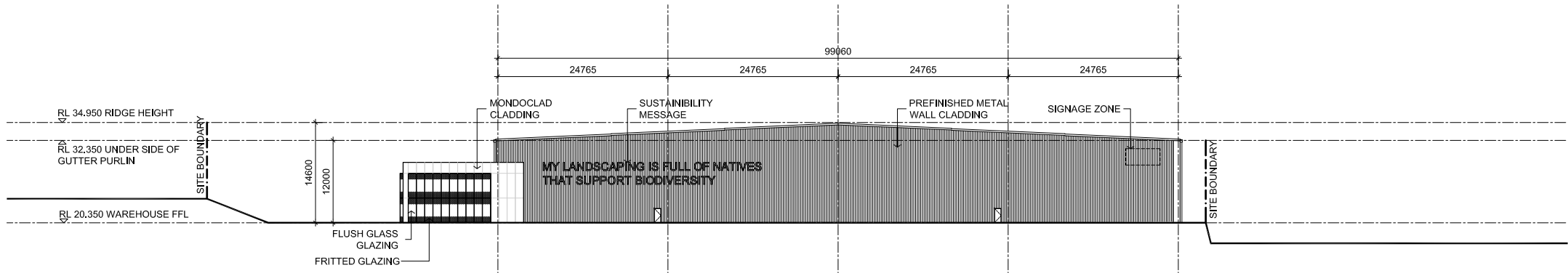
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A	ISSUE FOR DA	06.12.24



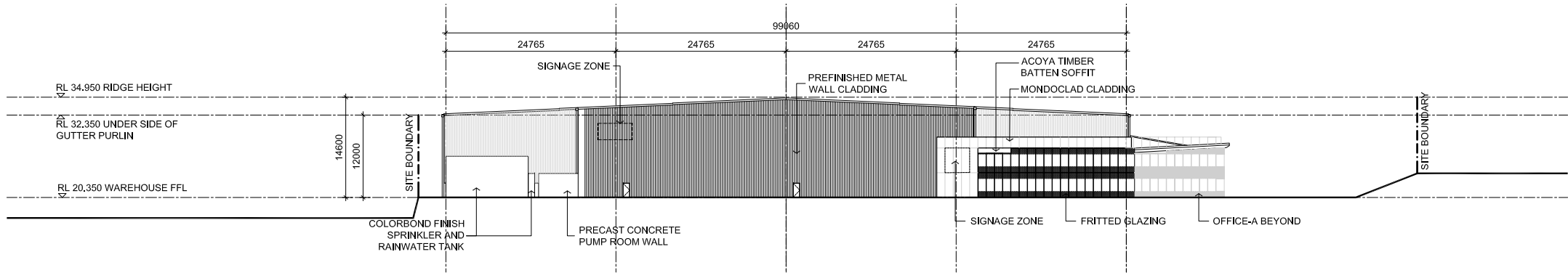
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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

FOR DEVELOPMENT APPLICATION



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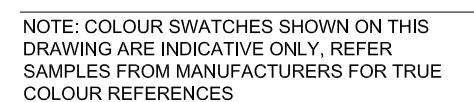
PROPOSED INDUSTRIAL DEVELOPMENT

LOT-204 'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

BUILDING ELEVATIONS

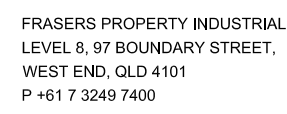
JOB
Q23-006A-DA-200
DATE
06.12.24
SCALE
1:400 @ A1
DRN.
MS
REV.
A

LEGEND



FOR DEVELOPMENT APPLICATION

JOB	DATE	
Q23-006A-DA-500	06.12.24	
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PROPOSED INDUSTRIAL DEVELOPMENT

LOT-204 'VANTAGE YATALA' HIGHLANDS STREET,
STAPYLTON, QUEENSLAND

ELEVATIONS FINISHES

APPENDIX D

RECONFIGURING A LOT PLAN



VantageYatala



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HOMESTEAD

DRIVE



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

Site Address:
**2 Fairway Street and
2 Highlands Street,
Stapylton**

RPD:
Lot: 205
Plan: SP316171
Local Authority: City of Gold Coast

Level Datum: AHD
Meridian: SP316171
Contour Interval:

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A	04-12-24	UPDATED BASE	SH	JM
Issue	Date	Description	DRN	CHK

Scale at A3: 1:1000

Date: 04-12-24

Design:

Drawn: SH

Checked: FG/JM

Drawing Title:

**Access Easement
Plan**

Over Lot 205 on SP316171

Drawing No: 6172 P EMT 001 A
Rev. No:

204
SP316171

205
SP316171

Emt 0
SP339789

Emt
2559m²

FAIRWAY STREET

HIGHLANDS

STREET

LEGEND

■ ■ ■ ■ ■ SUBJECT LOT



Scale 1:1000 - Lengths are in Metres.



APPENDIX G

BULK EARTHWORKS PLAN



VantageYatala



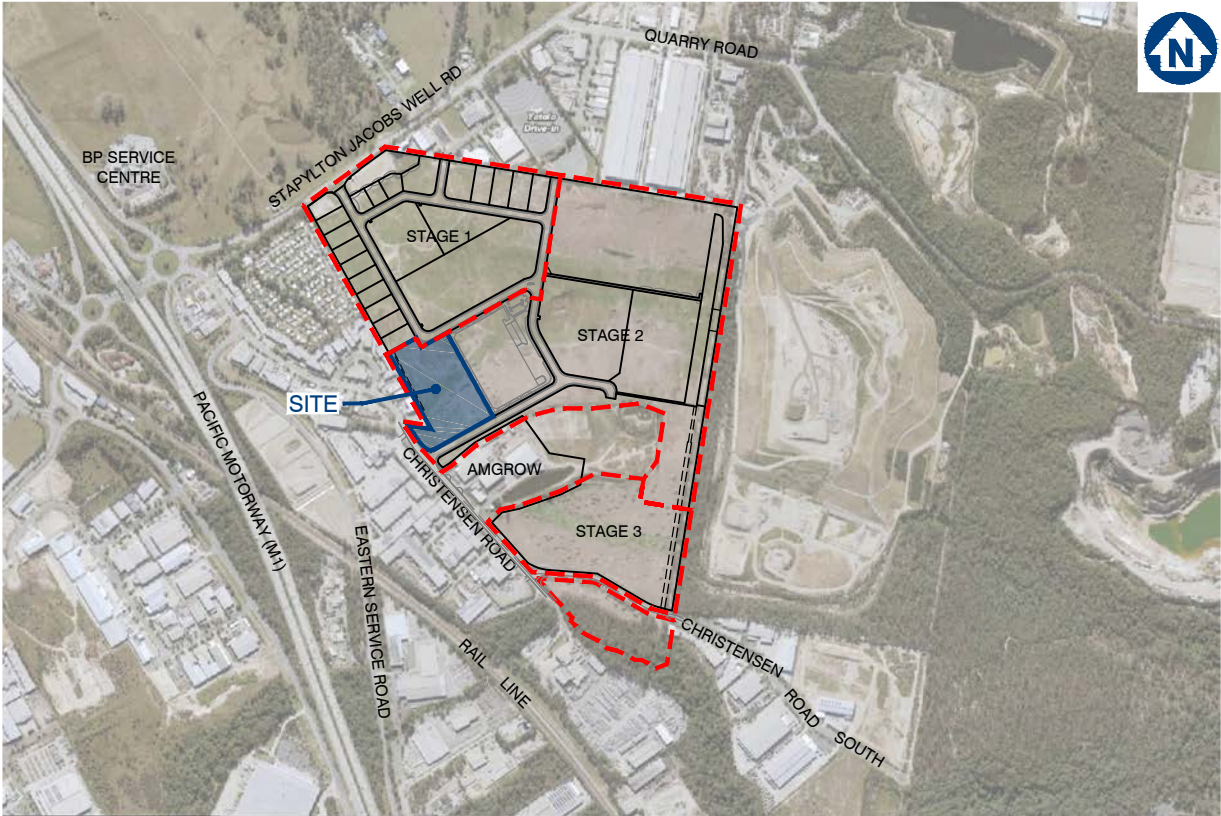
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OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL - LOT 204 DUAL TENANCY

DRAWING LIST		
DRAWING NO	REVISION	TITLE
6172 ENG BE2 001	A	DRAWING INDEX AND LOCALITY PLAN
6172 ENG BE2 002	A	GENERAL NOTES SHEET 1 OF 2
6172 ENG BE2 003	A	GENERAL NOTES SHEET 2 OF 2
6172 ENG BE2 004	A	DRAWING LEGENDS
6172 ENG BE2 010	A	EXISTING LAYOUT PLAN
6172 ENG BE2 020	A	SEDIMENT AND EROSION CONTROL LAYOUT PLAN
6172 ENG BE2 021	A	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
6172 ENG BE2 050	A	BULK EARTHWORKS LAYOUT PLAN
6172 ENG BE2 100	A	FINISHED SURFACE LAYOUT PLAN
6172 ENG BE2 150	A	FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2
6172 ENG BE2 151	A	FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2
6172 ENG BE2 200	A	RETAINING WALL LAYOUT PLAN
6172 ENG BE2 201	A	RETAINING WALL ELEVATIONS AND SETOUT TABLES
6172 ENG BE2 202	A	RETAINING WALL TYPICAL DETAILS



LOCALITY PLAN
NOT TO SCALE

CLIENT
FPI QUEENSLAND
PTY. LTD.

SITE ADDRESS
2 HIGHLANDS STREET,
STAPYLTON, QLD 4207

ISSUED FOR APPROVAL

DWG NO.6172 ENG BE2 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 CONDITIOIN 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-SREADING.
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
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Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 DUAL TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

RPD:

Lot: LOT 204
Plan: SP316171
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

GENERAL NOTES
SHEET 1 OF 2

A	9/12/24	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.	6172
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No:	Revision
6172 ENG BE2 002	A

Client:

FPI QUEENSLAND
PTY. LTD

Project:

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WAREHOUSE

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Drawing Title:

DRAWING LEGENDS

A	9/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK

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

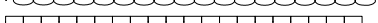
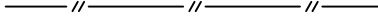
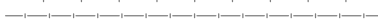
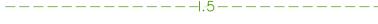
A1 UNREDUCED
A3 REDUCED

Scale:

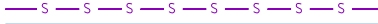
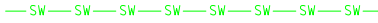
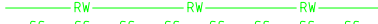
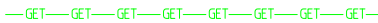
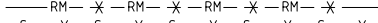
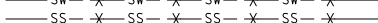
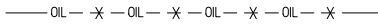
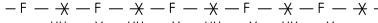
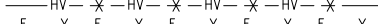
PROJECT NORTH POINT

Project No.	6172
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No:	Revision
6172 ENG BE2 004	A

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

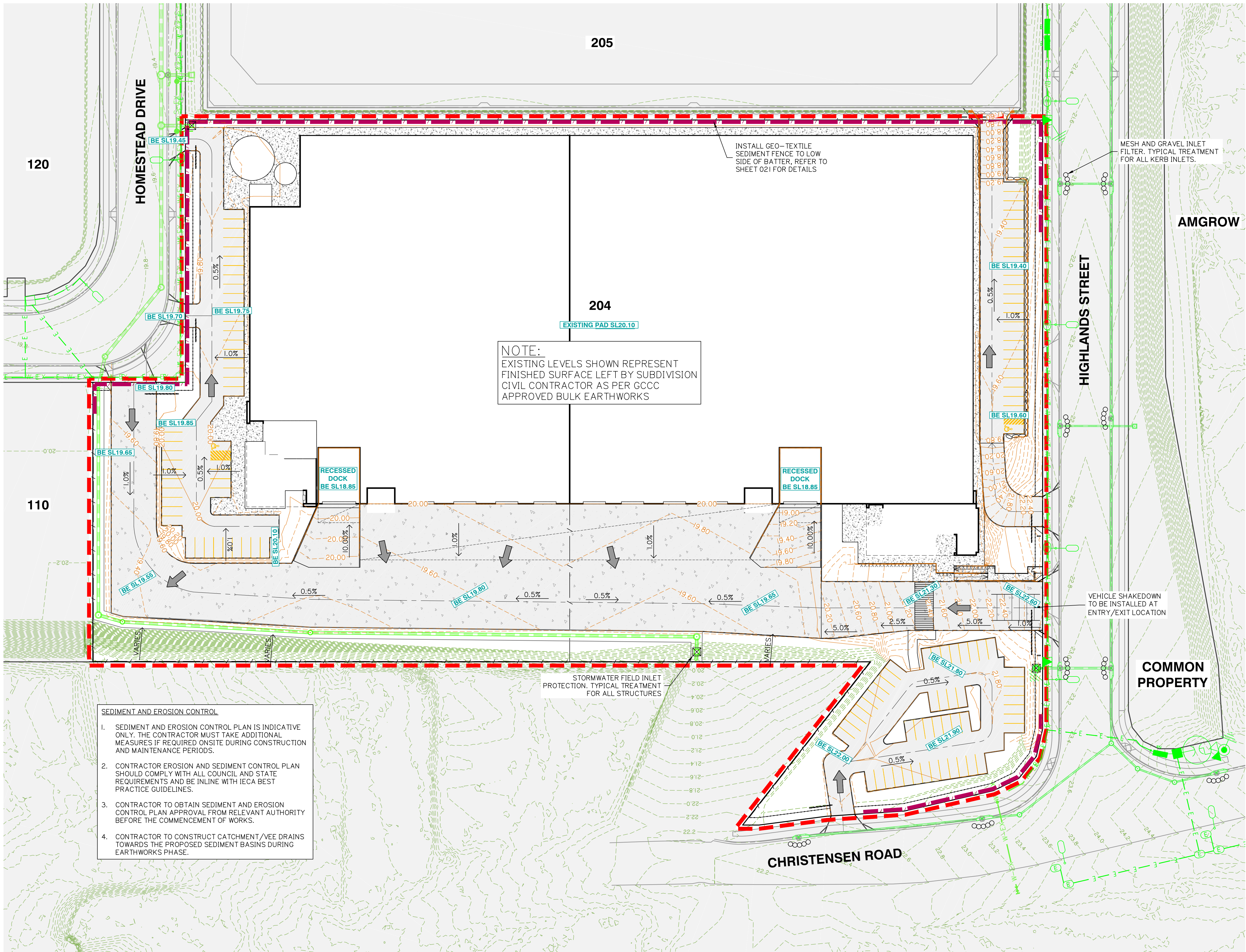
	PROPOSED RISING MAIN
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED ROOFWATER
	PROPOSED ROOFWATER
	PROPOSED SUBSOIL
	PROPOSED WATER
	PROPOSED RECYCLED WATER
	PROPOSED OIL
	PROPOSED FUEL
	PROPOSED GAS
	PROPOSED PIPELINE
	PROPOSED HIGH VOLTAGE ELECTRICITY
	PROPOSED UNDERGROUND ELECTRICITY
	PROPOSED OVERHEAD 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 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 DIEL
	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

DRAWING LEGENDS



NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003
3. FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS REFER TO SHEET 021

SEDIMENT AND EROSION CONTROL LAYOUT PLAN

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 DUAL TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

RPD:

Lot: LOT 204
Plan: SP316171
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
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Drawing Title:

SEDIMENT AND EROSION
CONTROL LAYOUT PLAN

A	9/12/24	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

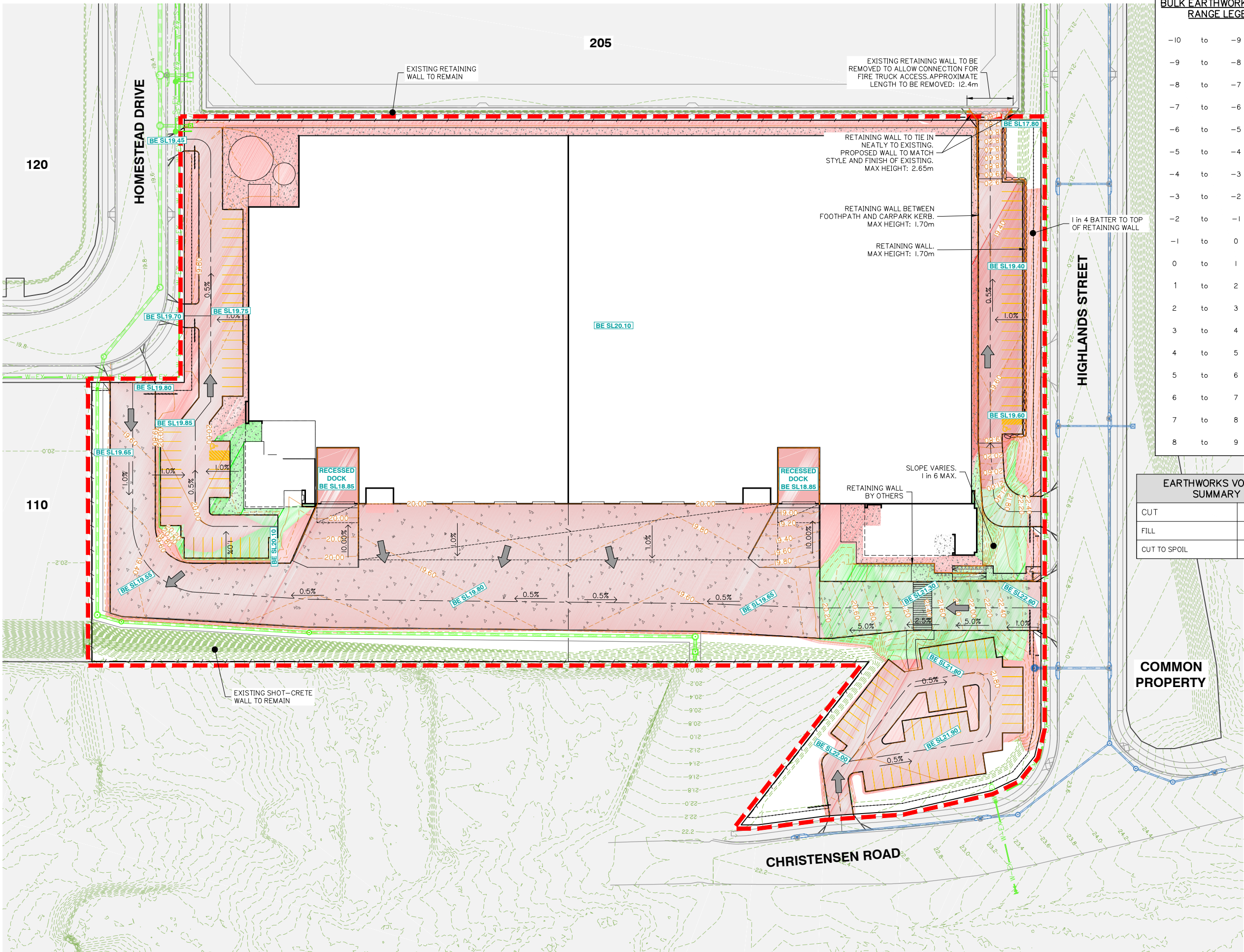
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PROJECT NORTH POINT



Project No. 6172	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No: 6172 ENG BE2 020	Revision A



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	-5,395 m ³
FILL	1,846 m ³
CUT TO SPOIL	3,549 m ³

Client:
FPI QUEENSLAND PTY. LTD

Project:
LOT 204 DUAL TENANCY WAREHOUSE

Site Address:
2 HIGHLANDS STREET, STAYPLTON QLD, 4207

RPD:
Lot: LOT 204
Plan: SP316171
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Drawing Title:
BULK EARTHWORKS LAYOUT PLAN

Rev	Date	DESCRIPTION	TGP	MG
A	9/12/24	ORIGINAL ISSUE		
Rev		Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale:

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

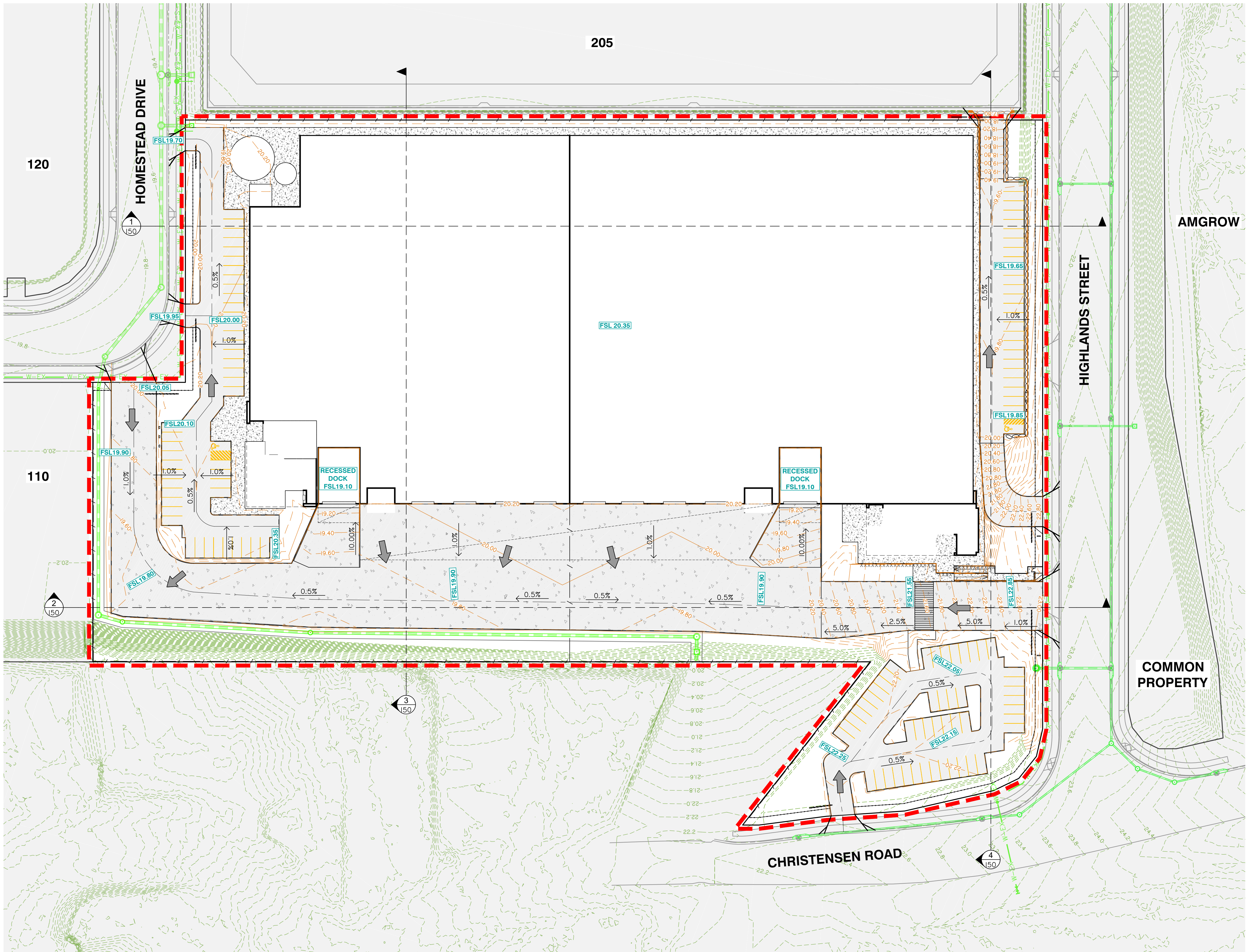
PROJECT NORTH POINT


Project No.: 6172

Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No:	Revision
6172 ENG BE2 050	A

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

BULK EARTHWORKS LAYOUT PLAN



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

FINISHED SURFACE LAYOUT PLAN

Client:
**FPI QUEENSLAND
PTY. LTD**

Project:
**LOT 204 DUAL TENANCY
WAREHOUSE**

Site Address:
**2 HIGHLANDS STREET,
STAYPLTON QLD, 4207**

RPD:
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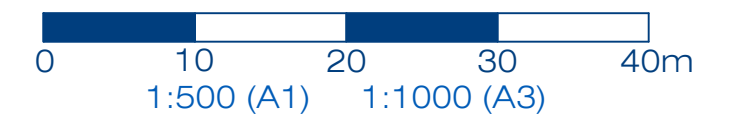
Drawing Title:
**FINISHED SURFACE
LAYOUT PLAN**

A	9/12/24	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. 6172	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No: 6172 ENG BE2 100	Revision: A

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 DUAL TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

RPD:

Lot: LOT 204
Plan: SP316171
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

FINISHED SURFACE
CROSS SECTIONS
SHEET 1 OF 2

Rev	Date	Description	ORIGINAL ISSUE	
			TGP	MG
A	9/12/24			

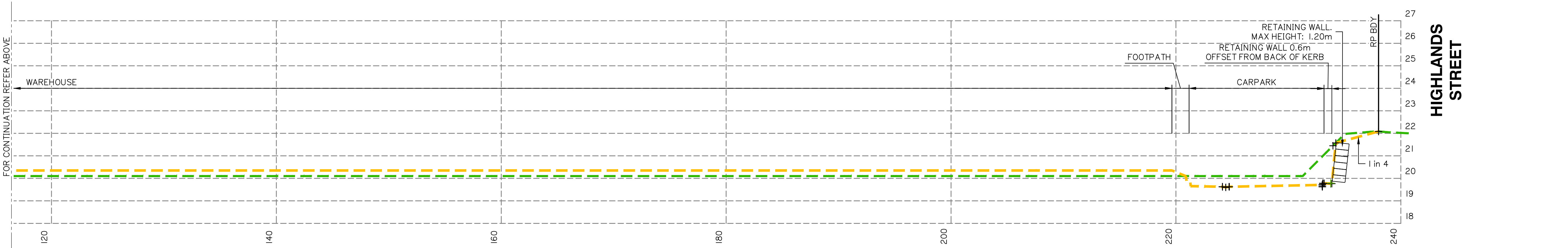
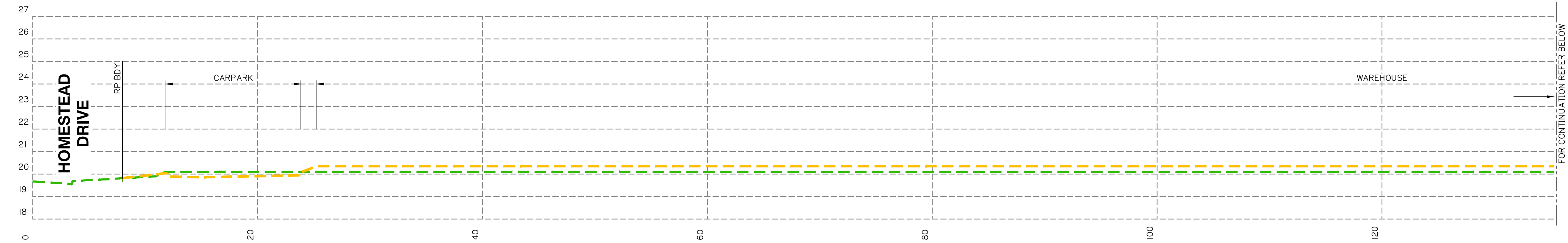
DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

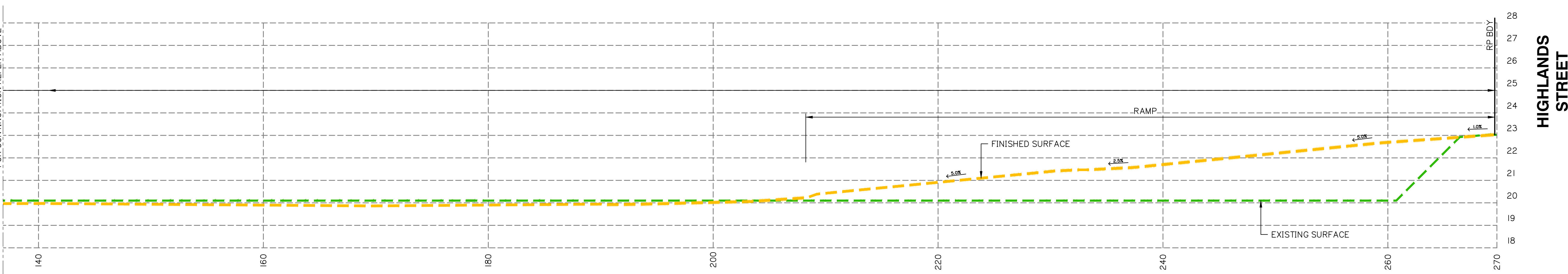
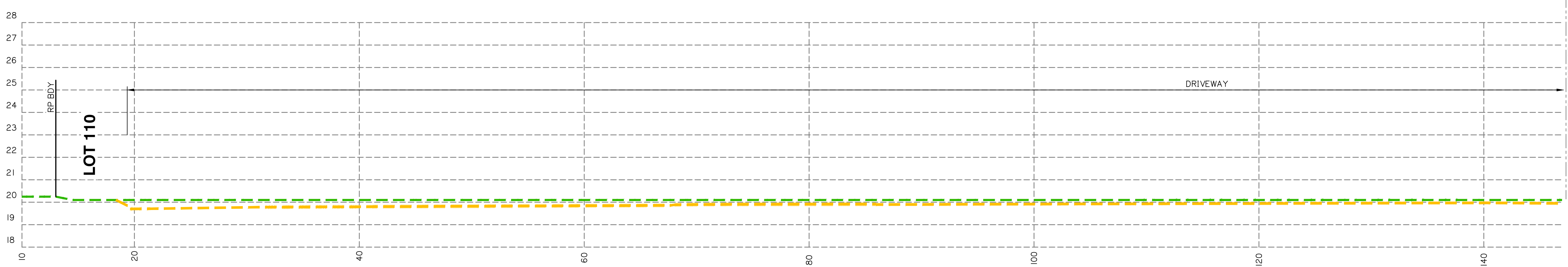
Scale:
0 4 8 12 16m
1:200 (A1) 1:400 (A3)
0 2 4 6 8m
1:100 (A1) 1:200 (A3)

PROJECT NORTH POINT

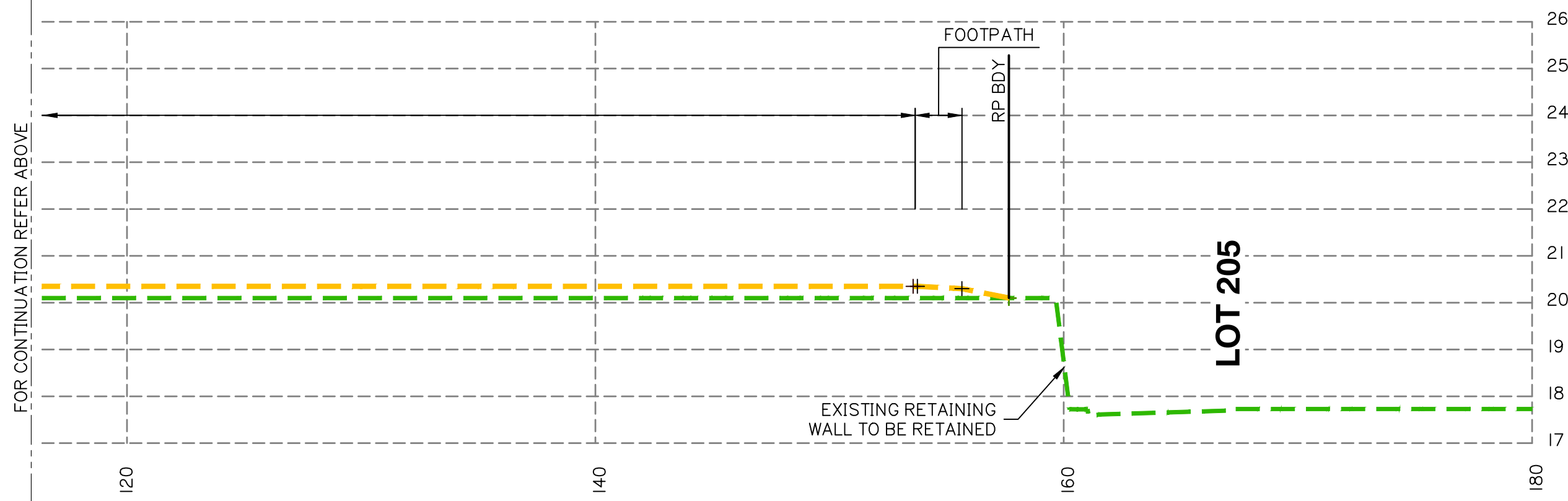
Project No. 6172	
Designed: TGP	Drafted: TGP
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RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No: 6172 ENG BE2 150	Revision: A



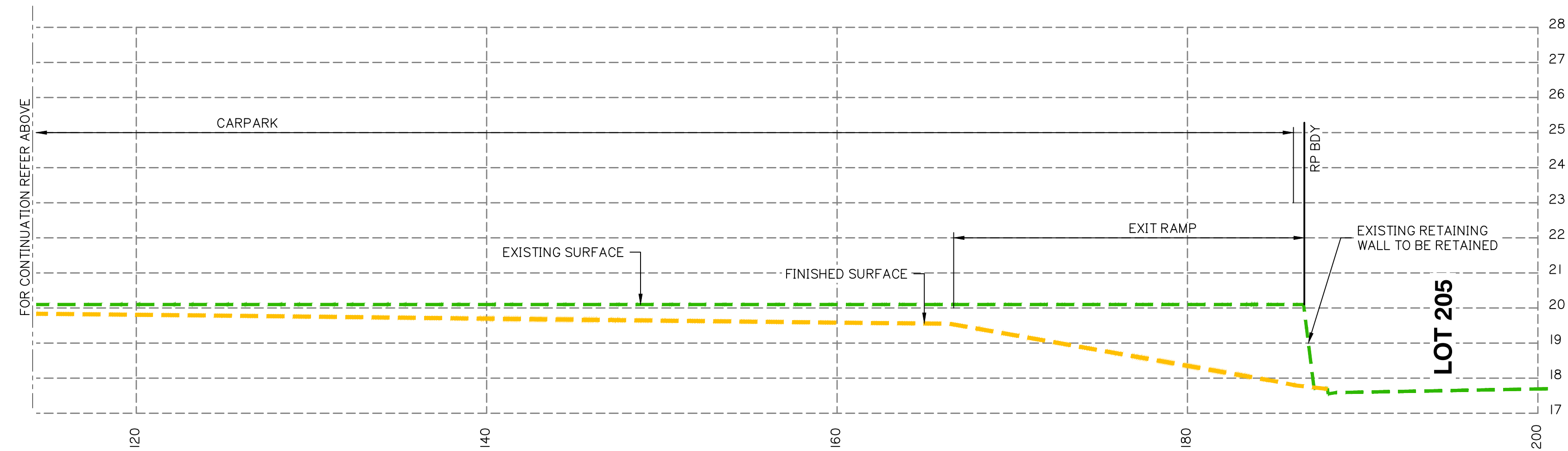
SECTION 1
SCALE:
1: 200 HORIZ.
1: 100 VERT.



SECTION 2
SCALE:
1: 200 HORIZ.
1: 100 VERT.



SCALE:
I: 200 HORIZ.
I: 100 VERT.



SCALE:
I: 200 HORIZ.
I: 100 VERT.

FPI QUEENSLAND
PTY. LTD

LOT 204 DUAL TENANCY WAREHOUSE

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

Lot:	LOT 204
Plan:	SP316171
Local Authority:	CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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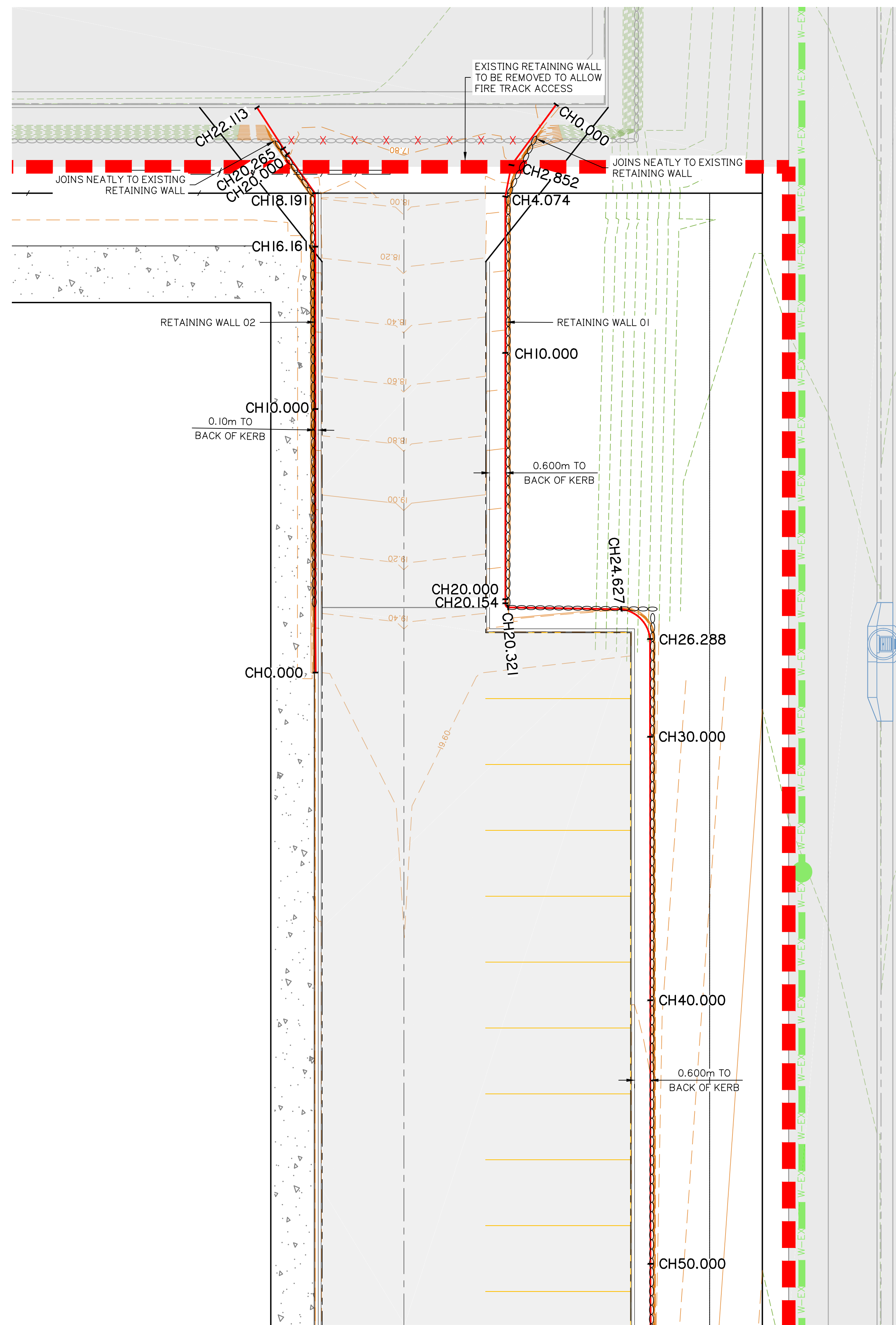
FINISHED SURFACE
CROSS SECTIONS
SHEET 1 OF 2

[illegible]

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

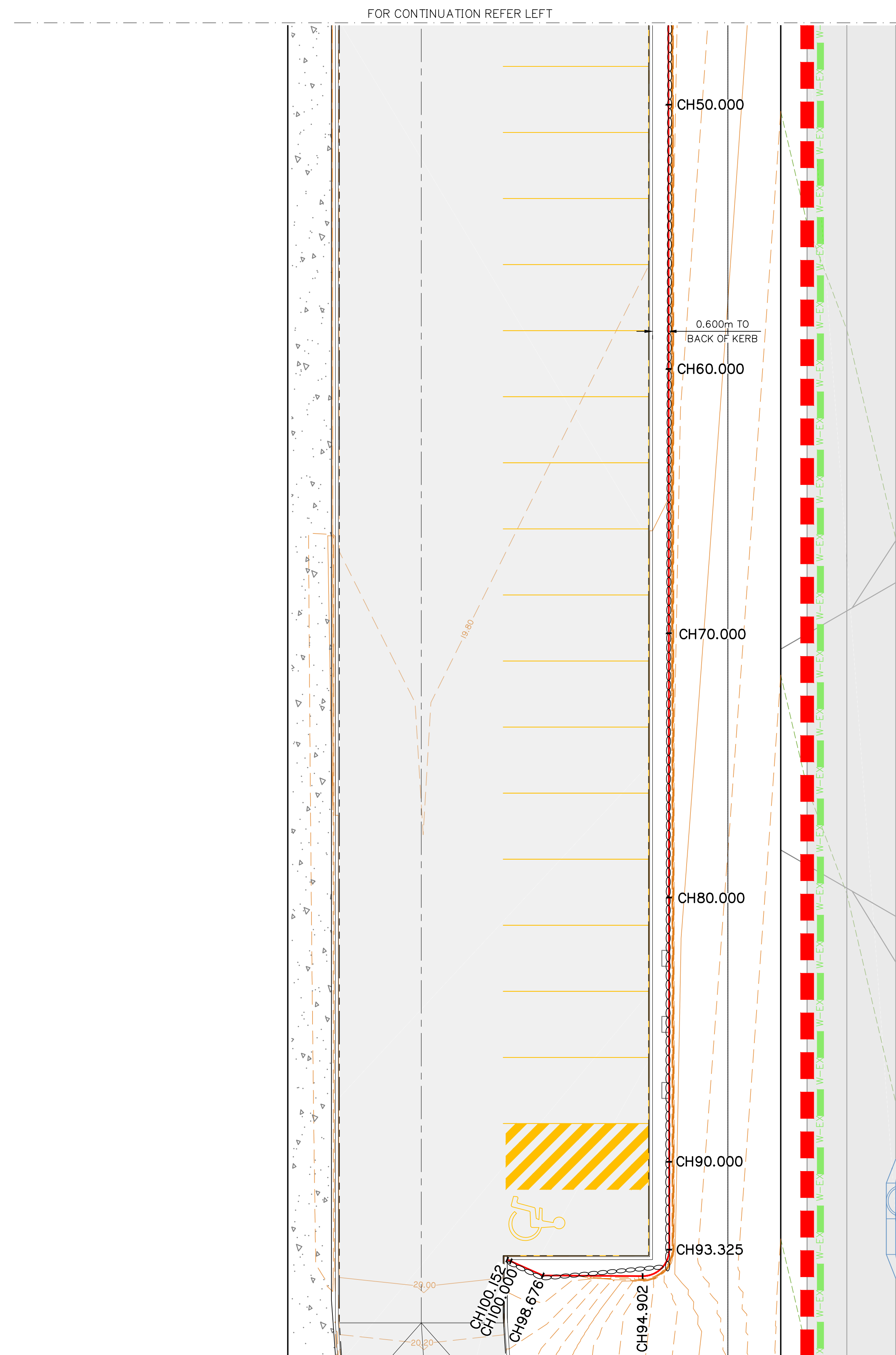
PROJECT NORTH POINT

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RPEQ	16939
Signed:	
Date:	09/12/2024
Drawing No:	Revision
6172 ENG BE2 151	A



NOTE:

1. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
2. FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003
3. FOR RETAINING WALL ELEVATIONS AND SETOUT TABLES, REFER TO SHEET 201
4. FOR RETAINING WALL TYPICAL DETAILS, REFER TO SHEET 202



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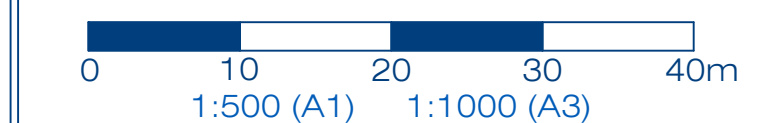
RETAINING WALL LAYOUT PLAN

[illegible]

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CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



PROJECT NORTH POINT



Project No. 6172

Designed: TGP

Approved:

MG

RPEG

16939

[illegible]

21.15

Signed

[Handwritten signature]

Date:

09/12/2024

Drawing No.

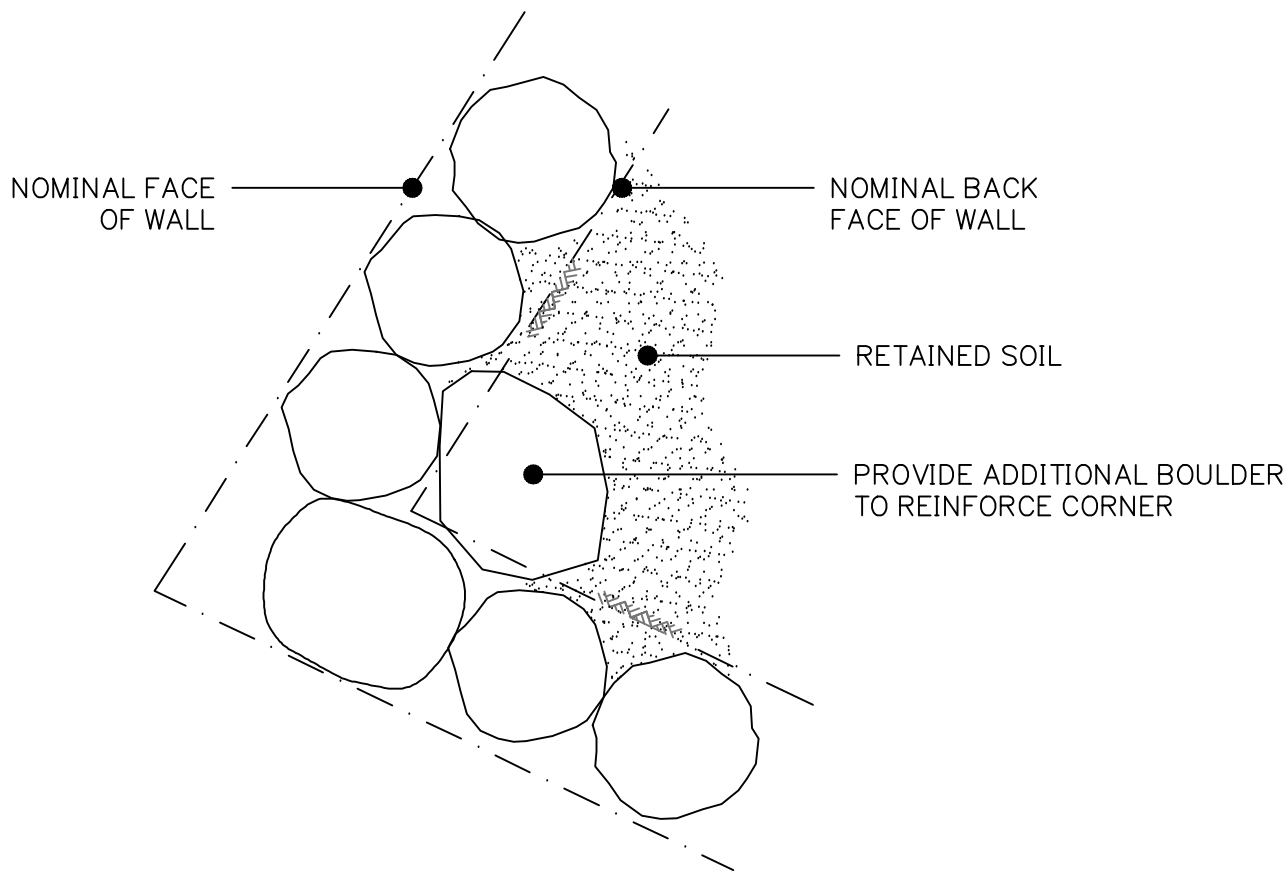
Revision

6172 ENG BE2 200

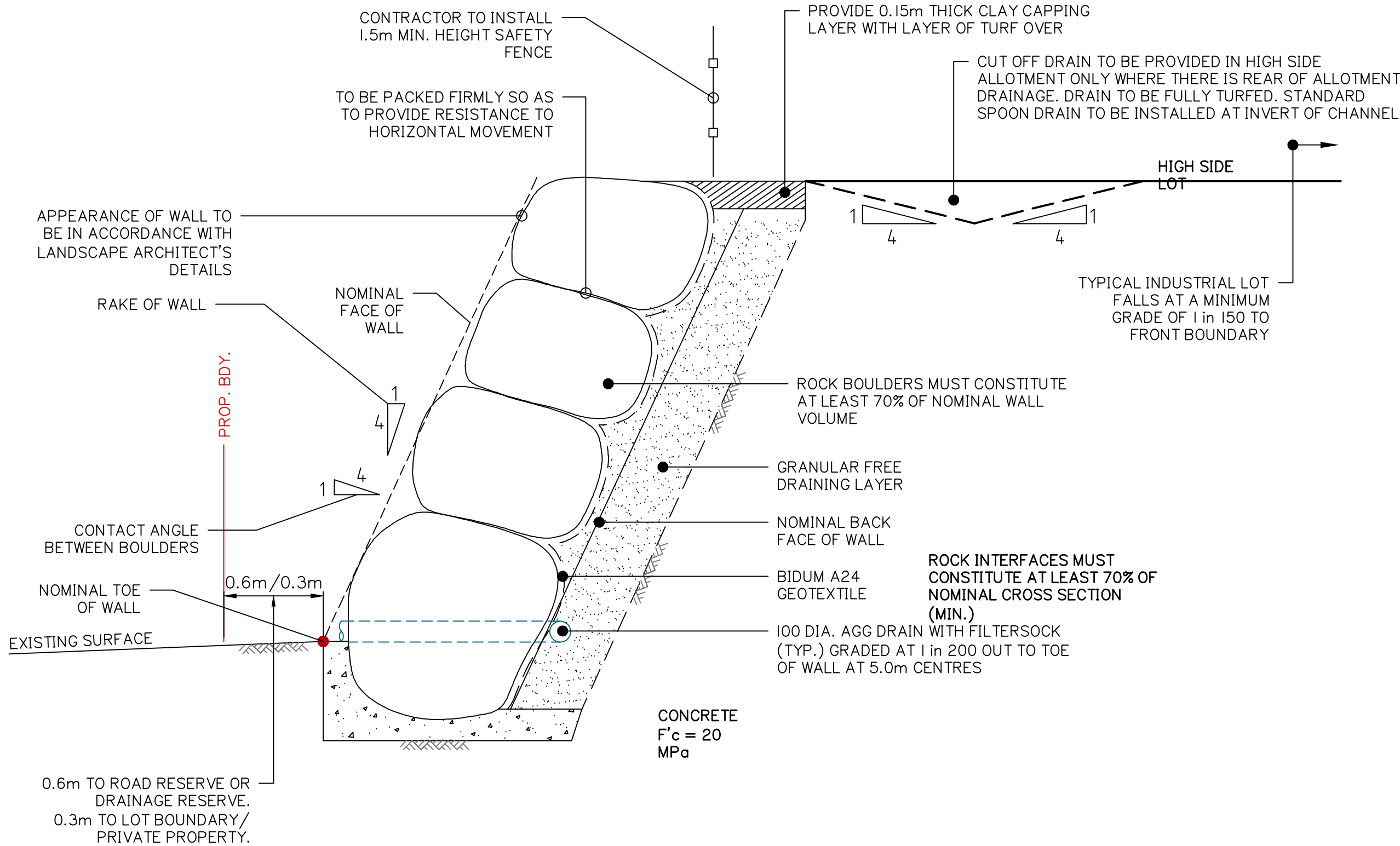
A



RETAINING WALL 02 SETOUT TABLE					
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2545.820	6472.550	19.754	61°00'36.36"
	10.000	2554.567	6477.397	18.862	
IP 2	16.161	2559.956	6480.383	18.312	
IP 3	18.191	2561.720	6481.386	18.119	
	20.000	2562.509	6483.014	17.790	25°51'17.13"
IP 4	20.265	2562.625	6483.252	17.743	
IP 5	22.113	2563.500	6484.880	17.724	28°15'09.61"



PLAN VIEW TYPICAL BOULDER WALL CORNER DETAIL



TYPICAL SECTION OF: BOULDER RETAINING WALL (2.5m HEIGHT)

- NOTE:**
1. RETAINING WALLS TO BE IN ACCORDANCE WITH CITY OF GOLD COAST SCHEDULE 6 CITY PLAN POLICY – LAND DEVELOPMENT GUIDELINES SC6.11.3 CHANGE TO GROUND LEVEL STANDARDS. THEY SHALL NOT EXCEED 5.0m IN HEIGHT UNLESS SUITABLY BENCHED.
 2. THE BOULDER RETAINING WALL DETAILS SHOWN ON THIS DRAWING ARE TYPICAL ONLY. CONSTRUCTION TO BE UNDERTAKEN TO STRUCTURAL ENGINEERS SPECIFICATION.
 3. CONTRACTOR TO ARRANGE FOR DESIGN AND CONSTRUCTION OF WALLS AND SHALL PROVIDE STRUCTURAL CERTIFICATION OF DESIGN (FORM I5) AND FINAL CONSTRUCTION (FORM I6).
 4. CONSTRUCTION SETOUT POINT FOR BOULDER WALLS IS TYPICALLY AT THE 'LOW SIDE TOE OF WALL' WHERE IT INTERFACES WITH EXISTING SURFACE LEVEL OR THE LOW SIDE PAD FSL.

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Drawing Title:

RETAINING WALL
TYPICAL DETAILS

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Scale:

NOT TO SCALE

PROJECT NORTH POINT

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Date:	09/12/2024
Drawing No: 6172 ENG BE2 202	Revision: A