

OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL LOT 301 WAREHOUSE

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LOCALITY PLAN
SCALE 1:5000

CLIENT



FRASERS
PROPERTY

FPI QUEENSLAND PTY. LTD.

VantageYatala

ISSUED FOR APPROVAL

DWG NO.6349 ENG BE 001 - A

APRIL 2025

SITE ADDRESS
APPROVED LOT 301, VANTAGE INDUSTRIAL ESTATE,
STAPYLTON QLD 4207
(LOT 505 ON SP316171)

This OPW approval endorses the change to ground level alone, not including any other works shown in the drawings.

This approval does not approve any retaining walls or works incidental to retaining walls that are Building Works. Approval of Building Works will be required from a Building Certifier.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/97

Dated: 20 June 2025

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 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.
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 CoGC. 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 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 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 CLEARED 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).



This approval does not approve any retaining walls or works incidental to retaining walls that are Building Works. Approval of Building Works will be required from a Building Certifier.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2025/97

Dated: 20 June 2025

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:

LOT 301 WAREHOUSE VANTAGE YATALA

Site Address:

APPROVED LOT 301 VANTAGE YATALA STAPYLTON QLD 4207

RPD:

Lot: 301
Plan: Lot 505 on SP316171
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

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Drawing Title:

GENERAL NOTES SHEET 1 OF 2

A	01/04/25	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:

PROJECT NORTH POINT

Project No.	6349
Designed: JH	Drafted: ML

Approved:	MG
RPEQ	16939

Signed:	
Date:	01/04/2025

Drawing No:	Revision
6349 ENG BE 002	A



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WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN
INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR
KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR
INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO
RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE
INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL
SERVICES ARE ACCURATELY LOCATED PRIOR TO
COMMENCEMENT OF WORK.



Client:  **FRASERS**
PROPERTY

FPI QUEENSLAND
PTY LTD

project:

LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:

APPROVED LOT 301
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STAPYLTON QLD 4207

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Drawing Title:

EXISTING SURFACE
AND FEATURES
LAYOUT PLAN

[illegible]

01/04/25	ORIGINAL ISSUE	ML	MG
Date	Description	DRN	CHK

MEASUREMENTS IN METRES EXCEPT WHERE SHOWN OTHERWISE.

VALVES AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED

A3 REDUCED

scale:



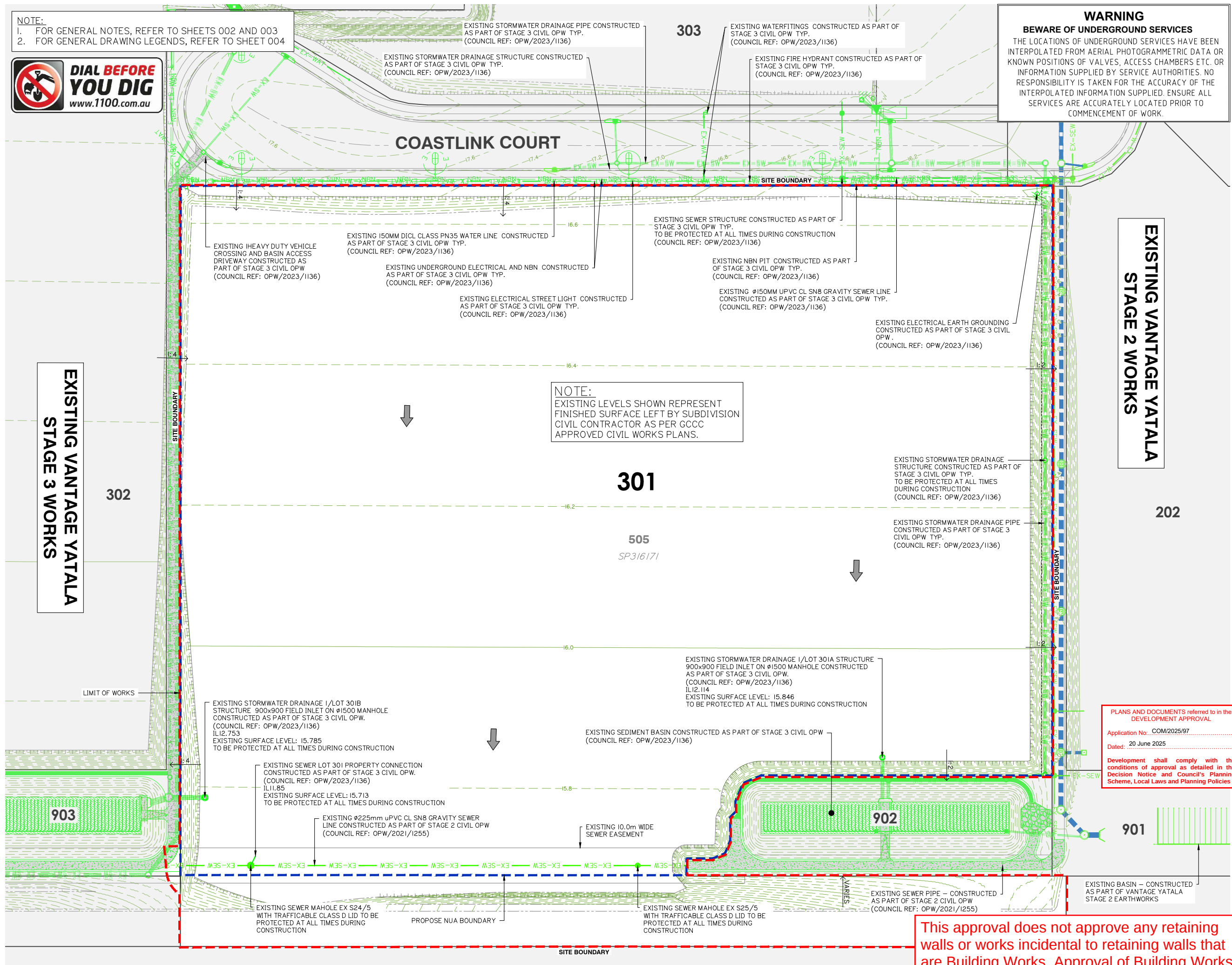
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Object No. 6349	
Signed: JH	Drafted: ML
Approved:	MG
EQ	16939
Signed:	
Date:	01/04/2025
Drawing No:	Revision
6349 ENG BE 010	A

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EXISTING SURFACE AND FEATURES LAYOUT PLAN



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Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:  **FRASERS**
PROPERTY

**FPI QUEENSLAND
PTY LTD**

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LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:

APPROVED LOT 301
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STAPYLTON QLD 4207

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Drawing Title:

DEMOLITION AND
PROTECTION
LAYOUT PLAN

[illegible]

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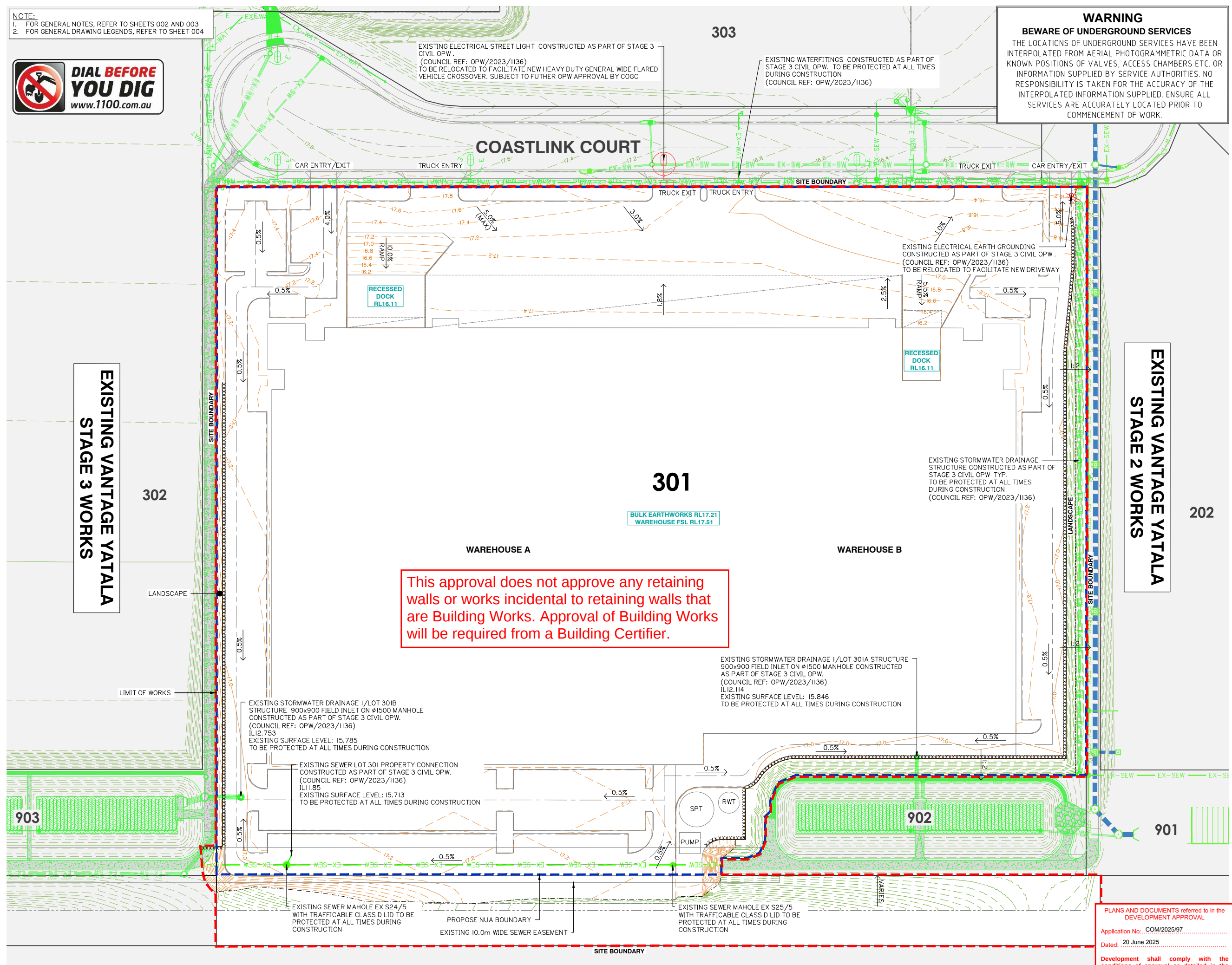


0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No: 6349	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	01/04/2025
Drawing No: 6349 ENG BE 020	
Revision: A	



DEMOLITION AND PROTECTION LAYOUT PLAN

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DEVELOPMENT APPROVAL**

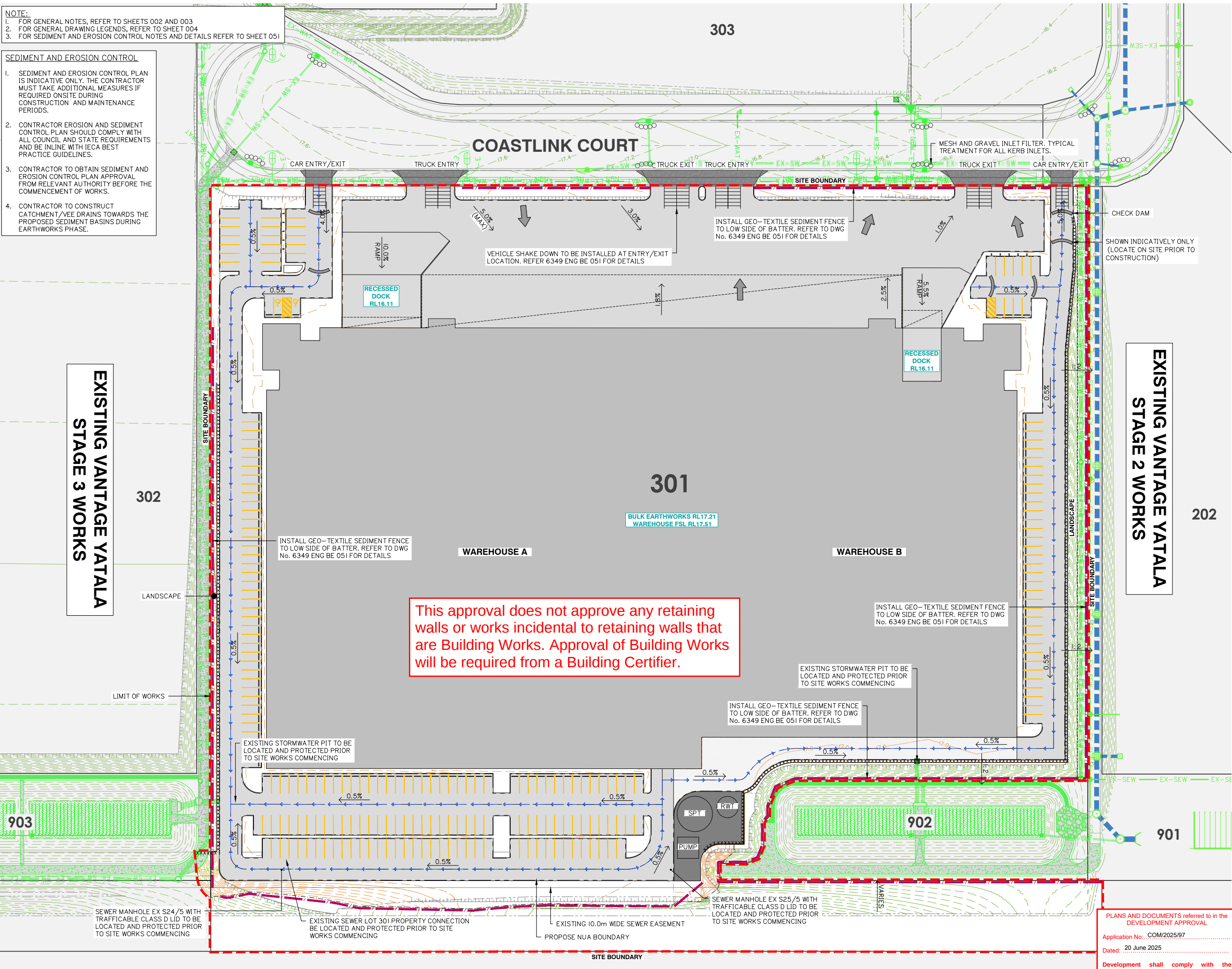
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Scheme, Local Laws and Planning Policies**

SEDIMENT AND EROSION CONTROL

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
2. CONTRACTOR EROSION AND SEDIMENT CONTROL PLAN SHOULD COMPLY WITH ALL COUNCIL AND STATE REQUIREMENTS AND BE IN LINE WITH IECA BEST PRACTICE GUIDELINES.
3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.
4. CONTRACTOR TO CONSTRUCT CATCHMENT /VEE DRAINS TOWARDS THE PROPOSED SEDIMENT BASINS DURING EARTHWORKS PHASE.



client:

 **FRASERS**
PROPERTY

FPI QUEENSLAND
PTY LTD

project:

LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:
APPROVED LOT 301
VANTAGE YATALA
STAPYLTON QLD 4207

RPD:

Lot:	301
Plan:	Lot 505 on SP316171
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

ISSUED FOR APPROVAL

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
GENERAL NOTES.

Drawing Title:

SEDIMENT AND EROSION
CONTROL LAYOUT PLAN

[illegible]

01/04/25	ORIGINAL ISSUE	ML	MG
Date	Description	DRN	CHK

**ENSIONS IN METRES EXCEPT WHERE
OWN OTHERWISE.** **A1 UNREDUCED**

VERT AND PIPE SIZES IN MILLIMETRES **A3 REDUCED**

ale:

0 10 20 30 40m

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

PROJECT NORTH POINT



Act No. 6349	
igned: JH	Drafted: ML
proved:	MG
EQ	16939
ned:	
e:	01/04/2025
rawing No:	Revision
349 ENG BE 050	A

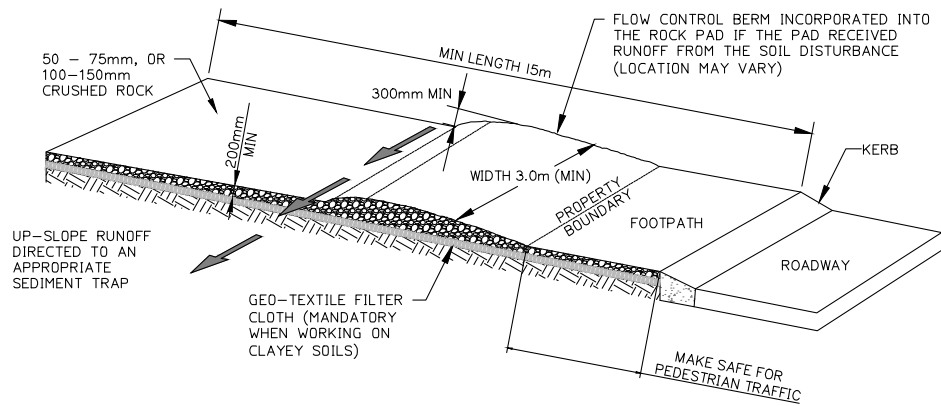
**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No: COM/2025/97

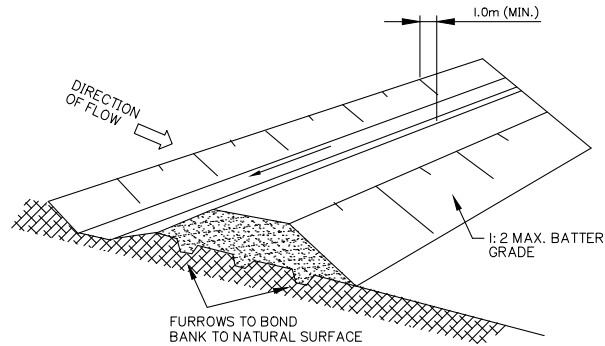
Dated: 20 June 2025

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

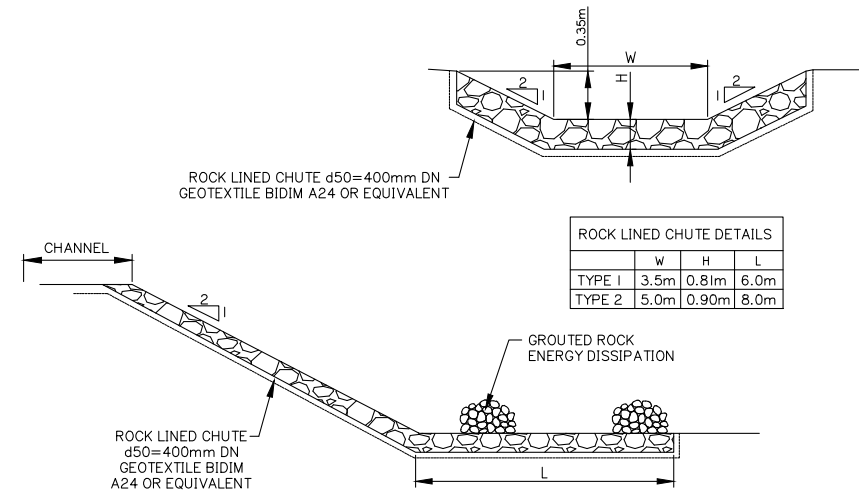
G:\Projects\6349\ENGINEERING\A\cad\BE\6349 ENG BE 051.dwg



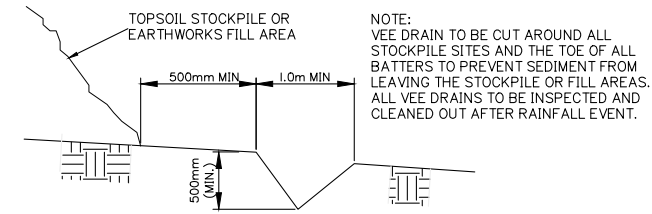
ENTRY/EXIT PAD FOR CONSTRUCTION SITE
NOT TO SCALE



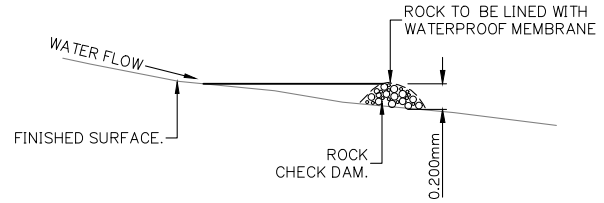
DIVERSION DRAIN
NOT TO SCALE



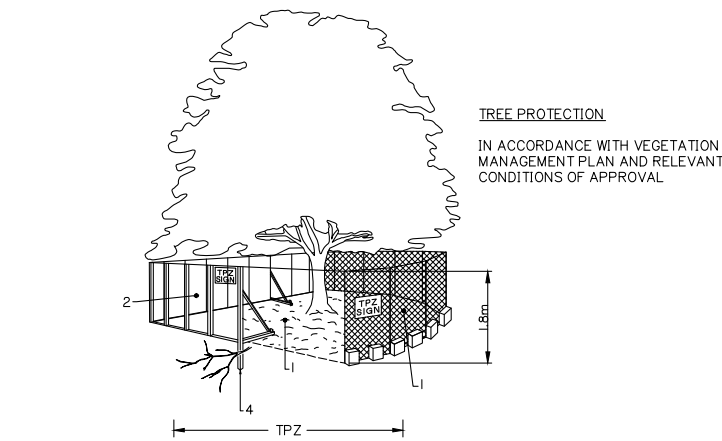
ROCK LINED CHUTE
NOT TO SCALE



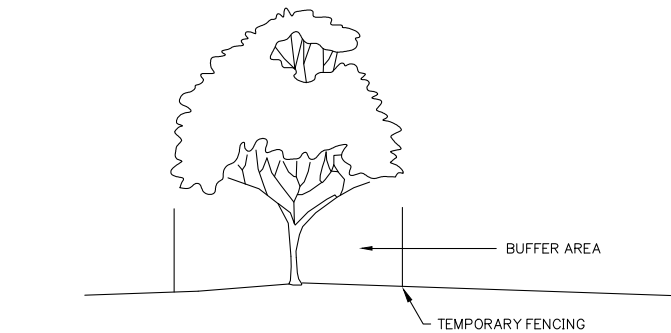
TYPICAL SECTION VEE DRAIN
NOT TO SCALE



CUT OFF DRAIN END DETAIL
NOT TO SCALE



TREE PROTECTION
IN ACCORDANCE WITH VEGETATION
MANAGEMENT PLAN AND RELEVANT
CONDITIONS OF APPROVAL



FENCING AS PER AS:4970

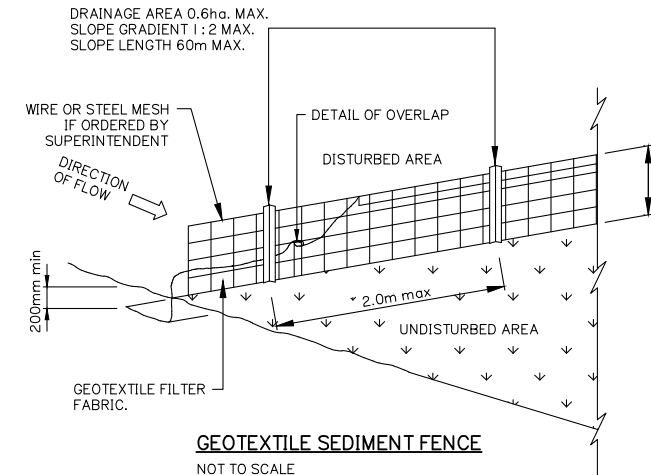
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF 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

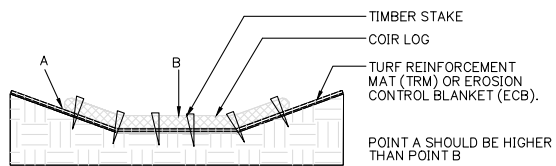
THE RADIUS OF THE TPZ IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH X 12 = TRUNK DIAMETER MEASURED AT 1.4M ABOVE GROUND. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.

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.

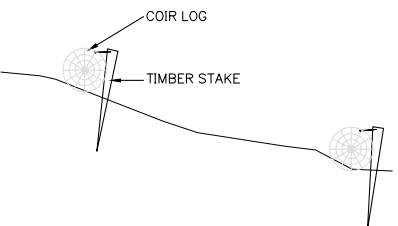
PROTECTIVE FENCING
NOT TO SCALE



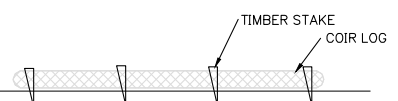
GEOTEXTILE SEDIMENT FENCE
NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH
NOT TO SCALE

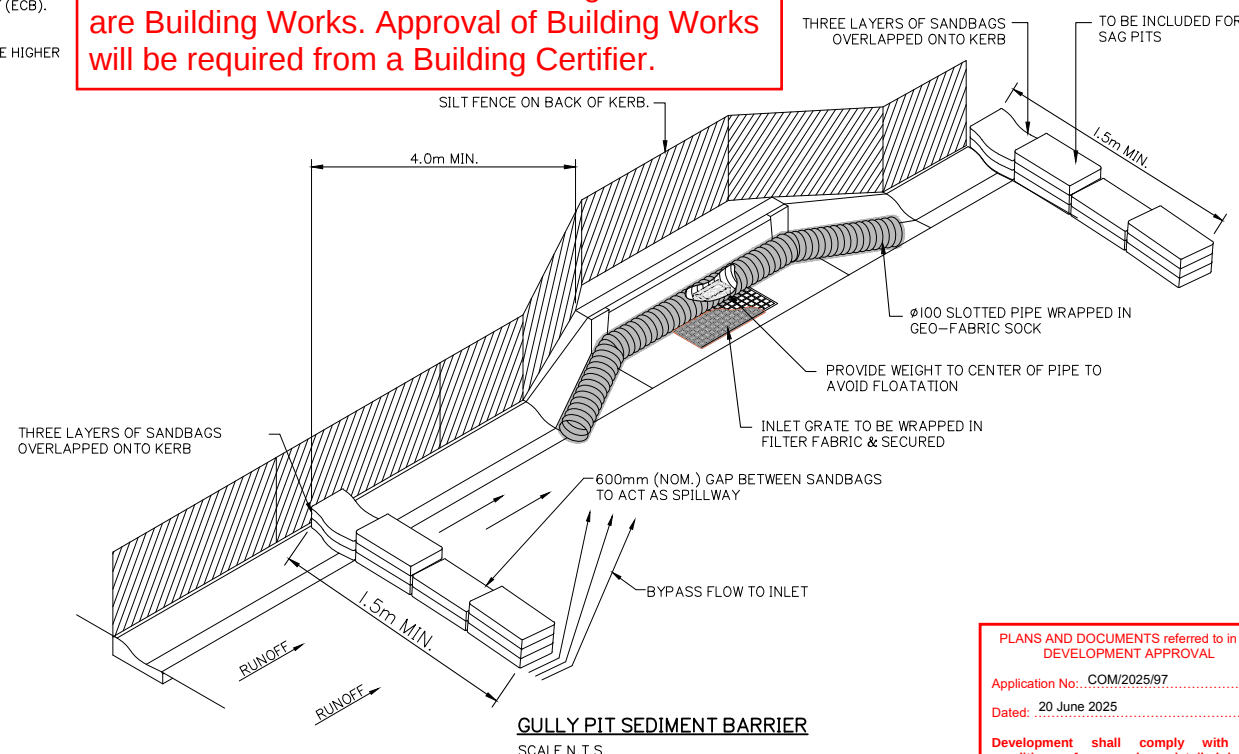


COIR LOG AND TIMBER STAKES STABILISING SLOPE
NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN SLOPE
NOT TO SCALE

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GULLY PIT SEDIMENT BARRIER
SCALE N.T.S.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No.: COM/2025/97
Dated: 20 June 2025
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	ML	MG
A	01/04/25	ORIGINAL ISSUE	ML	MG

Rev	Date	Description	ML	MG
A	01/04/25	ORIGINAL ISSUE	ML	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE

CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

PROJECT NORTH POINT

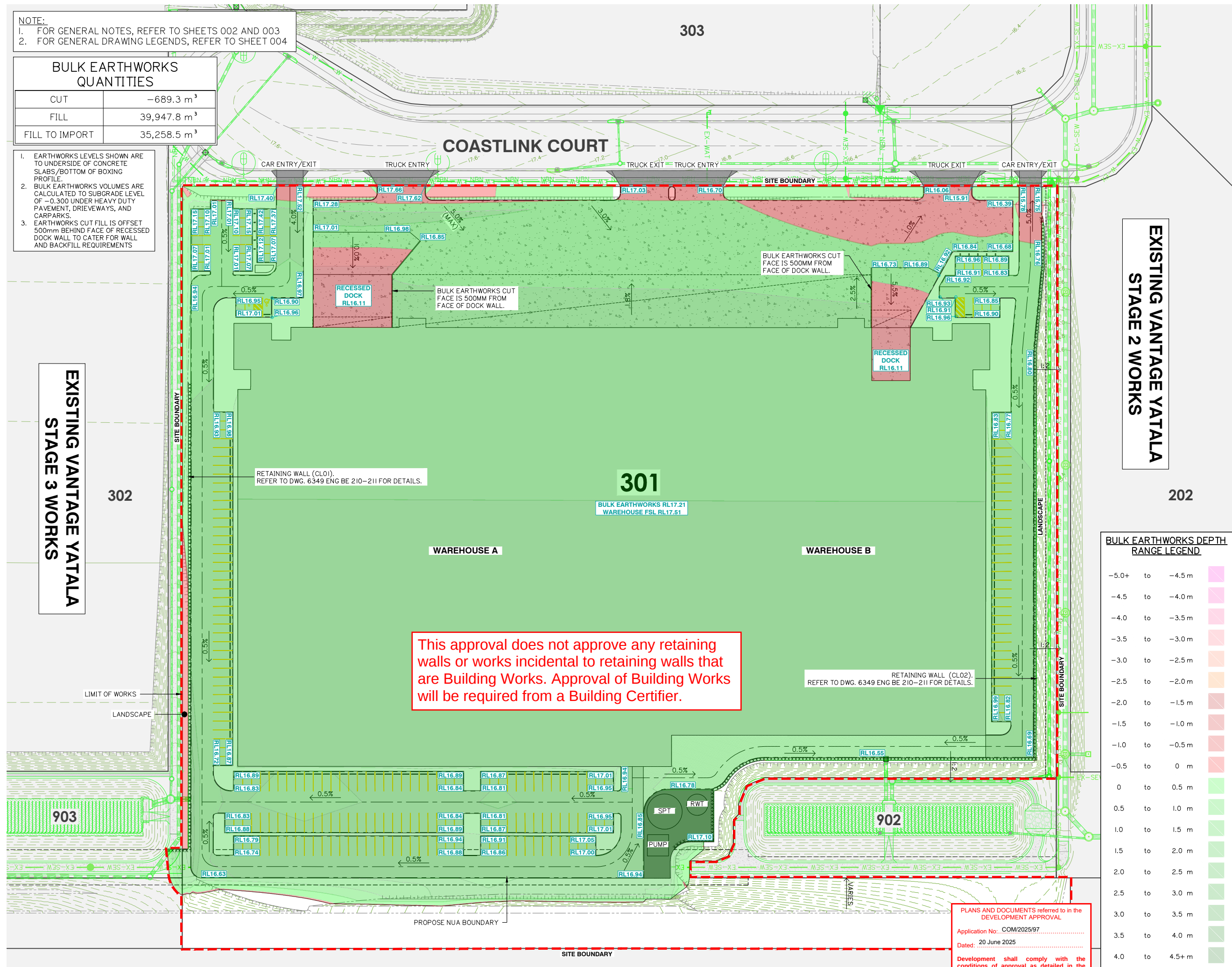
Project No.	6349
Designed:	JH
Drafted:	ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	01/04/2025
Drawing No:	6349 ENG BE 051
Revision	A

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

Application No.: COM/2025/97

Dated: 20 June 2025

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Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies**



BULK EARTHWORKS CUT AND FILL LAYOUT PLAN

NOTE:

- FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003
- FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004

EXISTING VANTAGE YATALA STAGE 2 WORKS

COASTLINK COURT

WAREHOUSE A

WAREHOUSE B

BULK EARTHWORKS RL17.21 WAREHOUSE FSL RL17.51

RECESSED DOCK RL16.11

RECESSED DOCK RL16.11

INTERNAL STORMWATER DRAINAGE TO CONNECT TO EXISTING STORMWATER DRAINAGE I/LOT 301B STRUCTURE 900x900 FIELD INLET ON Ø1500 MANHOLE CONSTRUCTED AS PART OF STAGE 3 CIVIL OPW.

EXISTING SURFACE LEVEL: 15.846 ESL TO BE ADJUSTED TO SUIT DRIVEWAY FINISHED SURFACE LEVEL.

FIRE TRUCK PATH

PUMP RWT SPT

SEWER MANHOLE EX S24/5 WITH TRAFFICABLE CLASS D LID TO BE ADJUSTED TO SUIT DRIVEWAY FINISHED SURFACE LEVEL.

EXISTING SEWER LOT 301 PROPERTY CONNECTION CONSTRUCTED AS PART OF STAGE 3 CIVIL OPW. AVAILABLE FOR LOT 301 CONNECTION ILI1.85 EXISTING SURFACE LEVEL: 15.713 DN150 uPVC SN8

PROPOSE NUA BOUNDARY

EXISTING 10m WIDE SEWER EASEMENT

SITE BOUNDARY

LIMIT OF WORKS

LANDSCAPE

RETAINING WALL (CLO2). REFER TO DWG. 6349 ENG BE 210-211 FOR DETAILS.

RETAINING WALL (CLO1). REFER TO DWG. 6349 ENG BE 210-211 FOR DETAILS.

HEAVY DUTY PAVEMENT

AUNING

TRUCK ENTRY

TRUCK EXIT

CAR ENTRY/EXIT

CAR PARKING SPACES LIGHT DUTY PAVEMENT

63 CAR PARKING SPACES LIGHT DUTY PAVEMENT

79 CAR PARKING SPACES HEAVY DUTY PAVEMENT

43 CAR PARKING SPACES HEAVY DUTY PAVEMENT

45 CAR PARKING SPACES LIGHT DUTY PAVEMENT

EXISTING 10m WIDE SEWER EASEMENT

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2025/97

Dated: 20 June 2025

Development shall comply with

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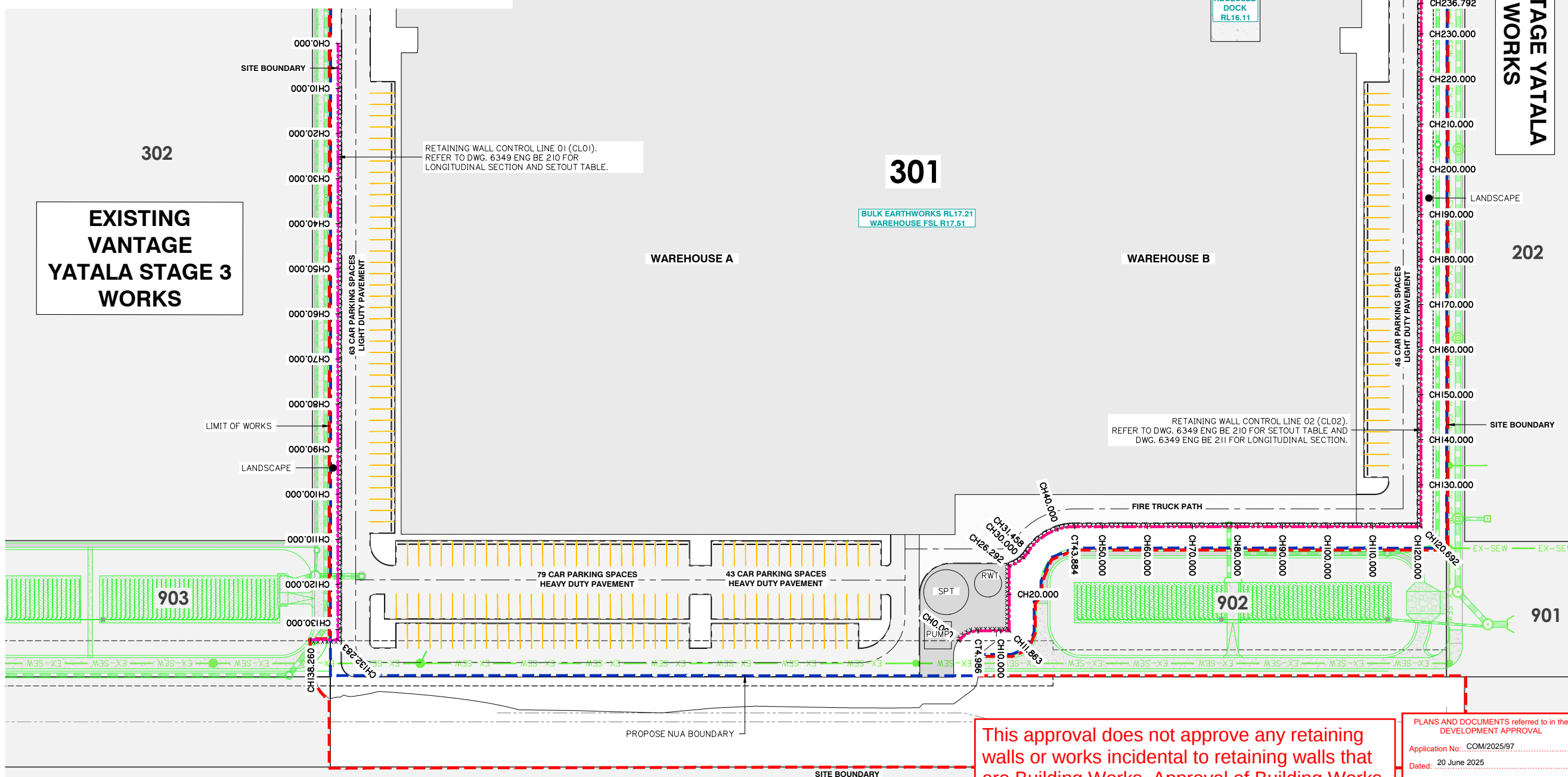
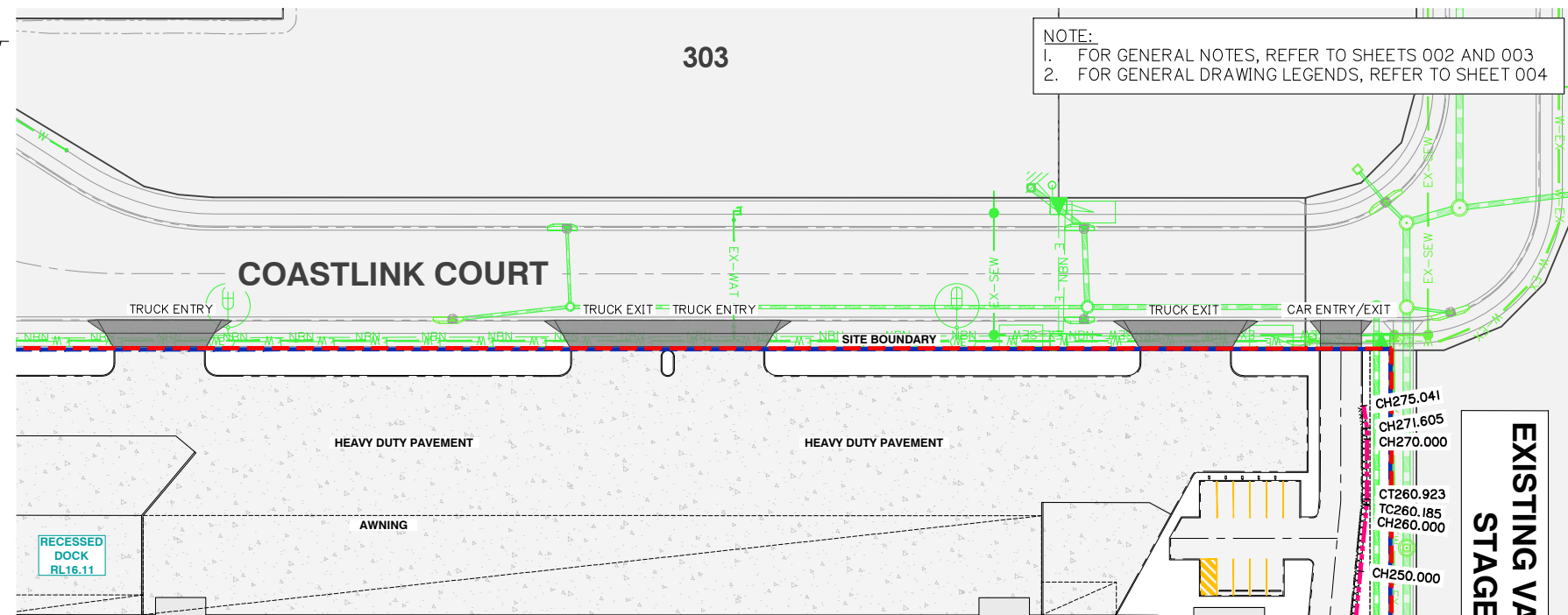
INTERNAL STORMWATER DRAINAGE TO CONNECT TO EXISTING STORMWATER DRAINAGE 1/LOT 301A STRUCTURE 900x900 FIELD INLET ON Ø1500 MANHOLE CONSTRUCTED AS PART OF STAGE 3 CIVIL OPW.
IL12.114
EXISTING SURFACE LEVEL: 15.846
ESL TO BE ADJUSTED TO SUIT DRIVEWAY FINISHED SURFACE LEVEL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2025/97

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

Application No: COM/2025/97

Dated: 20 June 2025

**Development shall comply with the
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Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies**

Client:  **FRASERS**
PROPERTY

**FPI QUEENSLAND
PTY LTD**

Project:

LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:

APPROVED LOT 301
VANTAGE YATALA
STAPYLTON QLD 4207

RPD:	
Lot:	301
Plan:	Lot 505 on SP316171
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
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ISSUED FOR APPROVAL

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GENERAL NOTES.

Drawing Title:

RETAINING WALL
CONTROL LINE
LAYOUT PLAN

[illegible]

A	01/04/25	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. 6349	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	01/04/2025
Drawing No. 6349 ENG BE 200	
Revision A	

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.00	2880.951	6270.025	17.275	99°14'18.07"
	10.00	2890.821	6268.420	17.007	99°14'18.07"
	20.00	2900.691	6266.815	16.740	99°14'18.07"
	30.00	2910.562	6265.209	16.473	99°14'18.07"
IP 2	39.803	2920.237	6263.635	16.212	
	40.00	2920.432	6263.604	16.207	99°13'27.57"
	50.00	2930.303	6262.001	16.127	99°13'27.57"
	60.00	2940.173	6260.398	16.077	99°13'27.57"
	70.00	2950.044	6258.795	15.778	99°13'27.57"
	80.00	2959.915	6257.192	15.468	99°13'27.57"
	90.00	2969.785	6255.589	15.158	99°13'27.57"
	100.00	2979.656	6253.986	14.847	99°13'27.57"
	110.00	2989.527	6252.383	14.519	99°13'27.57"
	120.00	2999.398	6250.780	14.502	99°13'27.57"
	130.00	3009.268	6249.177	14.503	99°13'27.57"
IP 3	137.578	3016.748	6247.962	14.618	
IP 4	137.694	3016.863	6247.945	14.625	
IP 5	137.950	3017.118	6247.920	14.644	
IP 6	138.207	3017.374	6247.912	14.671	
	140.00	3019.167	6247.970	14.834	88°10'01.28"
IP 7	144.833	3023.997	6248.124	14.868	88°10'01.28"

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	3047.196	6373.708	17.459	286°12'50.96"			
IP 2	6.988	3040.486	6375.660	15.683				
	10.000	3040.969	6378.632	15.678	9°14'36.30"			
IP 3	14.017	3041.615	6382.597	15.676				
TC	19.000	3036.688	6383.348	15.714	278°40'18.24"			
	20.000	3035.720	6383.591	15.728	289°28'46.46"			
IP 4	23.188	3031.399	6384.155	15.747		R = 5.299	8.374	90°32'49.87"
CT	27.375	3032.256	6389.436	15.764	9°13'08.11"			
	30.000	3032.677	6392.027	15.760	9°13'08.11"			
IP 5	34.252	3033.358	6396.224	15.763				
	40.000	3027.685	6397.148	15.679	279°14'36.30"			
IP 6	48.455	3019.340	6398.506	15.799				
TC	48.456	3019.340	6398.507	15.799	354°40'13.49"			
	50.000	3019.025	6400.015	15.802	341°43'24.36"			
IP 7	51.006	3019.092	6401.171	15.805		R = -6.835	5.101	42°45'41.22"
CT	53.557	3017.100	6402.958	15.814	311°54'32.27"			
TC	53.676	3017.012	6403.038	15.815	311°54'32.27"			
IP 8	59.852	3011.989	6407.546	15.835		R = 12.350	12.353	57°18'42.77"
	60.000	3013.566	6408.259	15.836	341°15'01.22"			
CT	66.029	3013.070	6414.208	15.843	9°13'15.04"			
	70.000	3013.707	6418.127	15.844	9°13'15.04"			
	80.000	3015.309	6427.998	15.844	9°13'15.04"			
	90.000	3016.912	6437.869	15.844	9°13'15.04"			
	100.000	3018.514	6447.740	15.844	9°13'15.04"			
	110.000	3020.116	6457.611	15.844	9°13'15.04"			
	120.000	3021.719	6467.481	15.844	9°13'15.04"			

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
	130.000	3023.321	6477.352	15.844	9°13'15.04"			
	140.000	3024.924	6487.223	15.844	9°13'15.04"			
IP 9	142.837	3025.378	6490.024	15.569				
	150.000	3018.308	6491.172	15.605	279°13'45.15"			
	160.000	3008.438	6492.776	15.654	279°13'45.15"			
	170.000	2998.567	6494.380	15.703	279°13'45.15"			
	180.000	2988.697	6495.984	15.753	279°13'45.15"			
	190.000	2978.826	6497.588	15.802	279°13'45.15"			
	200.000	2968.956	6499.192	15.851	279°13'45.15"			
	210.000	2959.085	6500.795	15.900	279°13'45.15"			
	220.000	2949.214	6502.399	15.950	279°13'45.15"			
	230.000	2939.344	6504.003	15.999	279°13'45.15"			
	240.000	2929.473	6505.607	16.048	279°13'45.15"			
	250.000	2919.603	6507.211	16.097	279°13'45.15"			
IP 10	258.937	2910.781	6508.644	16.148				
	260.000	2909.753	6508.912	16.153	284°36'30.98"			
	270.000	2900.076	6511.434	16.203	284°36'30.98"			
	280.000	2890.399	6513.957	16.253	284°36'30.98"			
IP 11	282.330	2888.145	6514.544	16.264				
IP 12	282.487	2887.993	6514.582	16.266				
IP 13	282.711	2887.774	6514.631	16.271				
IP 14	282.935	2887.554	6514.674	16.279				
IP 15	283.068	2887.423	6514.697	16.285				
	290.000	2880.581	6515.807	16.579	279°13'16.74"			
IP 16	293.750	2876.879	6516.408	16.598				
IP 17	297.186	2873.443	6516.460	16.615	270°51'19.55"			



CONTROL LINE CHAINAGES	TOE OF WALL DESIGN LEVELS	EXPOSED FACE OF RETAINING WALL	TOP OF WALL DESIGN LEVELS
0.000	17.267	0.008	17.275
10.000	17.111	0.214	17.325
20.000	16.956	0.404	17.360
30.000	16.800	0.510	17.310
36.800	16.694	0.581	17.276
38.000	16.664	0.605	17.270
40.000	16.604	0.655	17.260
50.000	16.304	0.913	17.217
60.000	16.004	1.252	17.256
70.000	15.704	1.502	17.206
80.000	15.404	1.752	17.156
90.000	15.104	2.002	17.106
100.000	14.804	2.252	17.056
104.200	14.678	2.357	17.035
105.800	14.628	2.399	17.027
109.868	14.492	2.515	17.007
110.000	14.490	2.516	17.006
110.877	14.477	2.525	17.002
120.000	14.486	2.488	16.974
130.000	14.496	2.528	17.024
132.283	14.498	0.001	14.499
133.943	13.950	2.226	16.176
138.260	13.950		

AI SCALE: HOR 1:250
VERT 1:50

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 **gassman**
**development
perspectives**

planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast | 76 Business Street, Yatala QLD | PO Box 362, Beenleigh 4207



Project:

Site Address:

RPD:

Lot: 301
Plan: Lot 505 on SP316171
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

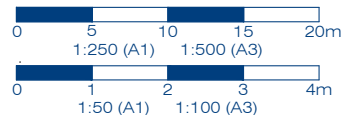
RETAINING WALL
LONGITUDINAL SECTIONS
SHEET 1 OF 2

[illegible]

A	01/04/25	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:



PROJECT NORTH POINT

Project No. 6349

Designed: JH

Drafted: ML

Approved:

MG

RPEQ

16939

Signed

[Signature]

Date:

01/04/2025

Drawing No:

Revision

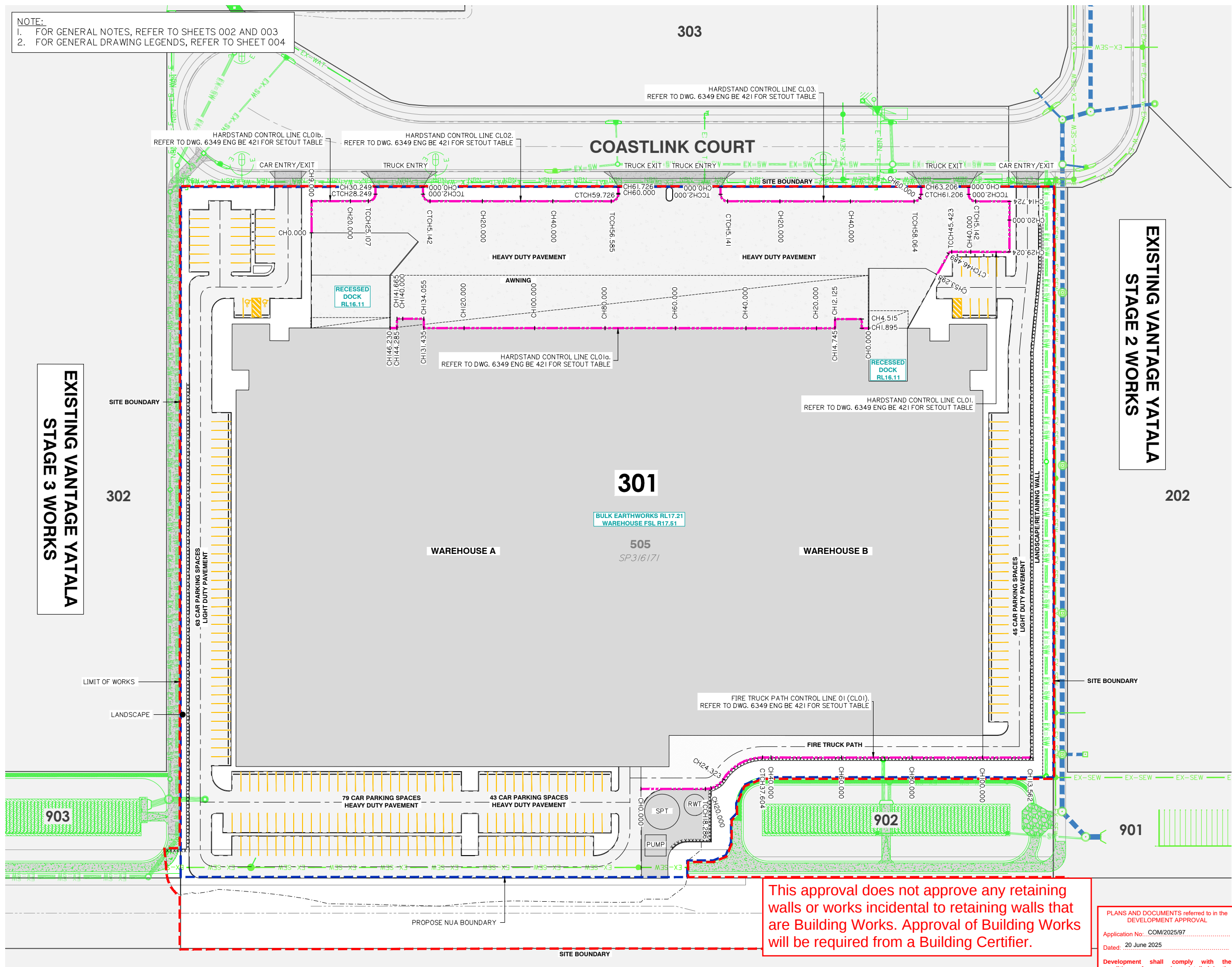
6349 ENG BE 210

A



NOTE:

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



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

Application No: **COM/2025/97**

Dated: **20 June 2025**

**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:

LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:

APPROVED LOT 301
VANTAGE YATALA
STAPYLTON QLD 4207

RPD:

Lot: 301

Plan: Lot 505 on SP3161

Local Authority: CITY OF GOLD CO

Level Datum: AHD

Meridian:

PSM:

RL:

ISSUED FOR APPROVA

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

Drawing Title:

FIRE TRUCK PATH &
HEAVY DUTY PAVEMENT
CL LAYOUT PLAN

[illegible]

01/04/25	ORIGINAL ISSUE	ML
Date	Description	DRN
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.		A1 UNRED
SULVERT AND PIPE SIZES IN MILLIMETRES		A3 REDUC

scale:

PROJECT NORTH POINT



Project No. 6349	
Assigned: JH	Drafted: ML
Approved:	MG
REQ	16939
Assigned:	
Date:	01/04/2025
Drawing No:	Re
6349 ENG BE 420	

Client:

FRASERS

PROPERTY

FPI QUEENSLAND

PTY LTD

Project:

LOT 301 WAREHOUSE

VANTAGE YATALA

Site Address:

APPROVED LOT 301

VANTAGE YATALA

STAPYLTON QLD 4207

RPD:

Lot:

301

Plan:

Lot 505 on SP316171

Local Authority:

CITY OF GOLD COAST

Level Datum:

AHD

Meridian:

PSM:

RL:

ISSUED FOR APPROVAL

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Drawing Title:

FIRE TRUCK PATH &

HEAVY DUTY PAVEMENT

CL SETOUT TABLES

A	01/04/25	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:

PROJECT NORTH POINT

Project No. 6349	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	01/04/2025
Drawing No:	Revision
6349 ENG BE 421	A

HARDSTAND CONTROL LINE CLO1 SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2861.926	6497.933	16.210	99°13'15.04"			
TC	2.000	2863.900	6497.613	16.310	99°13'15.04"			
IP 2	3.571	2865.874	6497.292	16.357		R = −2.000	3.142	90°00'00.00"
CT	5.142	2866.194	6499.266	16.404	9°13'15.04"			
IP 3	14.724	2867.730	6508.725	16.692				
	20.000	2872.938	6507.880	16.797	99°13'15.04"			
IP 4	29.024	2881.845	6506.434	16.978				
	40.000	2880.086	6495.600	17.088	189°13'15.04"			
TC	45.423	2879.218	6490.247	17.142	189°13'15.04"			
IP 5	45.956	2879.123	6489.664	17.147		R = −1.000	1.067	61°07'30.67"
CT	46.489	2879.588	6489.300	17.152	128°05'44.37"			
IP 6	53.298	2884.946	6485.099	17.221	128°05'44.37"			

HARDSTAND CONTROL LINE CLO1a

SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2896.843	6463.469	17.460	189°13'11.69"
IP 2	1.895	2896.540	6461.599	17.460	
IP 3	4.515	2893.954	6462.019	17.395	
IP 4	12.125	2892.734	6454.507	17.400	
IP 5	14.745	2895.320	6454.087	17.460	
	20.000	2894.478	6448.900	17.460	189°13'15.00"
	40.000	2891.273	6429.159	17.460	189°13'15.00"
	60.000	2888.069	6409.417	17.460	189°13'15.00"
	80.000	2884.864	6389.675	17.460	189°13'15.00"
	100.000	2881.659	6369.934	17.460	189°13'15.00"
	120.000	2878.454	6350.192	17.460	189°13'15.00"
IP 6	131.435	2876.622	6338.905	17.460	
IP 7	134.055	2874.036	6339.325	17.427	
	140.000	2873.083	6333.457	17.430	189°13'14.96"
IP 8	141.665	2872.816	6331.813	17.431	
IP 9	144.285	2875.402	6331.393	17.460	
IP 10	146.230	2875.091	6329.474		189°13'15.23"

HARDSTAND CONTROL LINE CLO1b SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2844.877	6311.786	17.309	279°13'15.04"			
IP 2	9.000	2835.993	6313.229	17.579				
	20.000	2837.756	6324.087	17.692	9°13'15.04"			
TC	25.107	2838.575	6329.128	17.744	9°13'15.04"			
IP 3	26.678	2838.895	6331.102	17.802		R = −2.000	3.142	90°00'00.00"
CT	28.249	2836.921	6331.423	17.859	279°13'15.04"			
IP 4	30.249	2834.947	6331.743	17.959	279°13'15.04"			

HARDSTAND CONTROL LINE CL02 SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2837.110	6345.069	17.915	99°13'15.04"			
TC	2.000	2839.084	6344.748	17.816	99°13'15.04"			
IP 2	3.571	2841.058	6344.428	17.751		R = −2.000	3.142	90°00'00.00"
CT	5.142	2841.379	6346.402	17.686	9°13'15.04"			
	20.000	2843.760	6361.068	17.591	9°13'15.04"			
	40.000	2846.964	6380.810	17.464	9°13'15.04"			
TC	56.585	2849.622	6397.180	17.358	9°13'15.04"			
IP 3	58.155	2849.942	6399.154	17.348		R = −2.000	3.142	90°00'00.00"
CT	59.726	2847.968	6399.475	17.338	279°13'15.04"			
	60.000	2847.698	6399.519	17.337	279°13'15.04"			
IP 4	61.726	2845.994	6399.795	17.326	279°13'15.04"			

HARDSTAND CONTROL LINE CL03 SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2850.641	6428.420	17.000	99°13'16.06"			
TC	2.000	2852.615	6428.100	16.980	99°13'16.06"			
IP 2	3.570	2854.589	6427.779	16.964		R = −2.000	3.142	90°00'00.00"
CT	5.141	2854.909	6429.753	16.948	9°13'16.06"			
	20.000	2857.291	6444.420	16.798	9°13'16.06"			
	40.000	2860.495	6464.162	16.596	9°13'16.06"			
TC	58.064	2863.390	6481.992	16.414	9°13'16.06"			
IP 3	59.635	2863.711	6483.967	16.398		R = −2.000	3.142	90°00'01.02"
	60.000	2862.799	6483.757	16.394	313°45'41.73"			
CT	61.206	2861.736	6484.287	16.382	279°13'15.04"			
IP 4	63.206	2859.762	6484.608	16.362	279°13'15.04"			

FIRE TRUCK PATH CONTROL LINE CLO1 SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	3015.513	6378.854	17.115	9°13'15.04"			
TC	18.286	3018.443	6396.904	17.024	9°13'15.04"			
	20.000	3018.474	6398.612	17.015	352°51'01.08"			
IP 2	21.304	3018.972	6400.163	17.009		R = −6.000	6.037	57°38'52.72"
CC	24.323	3016.502	6402.354	16.994	311°34'22.32"			
IP 3	30.963	3011.067	6407.174	16.960		R = 13.200	13.281	57°38'52.72"
CT	37.604	3012.231	6414.344	16.927	9°13'15.04"			
	40.000	3012.615	6416.709	16.915	9°13'15.04"			
	60.000	3015.820	6436.451	16.905	9°13'15.04"			
	80.000	3019.025	6456.192	16.876	9°13'15.04"			
	100.000	3022.230	6475.934	16.898	9°13'15.04"			
IP 4	113.562	3024.403	6489.321	16.989	9°13'15.04"			

This approval does not approve any retaining walls or works incidental to retaining walls that are Building Works. Approval of Building Works will be required from a Building Certifier.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2025/97

Dated: 20 June 2025

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**

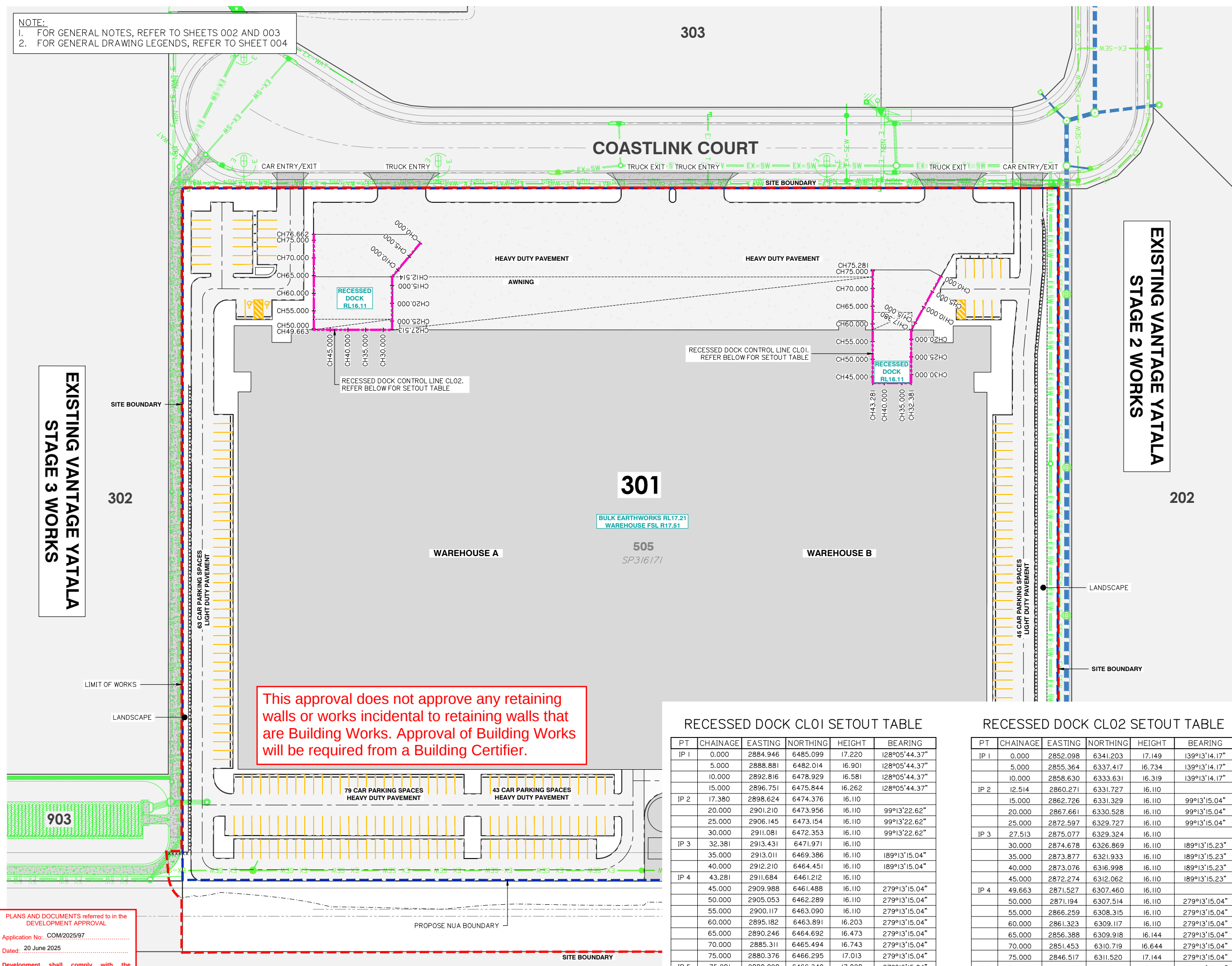
Application No: COM/2025/97

Dated: 20 June 2025

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



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RECESSED DOCK CLOI SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.00	2884.946	6485.099	17.220	128°05'44.37"
	5.00	2888.881	6482.014	16.901	128°05'44.37"
	10.00	2892.816	6478.929	16.581	128°05'44.37"
IP 2	15.00	2896.751	6475.844	16.262	128°05'44.37"
	17.30	2898.624	6474.376	16.110	
	20.00	2901.210	6473.956	16.110	99°13'22.62"
	25.00	2906.145	6473.154	16.110	99°13'22.62"
	30.00	2911.081	6472.353	16.110	99°13'22.62"
IP 3	32.381	2913.431	6471.971	16.110	
	35.000	2913.011	6469.386	16.110	189°13'15.04"
	40.000	2912.210	6464.451	16.110	189°13'15.04"
IP 4	43.281	2911.684	6461.212	16.110	
	45.000	2909.988	6461.488	16.110	279°13'15.04"
	50.000	2905.053	6462.289	16.110	279°13'15.04"
	55.000	2900.117	6463.090	16.110	279°13'15.04"
	60.000	2895.182	6463.891	16.203	279°13'15.04"
	65.000	2890.246	6464.692	16.473	279°13'15.04"
	70.000	2885.311	6465.494	16.743	279°13'15.04"
	75.000	2880.376	6466.295	17.013	279°13'15.04"
IP 5	75.281	2880.098	6466.340	17.028	279°13'15.04"

RECESSED DOCK CL02 SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2852.098	6341.203	17.149	139°13'14.17"
	5.000	2855.364	6337.417	16.734	139°13'14.17"
	10.000	2858.630	6333.631	16.319	139°13'14.17"
IP 2	12.514	2860.271	6331.727	16.110	
	15.000	2862.726	6331.329	16.110	99°13'15.04"
	20.000	2867.661	6330.528	16.110	99°13'15.04"
	25.000	2872.597	6329.727	16.110	99°13'15.04"
IP 3	27.513	2875.077	6329.324	16.110	
	30.000	2874.678	6326.869	16.110	189°13'15.23"
	35.000	2873.877	6321.933	16.110	189°13'15.23"
	40.000	2873.076	6316.998	16.110	189°13'15.23"
	45.000	2872.274	6312.062	16.110	189°13'15.23"
IP 4	49.663	2871.527	6307.460	16.110	
	50.000	2871.194	6307.514	16.110	279°13'15.04"
	55.000	2866.259	6308.315	16.110	279°13'15.04"
	60.000	2861.323	6309.117	16.110	279°13'15.04"
	65.000	2856.388	6309.918	16.144	279°13'15.04"
	70.000	2851.453	6310.719	16.644	279°13'15.04"
	75.000	2846.517	6311.520	17.144	279°13'15.04"
IP 5	76.662	2844.877	6311.786	17.310	279°13'15.04"



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T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:  **FRASER'S**
PROPERTY

FPI QUEENSLAND
PTY LTD

Project:

LOT 301 WAREHOUSE
VANTAGE YATALA

Site Address:

APPROVED LOT 301
VANTAGE YATALA
STAPYLTON QLD 4207

RPD:	
Lot:	301
Plan:	Lot 505 on SP316171
Local Authority:	CITY OF GOLD COAST
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GENERAL NOTES.

Drawing Title:

RECESSED DOCK
CONTROL LINE
LAYOUT PLAN

[illegible]

A	01/04/25	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:

Scale:

0 10 20 30 40m

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

PROJECT NORTH POINT



Project No. 6349	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	01/04/2025
Drawing No: 6349 ENG BE 424	
Revision: A	