



ATTACHMENT D

AMENDED BULK EARTHWORKS PLANS



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development
perspectives

VantageYatala[®]

OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL

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LOCALITY PLAN
SCALE 1:2000 (A1)

CLIENT



FPI QUEENSLAND PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 120 on SP329476
EASTRIDGE STREET
STAPYLTON, QLD 4207

DWG No. 6181 ENG BE 001 – REV C

DECEMBER 2024

1. **DRAWINGS**
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 CONSTRUCTION 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.

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.

9. 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 GoGC. 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 SEED 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.

- a. 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 SIZE 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 GPTS, 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.

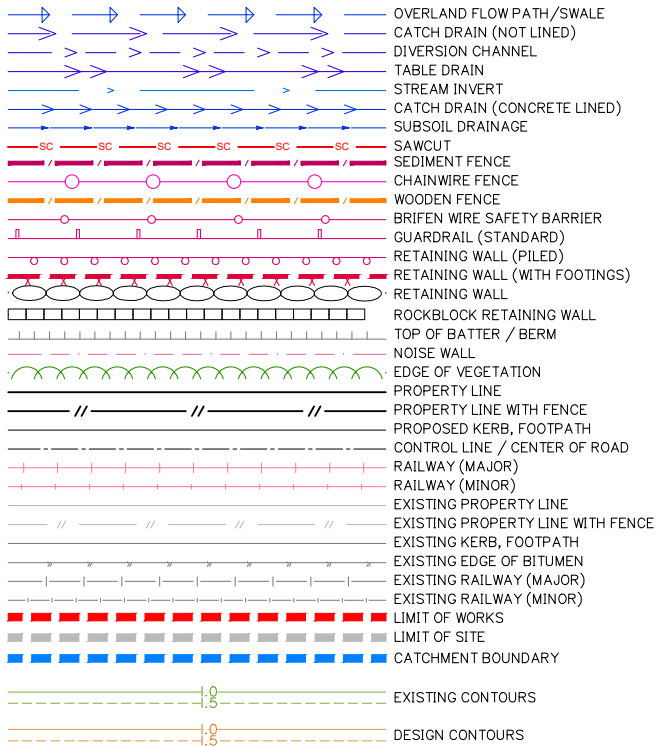
- a. **ERECT SITE SIGNAGE, CONSTRUCT ENTRY AND EXIT POINT AS INDICATED POINTS ON THE CONSTRUCTION PLAN.**
VEHICLE WASH-DOWN AREA AND ASSOCIATED SILT MANAGEMENT DEVICES.
- b. **CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA.**
- c. **ERECT SILT FENCE AT LOW POINTS OF THE SITE AS DEMONSTRATED.**
- d. **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).



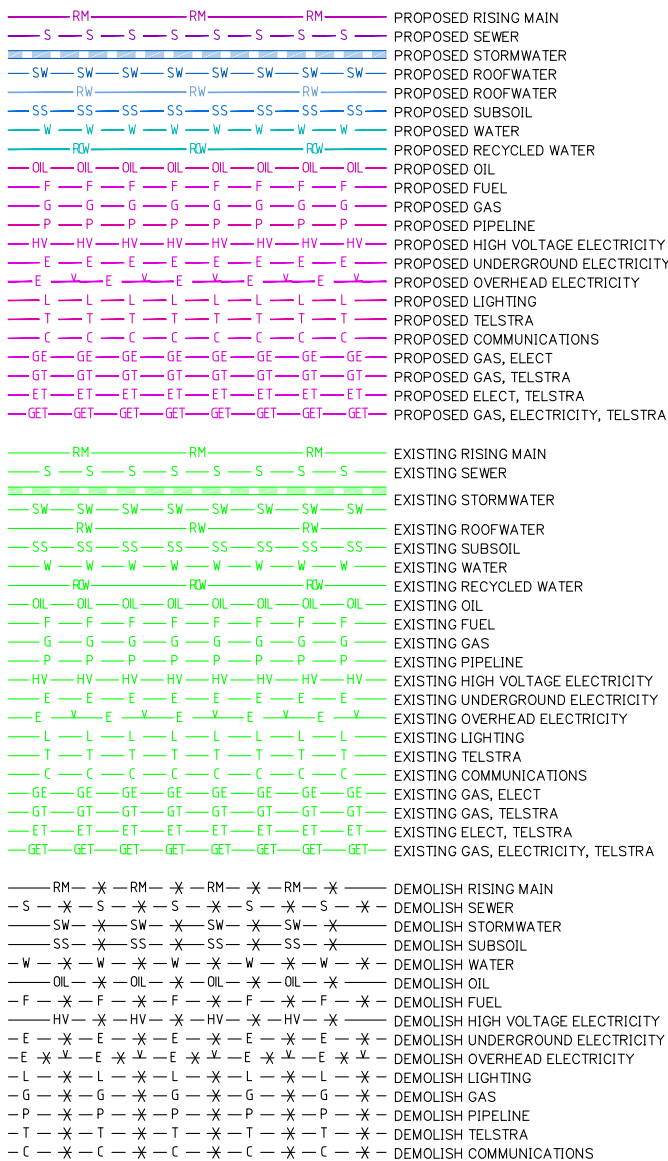
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planning environment landscape engineering survey T: 3807 3333 F: 3287 5461 www.gassman.com.au Gold Coast 76 Business Street, Yatala QLD PO Box 392, Beenleigh 4207																																																																			
Client: FPI QUEENSLAND PTY. LTD.																																																																			
Project: LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT																																																																			
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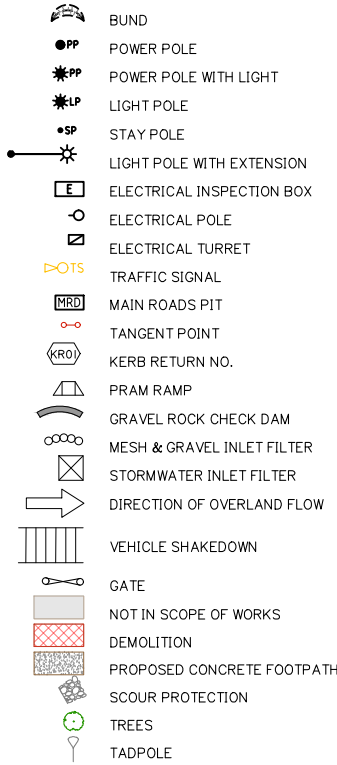
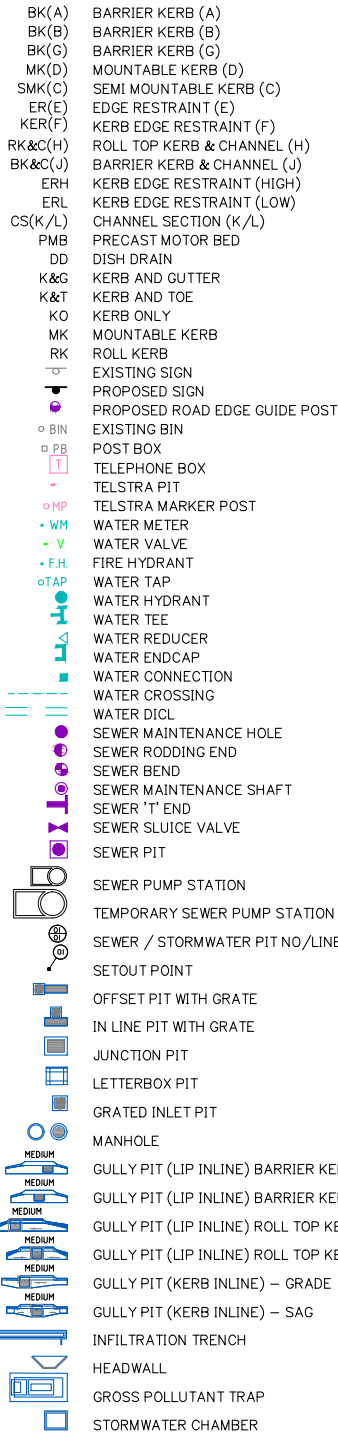
FEATURE LEGEND



SERVICES LEGEND



SYMBOLS



LEGEND

Client:



Project:

LOT-120 PROPOSED
INDUSTRIAL
DEVELOPMENT

Site Address:

VANTAGE YATALA Lot-120
EASTRIDGE STREET
STAPYLTON, QLD 4207

RPD:

Lot: 120
Plan: SP316137
Local Authority: CoGC
Level Datum: AHD
Meridian: -
PSM: -
RL: -

ISSUED FOR APPROVAL

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Drawing Title:

LEGEND

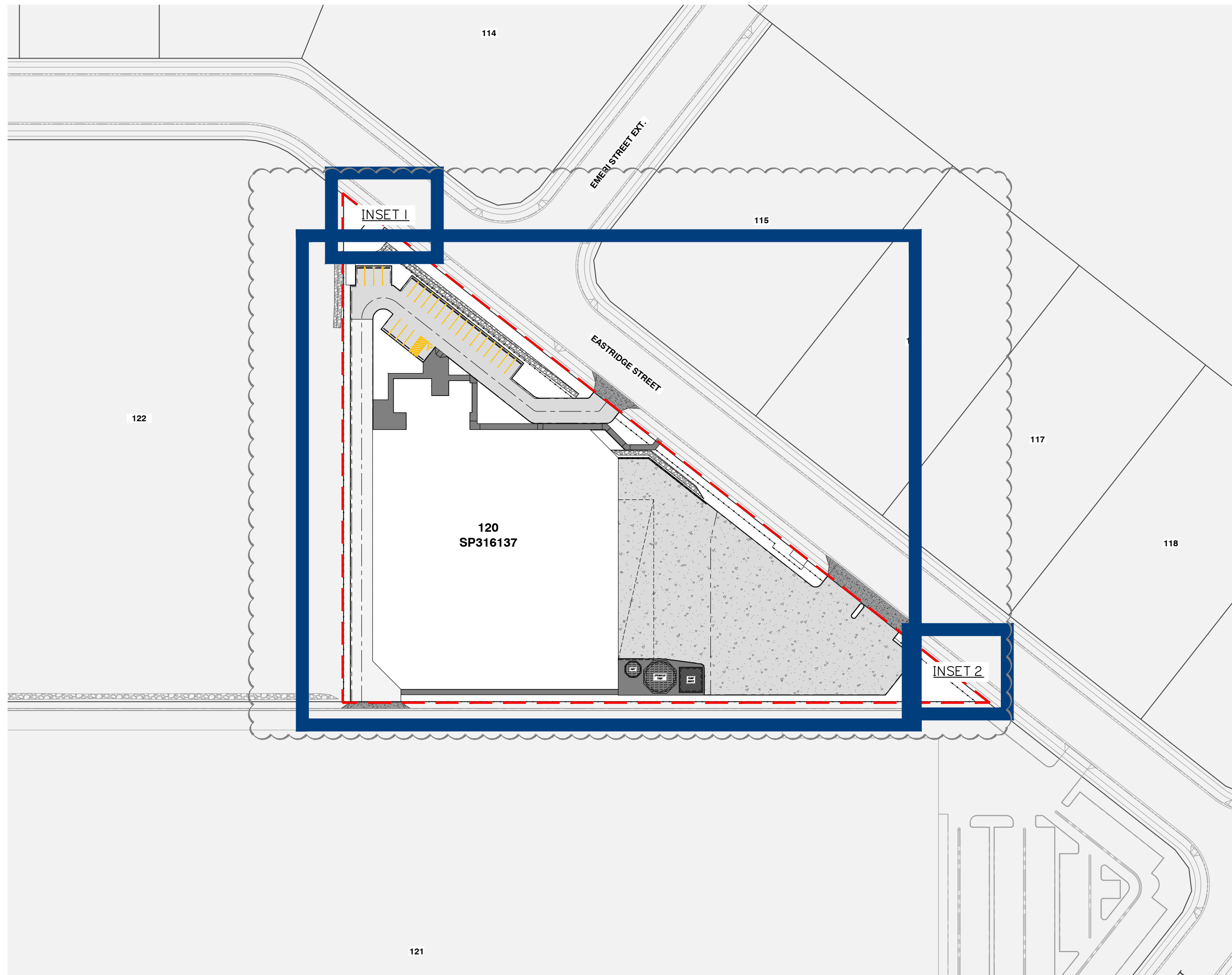
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Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
A1 UNREDUCED
A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No.	6181
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	27/02/2024
Drawing No:	Revision
6181 ENG BE 004	A



Client:



Project:

LOT-120 PROPOSED
INDUSTRIAL
DEVELOPMENT

Site Address:

VANTAGE YATALA Lot-120
EASTRIDGE STREET
STAPYLTON, QLD 4207

RPD:

Lot: 120
Plan: SP316137
Local Authority: CoGC

Level Datum: AHD
Meridian: -
PSM: -
RL: -

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GENERAL NOTES.

Drawing Title:

KEY PLAN LAYOUT

C	18/12/24	LAYOUT UPDATED	JH	MG	
B	30/07/24	LAYOUT UPDATED	ML	MG	
A	27/02/24	ORIGINAL ISSUE	ML	MG	
Rev	Date	Description	DRN	CHK	

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

Scale:



0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No. 6181

Designed: JH

Drafted: ML

Approved:

MG

RPEQ

16939

Signed:



Date:

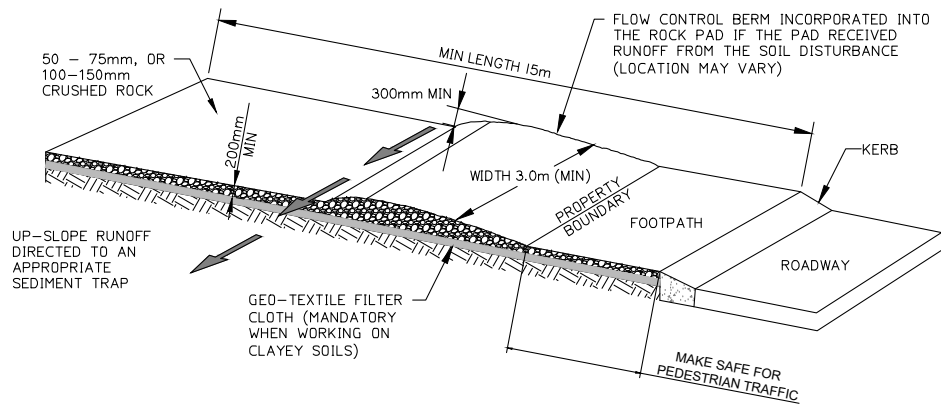
30/07/2024

Drawing No:

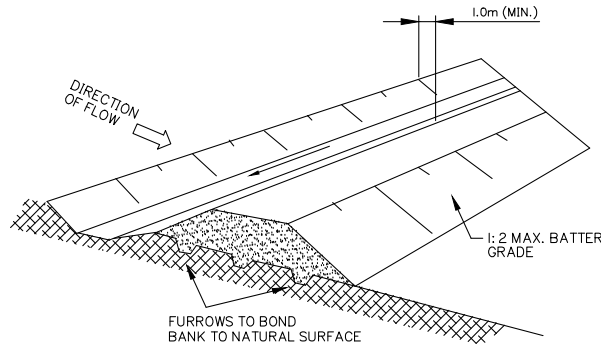
6181 ENG BE 005

Revision

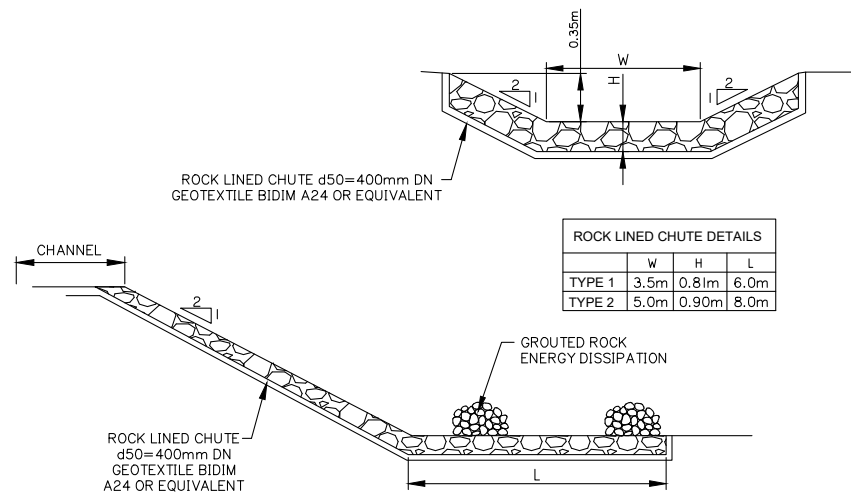
C



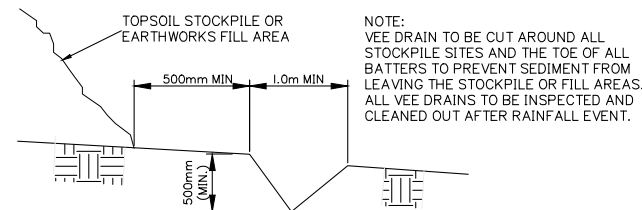
ENTRY/EXIT PAD FOR CONSTRUCTION SITE
NOT TO SCALE



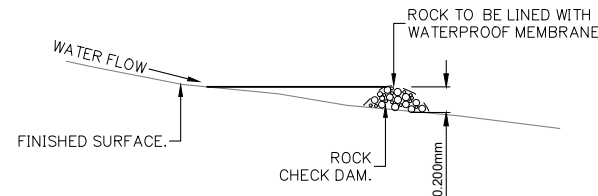
DIVERSION DRAIN
NOT TO SCALE



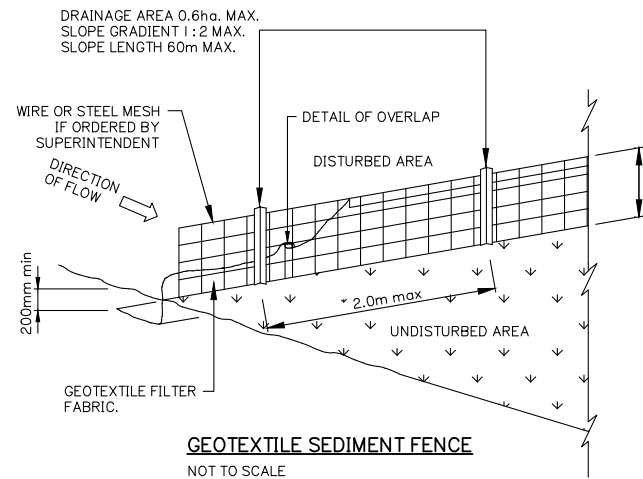
ROCK LINED CHUTE
NOT TO SCALE



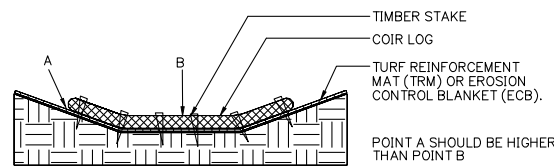
TYPICAL SECTION VEE DRAIN
NOT TO SCALE



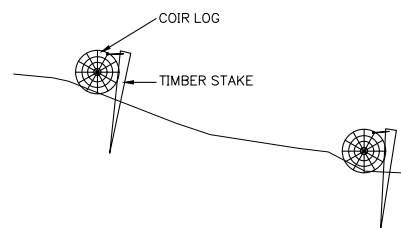
CUT OFF DRAIN END DETAIL
N.T.S.



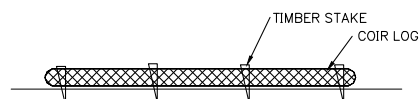
GEOTEXTILE SEDIMENT FENCE
NOT TO SCALE



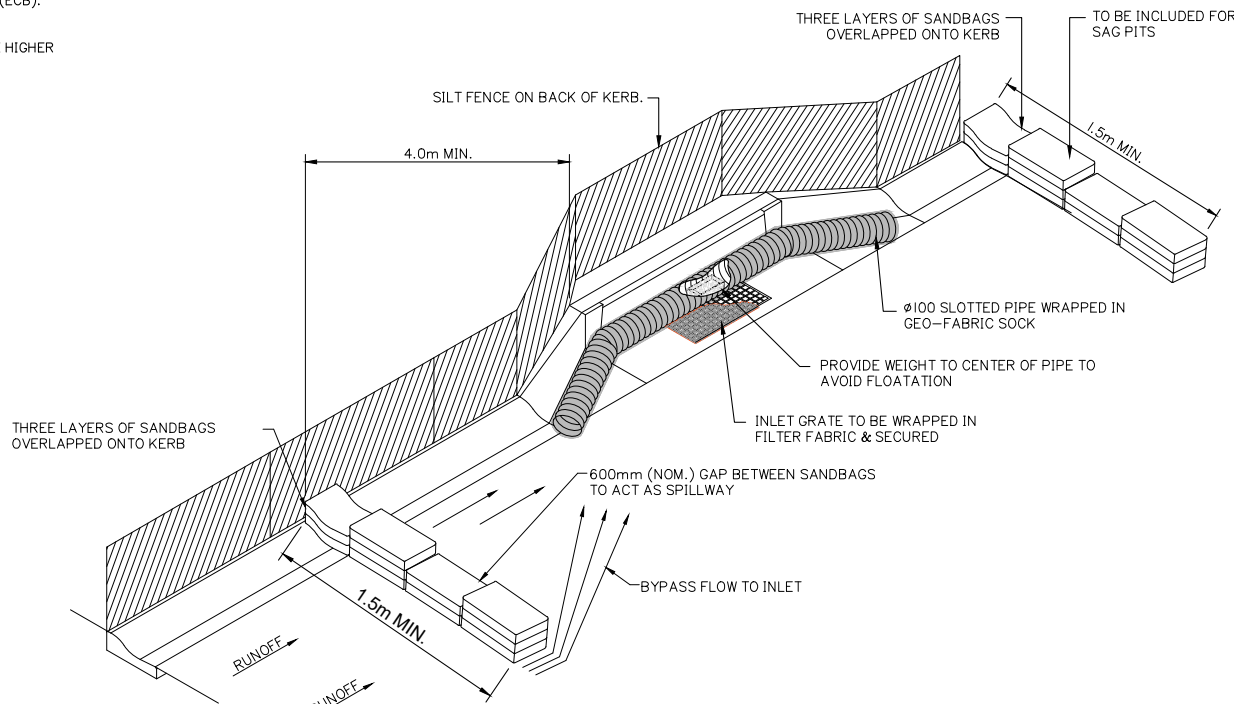
PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH
NOT TO SCALE



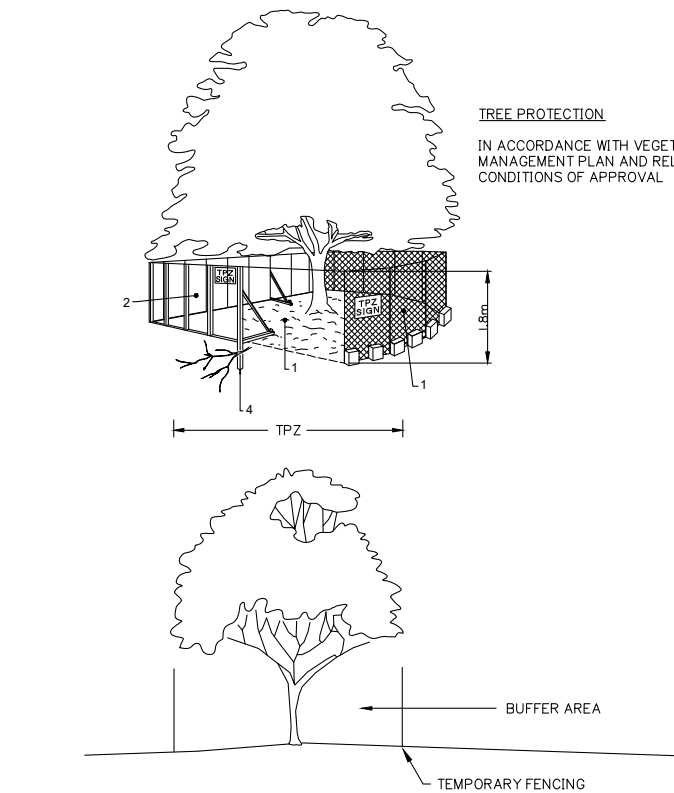
COIR LOG AND TIMBER STAKES STABILISING SLOPE
NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN SLOPE
NOT TO SCALE



GULLY PIT SEDIMENT BARRIER
SCALE N.T.S.



FENCING AS PER AS: 4970

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

DETERMINING THE TPZ

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

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

PROTECTIVE FENCING
NOT TO SCALE

Client:



Project:

LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

Site Address:

VANTAGE YATALA Lot-120
EASTRIDGE STREET
STAPYLTON, QLD 4207

RPD:

Lot: 120
Plan: SP316137
Local Authority: CoGC
Level Datum: AHD
Meridian: -
PSM: -
RL: -

ISSUED FOR APPROVAL

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Drawing Title:

SEDIMENT AND EROSION CONTROL TYPICAL DETAILS

Rev	Date	Description	ML	MG
A	27/02/24	ORIGINAL ISSUE	ML	MG

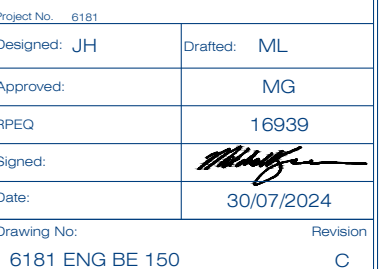
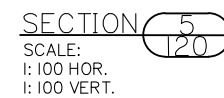
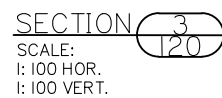
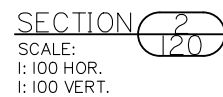
Rev	Date	Description	ML	MG
A	27/02/24	ORIGINAL ISSUE	ML	MG

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

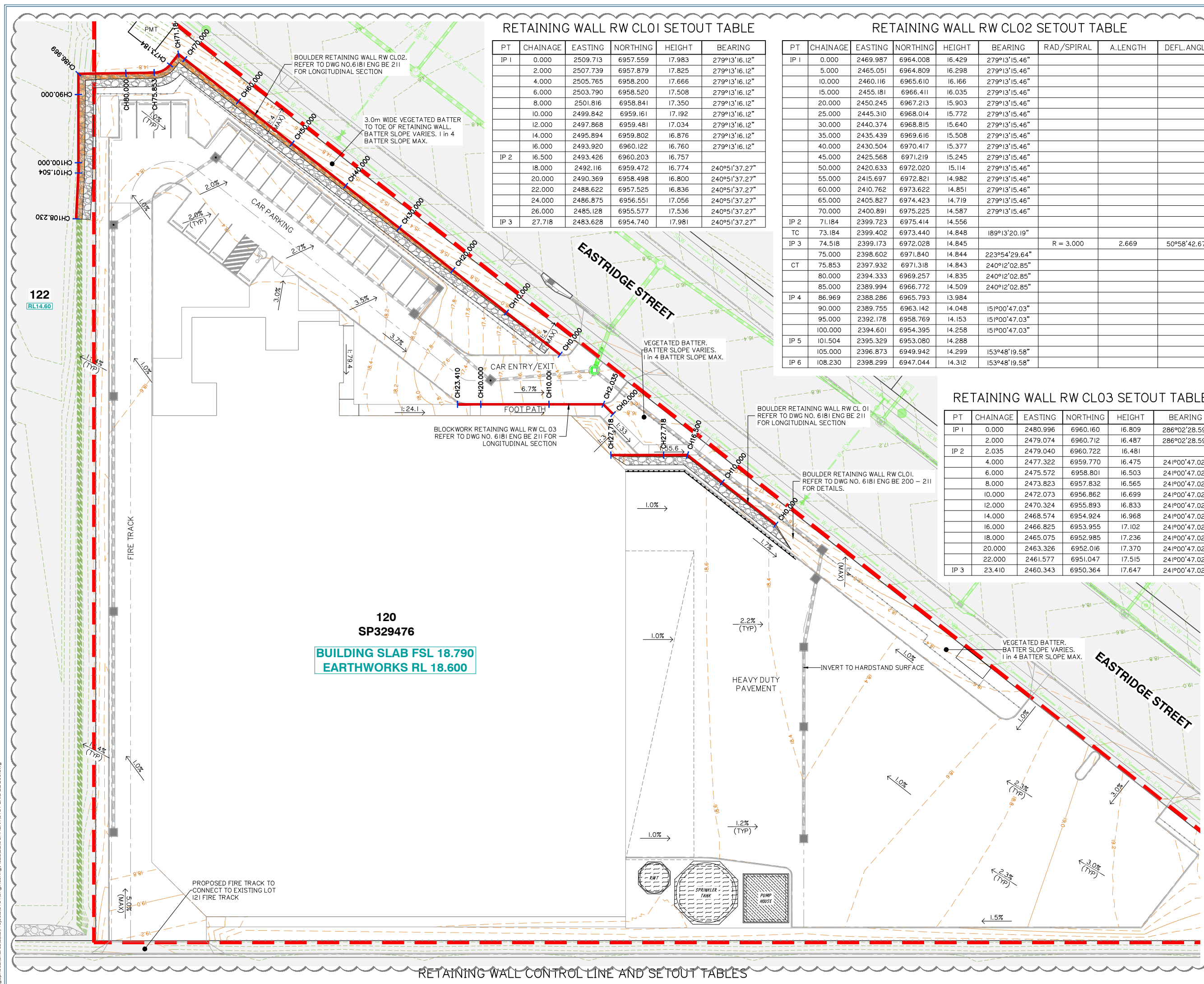
Scale: A1 UNREDUCED A3 REDUCED

PROJECT NORTH POINT

Project No:	6181	Revision	A
Designed:	JH	Drafted:	ML
Approved:			MG
RPEQ			16939
Signed:			
Date:			27/02/2024
Drawing No:	6181 ENG BE 050	Revision	A



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planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5481 | www.gassman.com.au

Gold Coast | 78 Business Street, Yatala QLD | PO Box 362, Beenleigh 4207

Client:

relationship builders

FPI QUEENSLAND PTY. LTD.

Project:

LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

Site Address:

VANTAGE YATALA Lot-120
EASTRIDGE STREET
STAPYLTON, QLD 4207

RPD:

Lot: 120
Plan: SP316137
Local Authority: CoGC

Level Datum: AHD
Meridian: -
PSM: -
RL: -

ISSUED FOR APPROVAL

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Drawing Title:

RETAINING WALL CONTROL LINE AND SETOUT TABLES

Rev	Date	Description	DRN	CHK
C	18/12/24	LAYOUT UPDATED	JH	MG
B	30/07/24	LAYOUT UPDATED	ML	MG
A	27/02/24	ORIGINAL ISSUE	ML	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

0 5 10 15 20m
1:250 (A1) 1:500 (A3)

PROJECT NORTH POINT

Project No: 6181

Designed: JH	Drafted: ML
Approved: MG	
RPEQ: 16939	
Signed:	
Date: 30/07/2024	
Drawing No: 6181 ENG BE 200	Revision: C

ATTACHMENT E

AMENDED LANDSCAPE INTENT PLAN



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development
perspectives

VantageYatala[®]

Lot 120 Eastridge Street, Stapylton

LANDSCAPE INTENT PACKAGE

FPI Queensland Pty Ltd

DEVELOPMENT PERMIT FOR MATERIAL CHANGE
OF USE – Warehouse (with ancillary office and
Low Impact Industry), RECONFIGURATION
OF A LOT - Access easement, OPERATIONAL
WORKS – Change to ground level

Lot 120 on SP329476

VANTAGE INDUSTRIAL ESTATE
STAGE 1,
LOT 120 EASTRIDGE STREET, STAPYLTON

NOVEMBER
Issue C - MINIMAL CHANGE APPLICATION FOR APPROVAL



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development
perspectives

CONTENTS

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

SITE CHARACTERISTICS

The subject site 13,005m² 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 1 of Vantage Industrial Estate at Stapylton, Gold Coast.

The subject site on Lot 120 Eastridge Street, Stapylton (Lot 120 on SP329476). The overall subject site is triangular in shape, siting perpendicular to Emeri Street, 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) and Low impact industry;
- Reconfiguring a Lot – Access easement; and
- Operational Work – Change to ground level.

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

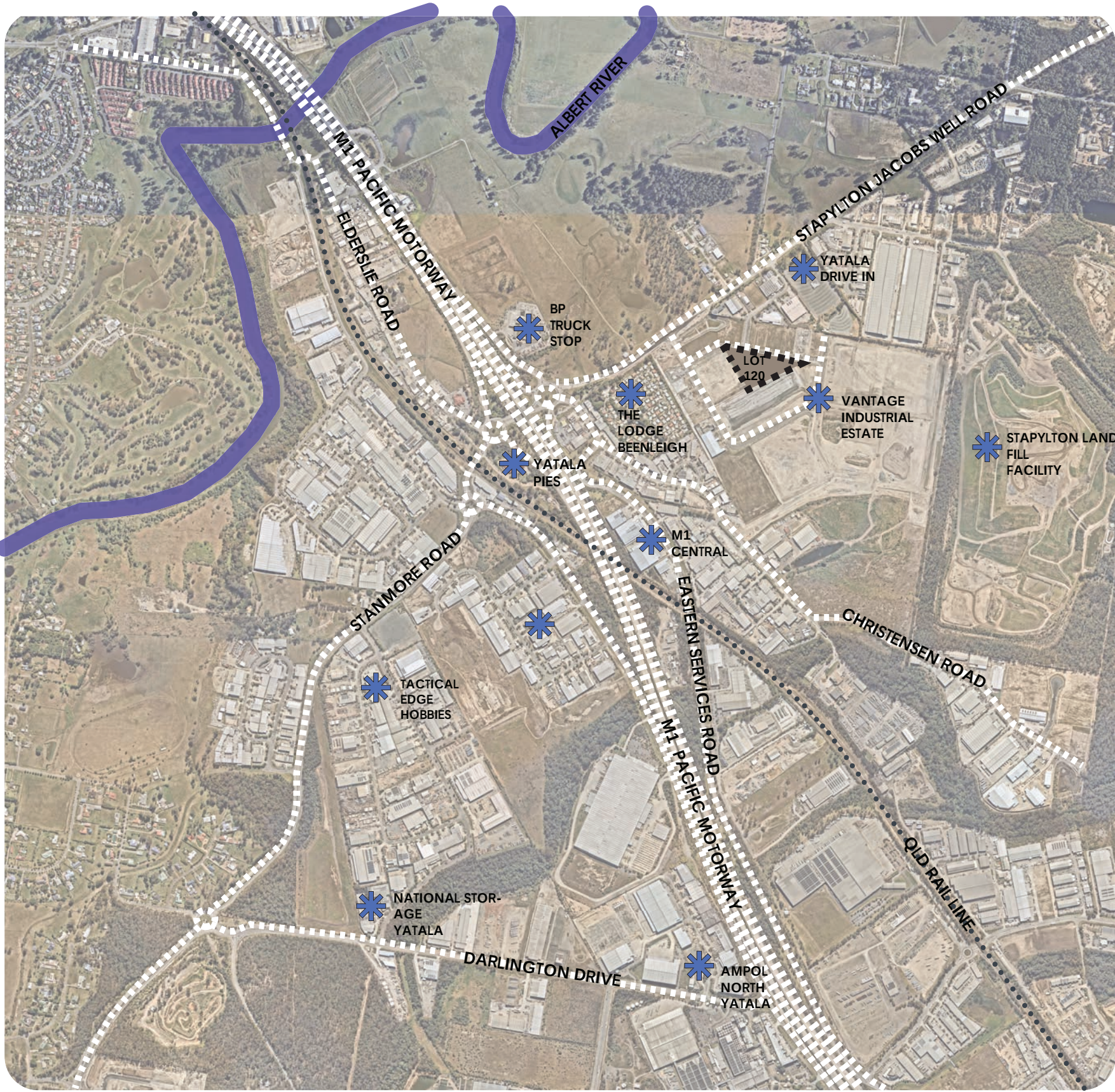
- Preliminary Approval, Current Decision Notice MIN/2023/64- Gassman Development Perspectives
- Proposal Plans - FPI
- Code Assessment - Gassman Development Perspectives
- Traffic Impact Assessment - Rytenschild Traffic Engineering
- Noise Impact Assessment - Acoustic Works
- Change to Ground Level and Engineering Design Plans - Gassman Development Perspectives



SITE LOCALITY

In terms of locational context, the subject site is located within Stage 1 of Vantage Industrial Estate at Stapylton, Gold Coast. Lot 120 is located along Eastridge Street, perpendicular to Emeri Street.

- 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

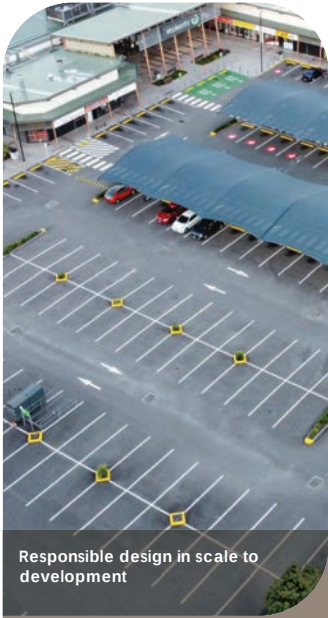
The landscape design intent for lot 120 Eastridge Street is to establish an industrial warehouse and ancillary office space, providing storage and logistical operations.

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.



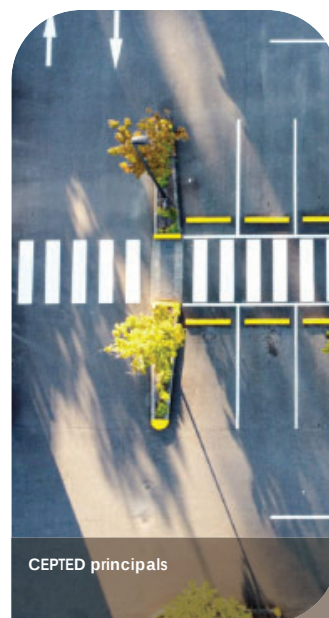
Responsible design in scale to development

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 wayfinding 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.



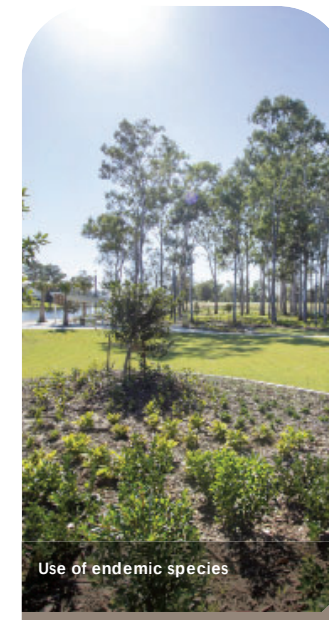
Mass planting arrangement

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.

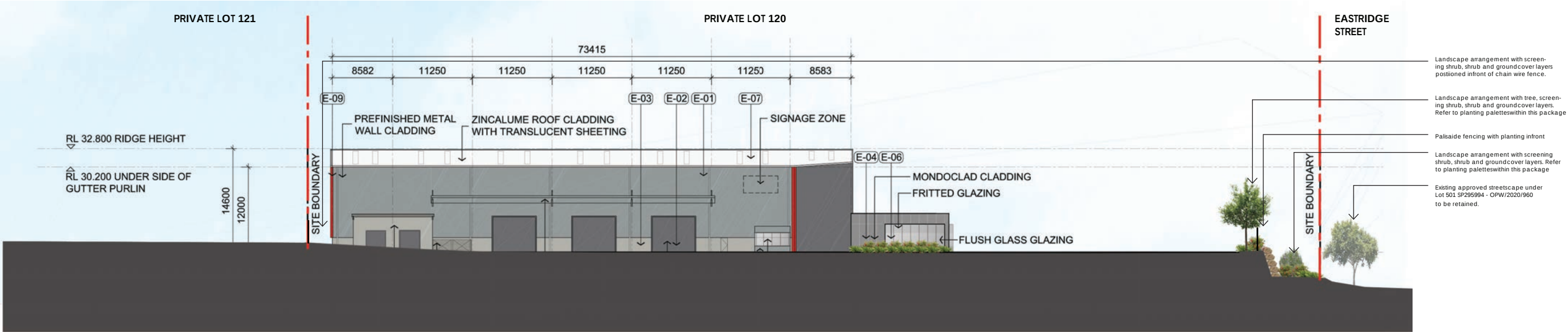
LANDSCAPE INTENT PLAN

LEGEND

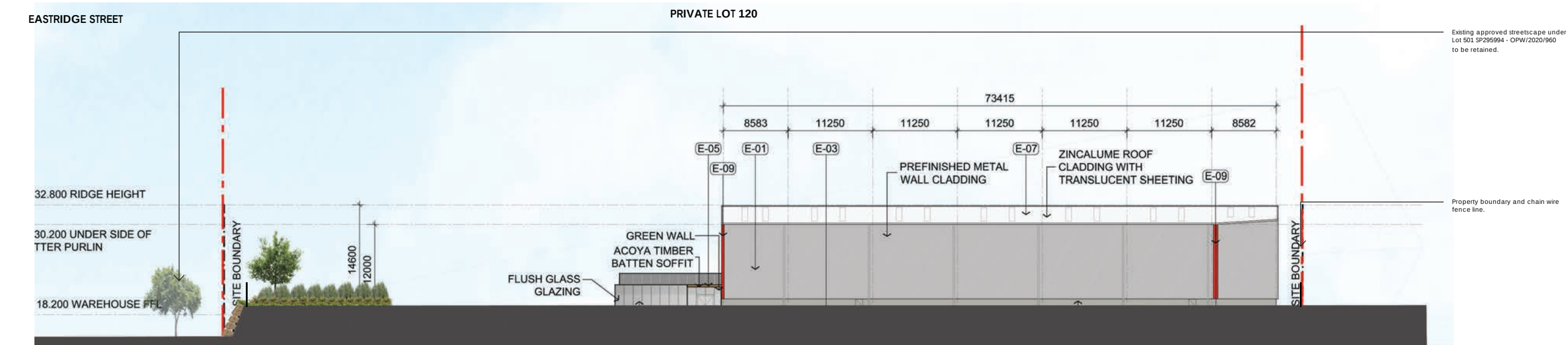
- Site Boundary
- Proposed Fencing 1
1.8m chainwire fencing
- Proposed Fencing 2
1.8m black palisade fencing to boundary
- Proposed Pylon Signage
- Site Triangles
Planting within this zone to remain low growing (max. 500mm in height). Ground-cover species nominated, refer to planting palette on page 8 for further detail.
- Streetscape
Existing approved streetscape under Lot 501 SP295994 - OPW/2020/960 to be retained. 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 Boulder Retaining Wall
Refer to civil drawing series for further information.
- Proposed Gravel / Road Base Treatment



ELEVATION DRAWING

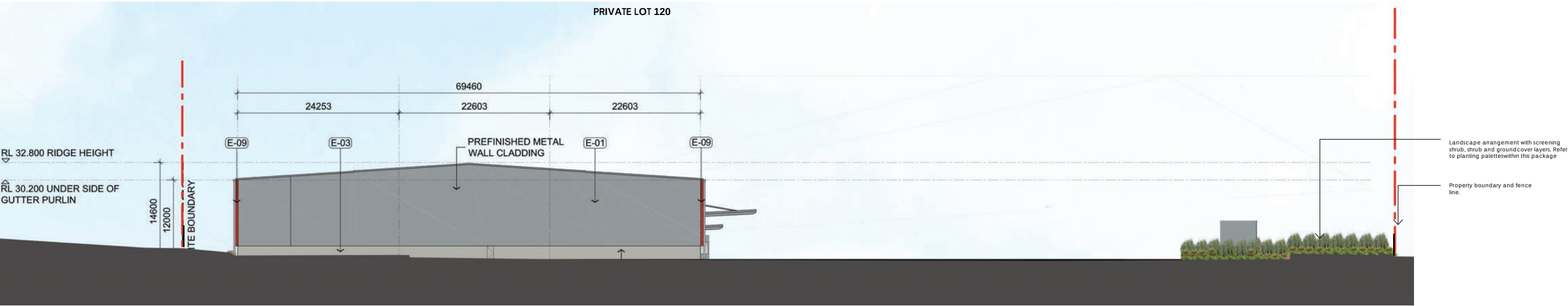


EAST ELEVATION



WEST ELEVATION

ELEVATION DRAWING



SOUTH ELEVATION

MATERIALS AND SOFTSCAPE GUIDE



Organic Mulch
To comply with AS4454-2012



Feature Mulch
75 - 125mm basalt spalls (grey)



Turf
A-Grade 'wintergreen' turf



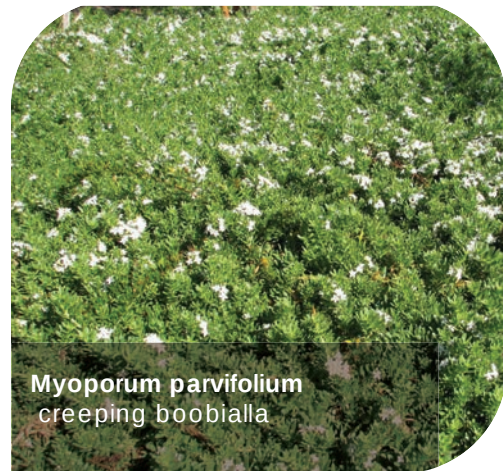
Irrigation
Back to base irrigation system with drippers



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

PLANTING PALETTE

GROUND COVER, TUFTING GRASS AND CLIMBING SPECIES



SHRUB SPECIES



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 endeavour
bottle brush



Grevillea moonlight
moonlight grevillea



Grevillea rosmarinifolia
rosmarinifolia



Michelia figo
port wine magnolia



Photinia 'red robin'
red robin

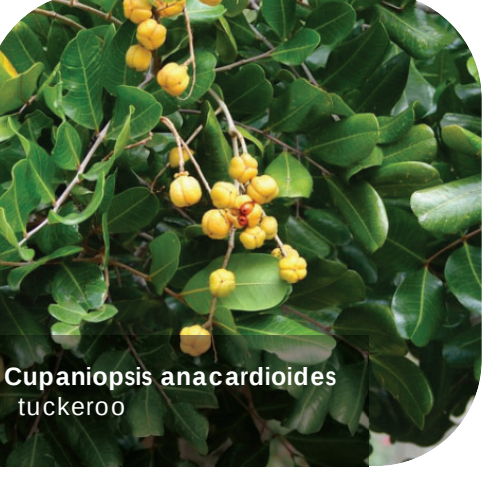
TREE SPECIES



Brachychiton acerifolius
illawarra flame tree



Waterhouisia floribunda
weeping lilly pilly



Cupaniopsis anacardioides
tuckeroo



Delonix regia
poinciana



Corymbia citriodora
lemon scented gum

PLANTING PALETTE

TREE SPECIES

