

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

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



LOCALITY PLAN
SCALE: 1:10000

CLIENT
FPI QUEENSLAND
PTY. LTD.

SITE ADDRESS
2 HIGHLANDS STREET,
STAPYLTON, QLD 4207

ISSUED FOR APPROVAL

DWG NO.6172 ENG BE 001 - B

AUGUST 2025

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
COM/2024/367
Application No:.....
Dated: 20 AUGUST 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
The stamped plans are approved only for
change to ground level. No other aspects of
works are included in this approval.

GENERAL NOTES

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

EARTHWORKS

1. **PRECEDENCE**
EARTHWORKS SPECIFICATION PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.
2. **TOPSOIL STRIPPING**
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.
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 SEEDDED TO THE SATISFACTION OF THE SUPERINTENDENT.
12. **STOCKPILES**
ALL MATERIAL/SPOIL ARISING FROM WORKS ON SITE SHALL BE COMPACTED TO AN APPROPRIATE STANDARD WITHIN THE FILL AREAS OF FUTURE STAGES AS NOMINATED BY THE SUPERINTENDENT. THE CONTRACTOR IS NOT TO CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM THE SUPERINTENDENT.

SEDIMENT AND EROSION

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

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

b. MINIMISE SOIL EROSION FROM WATER AND WIND

c. MINIMISE ADVERSE EFFECTS OF SEDIMENT RUNOFF.

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

e. ENSURE THAT THE VALUE AND USE OF RESIDENTIAL AND INDUSTRIAL PROPERTIES ADJACENT TO THE DEVELOPMENT ARE NOT DIMINISHED AS A RESULT OF THE MIGRATION OF SEDIMENT FROM THE DEVELOPMENT.
2. THE EROSION AND SEDIMENT CONTROL PROGRAM SHALL COMPLY WITH THE ENVIRONMENTAL BEST ENGINEERING GUIDELINES FOR QUEENSLAND CONSTRUCTION SITES. THE CURRENT INSTITUTION OF ENGINEERS AUSTRALIA AND LOCAL AUTHORITY GUIDELINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTIONS INCLUDING THE MAINTENANCE PERIOD. NOTWITHSTANDING THE FINISHED EARTHWORK DESIGN SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AND DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE QUANTITY LEAVING THE SITE DURING CONSTRUCTION AND UPON COMPLETION OF EARTHWORKS.
3. THE CONTRACTOR IS TO FOLLOW CONSTRUCTION PHASE AS OUTLINED IN THE CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPLACED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%. ALL PERIMETER BANK/SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.
4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL AND RESULTS TO BE GIVEN TO THE ENGINEERS SO THE FINALIZATION OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE 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 SEEDDED, AS SPECIFIED, WITHIN 7 DAYS OF FINAL TRIMMING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRASS STRIKE RATES ARE ACHIEVED AT ON AND OFF MAINTENANCE INSPECTION IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
9. TURF IS TO BE PLACED FROM BACK OF KERB TO ROAD RESERVE BOUNDARY ON ALL ROADS AFTER EARTHWORKS ARE COMPLETE.
10. GEO-FABRIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.
12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH THE APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT GPT'S, SEDIMENT FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES DURING CONSTRUCTION AND PRIOR BOTH ON AND OFF MAINTENANCE INSPECTIONS WITH CoGC. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN THEIR SUBMITTED TENDER PRICE.

CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM

1. **PRE START**

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

b. CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA

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

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

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

f. CONSTRUCT BASIN TO FULL DEPTH.

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

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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/367
20 AUGUST 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

The stamped plans are approved only for change to ground level. No other aspects of works are included in this approval.



Client:

FPI QUEENSLAND PTY. LTD

Project:

LOT 204 SINGLE TENANCY WAREHOUSE

Site Address:

2 HIGHLANDS STREET STAPYLTON - QLD, 4207

RPD:

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

Level Datum: AHD
Meridian:
PSM:
RL:

FOR APPROVAL NOT FOR CONSTRUCTION

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

Drawing Title:

GENERAL NOTES SHEET 1 OF 2

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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:	08/08/2025
Drawing No:	Revision
6172 ENG BE 002	B

HES BASIN GENERAL NOTES

AUTO DOSER

1. PROVIDED AS EITHER 'FLOC BOX' OR 'F00-RAIN' DOSING UNIT OR APPROVED EQUIVALENT TO MANUFACTURERS SPECIFICATION.
2. DOSER AND SUPPLY OF FLOCCULANT TO BE PROVIDED ON LEVEL PAD 4mX4m WITHIN 10m OF DOSING POINT.
3. ALL-WEATHER ACCESS TRACK TO BE PROVIDED TO DOSER.
4. FLOCCULANT PROVIDED AS TURBICLEAR (ACH) OR APPROVED EQUIVALENT. IF ALTERNATIVE FLOCCULANT USED THEN THE BASIN SIZE IS TO BE INCREASED ACCORDING TO JAR SETTLEMENT TEST (REFER TO TABLE BELOW).

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

BASIN CONSTRUCTION

MATERIALS

5. EARTH FILL: CLEAN SOIL WITH EMERSON CLASS 2(i), 3, 4 OR 5 AND FREE OF ROOTS, WOODY VEGETATION, ROCKS AND OTHER UNSUITABLE MATERIAL. SOIL WITH EMERSON CLASS 4 AND 5 MAY NOT BE SUITABLE DEPENDING ON PARTICLE SIZE DISTRIBUTION AND DEGREE OF DISPERSION. CLASS 2 (i) SHOULD ONLY BE USED UPON RECOMMENDATION FROM GEOTECHNICAL SPECIALIST.
6. SPILLWAY ROCK: HARD, ANGULAR, DURABLE, WEATHER RESISTANT AND EVENLY GRADED ROCK WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL (D50) ROCK SIZE. LARGE ROCK SHOULD DOMINATE, WITH SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN LARGER ROCK. THE DIAMETER OF THE LARGEST ROCK SHOULD BE NO LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE SPECIFIC GRAVITY SHOULD BE AT LEAST 2.5.
7. GEOTEXTILE FABRIC: HEAVY DUTY, NEEDLE-PUNCHED, NON-WOVEN CLOTH, MINIMUM 'BIDIM' A24 OR EQUIVALENT.

CONSTRUCTION

8. NOTWITHSTANDING ANY DESCRIPTION CONTAINED WITH APPROVED PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING THEMSELVES AS TO THE NATURE AND EXTENT OF THE SPECIFIED WORKS AND THE PHYSICAL AND LEGAL CONDITIONS UNDER WHICH THE WORKS WILL BE CARRIED OUT. THIS SHALL INCLUDE MEANS OF ACCESS, EXTENT OF CLEARING, NATURE OF THE MATERIALS TO BE EXCAVATED, TYPE AND SIZE OF MECHANICAL PLANT REQUIRED, LOCATION AND SUITABILITY OF WATER SUPPLY FOR CONSTRUCTION AND TESTING PURPOSES, AND ANY OTHER LIKELY MATTERS AFFECTING THE CONSTRUCTION OF THE WORKS.
9. REFER TO APPROVED PLANS FOR LOCATION, DIMENSIONS, AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
10. BEFORE STARTING ANY CLEARING OR CONSTRUCTION, ENSURE ALL THE NECESSARY MATERIALS AND COMPONENTS ARE ON THE SITE TO AVOID DELAYS IN COMPLETING THE SEDIMENT BASIN ONCE WORKS BEGIN.
11. INSTALL REQUIRED SHORT TERM SEDIMENT CONTROL MEASURES DOWNSTREAM OF THE PROPOSED EARTHWORKS TO CONTROL SEDIMENT RUNOFF DURING CONSTRUCTION OF THE BASIN.
12. THE AREA TO BE COVERED BY THE EMBANKMENT, BORROW PITS AND INCIDENTAL WORKS, TOGETHER WITH AN AREA EXTENDING BEYOND THE LIMITS OF EACH FOR A DISTANCE NOT EXCEEDING FIVE (5) METRES ALL AROUND MUST BE CLEARED OF ALL TREES, SCRUB, STUMPS, ROOTS, DEAD TIMBER AND RUBBISH AND DISPOSED OF IN A SUITABLE MANNER. DELAY CLEARING THE MAIN BASIN AREA UNTIL THE EMBANKMENT IS COMPLETE.
13. ENSURE ALL HOLES MADE BY GRUBBING WITHIN THE EMBANKMENT FOOTPRINT ARE FILLED WITH SOUND MATERIAL, ADEQUATELY COMPACTED, AND FINISHED FLUSH WITH THE NATURAL SURFACE.

CUT-OFF TRENCH

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

15. EXCAVATE A CUT-OFF TRENCH ALONG THE CENTRE LINE OF THE EARTH FILL EMBANKMENT. CUT THE TRENCH TO STABLE SOIL MATERIAL, BUT IN NO CASE MAKE IT LESS THAN 600mm DEEP. THE CUT-OFF TRENCH MUST EXTEND INTO BOTH ABUTMENTS TO AT LEAST THE ELEVATION OF THE OUTLET SPILLWAY CREST. MAKE THE MINIMUM BOTTOM WIDTH WIDE ENOUGH TO PERMIT OPERATION OF THE EXCAVATION AND COMPACTION EQUIPMENT, BUT IN NO CASE LESS THAN 600mm. MAKE THE SIDE SLOPES OF THE TRENCH NO STEEPER THAN 1:2 (H: V).
16. ENSURE ALL WATER, LOOSE SOIL, AND ROCK ARE REMOVED FROM THE TRENCH BEFORE BACKFILLING COMMENCES. THE CUT-OFF TRENCH MUST BE BACKFILLED WITH SELECT EARTH-FILL OF THE TYPE SPECIFIED FOR THE EMBANKMENT, AND THIS SOIL MUST HAVE A MOISTURE CONTENT AND DEGREE OF COMPACTION THE SAME AS SPECIFIED FOR THE CORE ZONE.
17. MATERIAL EXCAVATED FROM THE CUT-OFF TRENCH MAY BE USED IN THE CONSTRUCTION OF THE EMBANKMENT PROVIDED IT IS SUITABLE AND IT IS PLACED IN THE CORRECT ZONE ACCORDING TO ITS CLASSIFICATION.

EMBANKMENT

18. SCARIFY AREAS ON WHICH FILL IS TO BE PLACED BEFORE PLACING THE FILL.
19. ENSURE ALL FILL MATERIAL USED TO FORM THE EMBANKMENT MEETS THE SPECIFICATIONS CERTIFIED BY A SOIL SCIENTIST OF GEOTECHNICAL SPECIALIST.
20. THE FILL MATERIAL MUST CONTAIN SUFFICIENT MOISTURE SO IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. PLACE FILL MATERIAL IN 150 TO 200mm CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL AREA AND THEN COMPACT BEFORE PLACEMENT OF FURTHER FILL.
21. UNLESS SPECIFIED ON THE APPROVED PLANS, COMPACT THE SOIL AT ABOUT 1% TO 2% WET OPTIMUM AND TO 95% MODIFIED OR 100% STANDARD COMPACTION.
22. WHERE BOTH DISPERSIVE AND NON-DISPERSIVE CLASSIFIED EARTH-FILL MATERIALS ARE AVAILABLE, NON-DISPERSIVE EARTH-FILL MUST BE USED IN THE CORE ZONE. THE REMAINING CLASSIFIED EARTH-FILL MATERIALS MUST ONLY BE USED AS DIRECTED BY THE SITE SUPERINTENDENT.
23. WHERE SPECIFIED, CONSTRUCT THE EMBANKMENT TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLING; OTHERWISE FINISHED DIMENSIONS OF THE EMBANKMENT AFTER SPREADING OF TOPSOIL MUST CONFORM TO THE DRAWING WITH A TOLERANCE OF 75mm FROM SPECIFIED DIMENSIONS.
24. ENSURE DEBRIS AND OTHER UNSUITABLE BUILDING WASTE IS NOT PLACED WITHIN THE EARTH EMBANKMENT.
25. AFTER COMPLETION OF THE EMBANKMENT ALL LOOSE UNCOMPACTED EARTH-FILL MATERIAL ON THE UPSTREAM AND DOWNSTREAM BATTER MUST BE REMOVED PRIOR TO SPREADING TOPSOIL.
26. TOPSOIL AND RE-VEGETATE/STABILISE ALL EXPOSED EARTH AS DIRECTED WITHIN THE APPROVED PLANS.

ESTABLISHING THE SETTLING POND

27. THE AREA TO BE COVERED BY THE STORED WATER OUTSIDE OF THE LIMITS OF THE BORROW PITS MUST BE CLEARED OF RUBBISH. TREES MUST BE CUT DOWN STUMP HIGH AND REMOVED FROM THE IMMEDIATE VICINITY OF THE WORK.
28. ESTABLISH ALL REQUIRED INFLOW CHUTES AND INLET BAFFLES IF SPECIFIED TO ENABLE WATER TO DISCHARGE INTO THE BASIN IN A MANNER THAT WILL NOT CAUSE SOIL EROSION OR THE RE-SUSPENSION OF SETTLED SEDIMENT.
29. INSTALL A SEDIMENT STORAGE LEVEL MARKER POST WITH A CROSS MEMBER SET JUST BELOW THE TOP OF THE SEDIMENT STORAGE ZONE (AS SPECIFIED ON THE APPROVED PLANS). USE AT LEAST A 75mm WIDE POST FIRMLY SET INTO THE BASIN FLOOR.
30. IF SPECIFIED, INSTALL INTERNAL SETTLING POND BAFFLES. ENSURE THE CREST OF THESE BAFFLES IS SET LEVEL WITH, OR JUST BELOW, THE ELEVATION OF THE EMERGENCY SPILLWAY.
31. INSTALL ALL APPROPRIATE MEASURES TO MINIMISE SAFETY RISK TO ON-SITE PERSONNEL AND THE PUBLIC CAUSED BY THE PRESENCE OF THE SETTLING POND. AVOID STEEP, SMOOTH INTERNAL SLOPES. APPROPRIATELY FENCE THE SETTLING POND AND POST WARNING SIGNS IF UNSUPERVISED PUBLIC ACCESS IS LIKELY OR THERE IS CONSIDERED TO BE AN UNACCEPTABLE RISK TO THE PUBLIC.

SPILLWAY CONSTRUCTION

32. THE SPILLWAY MUST BE EXCAVATED AS SHOWN ON THE PLANS, AND THE EXCAVATED MATERIAL IF CLASSIFIED AS SUITABLE, MUST BE USED IN THE EMBANKMENT, AND IF NOT SUITABLE IT MUST BE DISPOSED OF INTO SPOIL HEAPS.
33. ENSURE EXCAVATED DIMENSIONS ALLOW ADEQUATE BOXING-OUT SUCH THAT THE SPECIFIED ELEVATIONS, GRADES, CHUTE WIDTH, AND ENTRANCE AND EXIT SLOPES FOR THE EMERGENCY SPILLWAY WILL BE ACHIEVED AFTER PLACEMENT OF THE ROCK OR OTHER SCOUR PROTECTION MEASURES AS SPECIFIED IN THE PLANS.
34. PLACE SPECIFIED SCOUR PROTECTION MEASURES ON THE EMERGENCY SPILLWAY. ENSURE THE FINISHED GRADE BLENDS WITH THE SURROUNDING AREA TO ALLOW A SMOOTH FLOW TRANSITION FROM SPILLWAY TO DOWNSTREAM CHANNEL.
35. IF A SYNTHETIC FILTER FABRIC UNDERLAY IS SPECIFIED, PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. IF MORE THAN 1 SHEET OF FILTER FABRIC IS REQUIRED, OVERLAP THE EDGES BY AT LEAST 300mm AND PLACE ANCHOR PINS AT MINIMUM 1m SPACING ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE FILTER FABRIC A MINIMUM 300mm BELOW GROUND AND WHERE NECESSARY, BURY THE LOWER END OF THE FABRIC OR OVERLAP A MINIMUM 300mm OVER THE NEXT DOWNSTREAM SECTION AS REQUIRED. ENSURE THE FILTER FABRIC EXTENDS AT LEAST 1000mm UPSTREAM OF THE SPILLWAY CREST.
36. TAKE CARE NOT TO DAMAGE THE FABRIC DURING OR AFTER PLACEMENT. IF DAMAGE OCCURS, REMOVE THE ROCK AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FABRIC WITH A MINIMUM OVERLAP OF 300mm AROUND THE DAMAGED AREA. IF EXTENSIVE DAMAGE IS SUSPECTED, REMOVE AND REPLACE THE ENTIRE SHEET.
37. WHERE LARGE ROCK IS USED, OR MACHINE PLACEMENT IS DIFFICULT, A MINIMUM 100mm LAYER OF FINE GRAVEL, AGGREGATE, OR SAND MAY BE NEEDED TO PROTECT THE FABRIC.
38. PLACEMENT OF ROCK SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER FABRIC. PLACE ROCK SO THAT IT FORMS A DENSE, WELL GRADED MASS OF ROCK WITH A MINIMUM OF VOIDS. THE DESIRED DISTRIBUTION OF ROCK THROUGHOUT THE MASS MAY BE OBTAINED BY SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT.
39. THE FINISHED SLOPE SHOULD BE FREE OF POCKETS OF SMALL ROCK OR CLUSTERS OF LARGE ROCKS. HAND PLACING MAY BE NECESSARY TO ACHIEVE THE PROPER DISTRIBUTION OF ROCK SIZES TO PRODUCE A RELATIVELY SMOOTH, UNIFORM SURFACE. THE FINISHED GRADE OF THE ROCK SHOULD BLEND WITH THE SURROUNDING AREA. NO OVER FALL OR PROTRUSION OF ROCK SHOULD BE APPARENT.
40. ENSURE THAT THE FINAL ARRANGEMENT OF THE SPILLWAY CREST WILL NOT PROMOTE EXCESSIVE FLOW THROUGH THE ROCK SUCH THAT THE WATER CAN BE RETAINED WITHIN THE SETTLING BASIN AT THE ELEVATION NO LESS THAN 50mm ABOVE OF BELOW THE NOMINATED SPILLWAY CREST ELEVATION.



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 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

Lot:

Plan:

Local Authority:

LOT 204
SP316171
CITY OF GOLD COAST

Level Datum:

Meridian:

PSM:

RL:

AHD

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Drawing Title:

GENERAL NOTES
SHEET 2 OF 2

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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:	08/08/2025
Drawing No:	Revision
6172 ENG BE 003	B

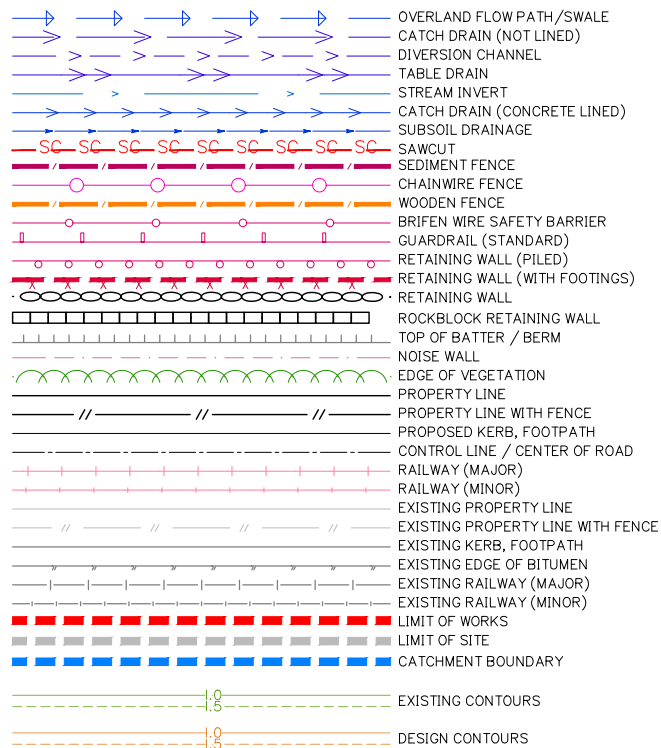
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/367
20 AUGUST 2025
Dated:

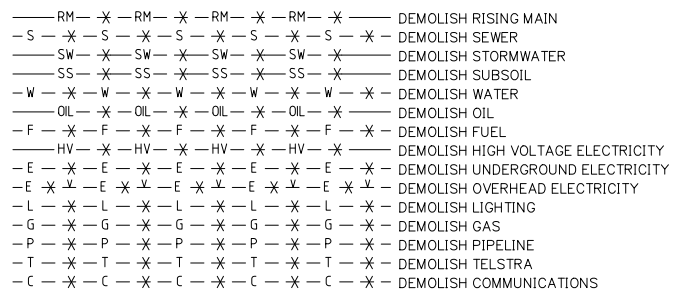
Development shall comply with the
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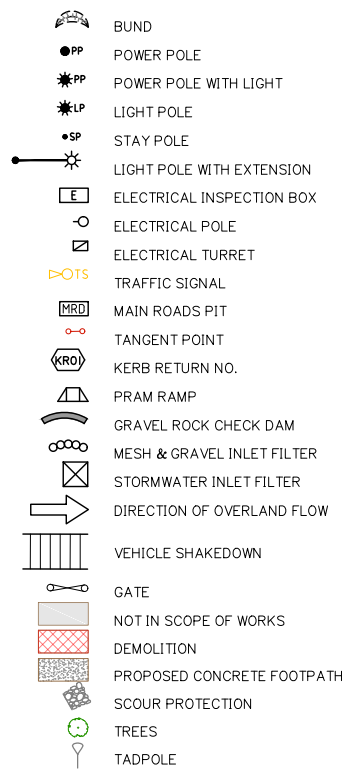
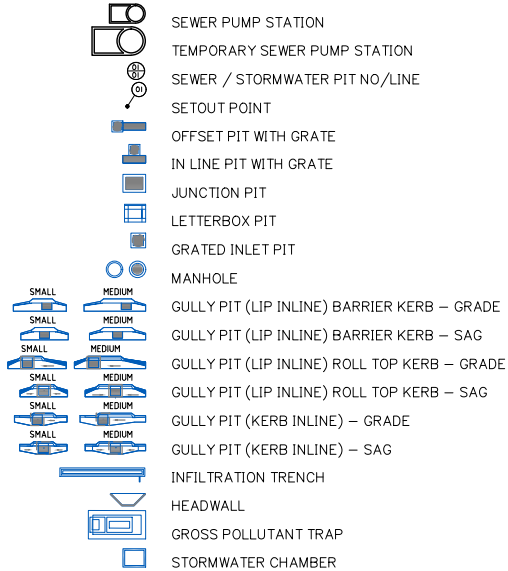
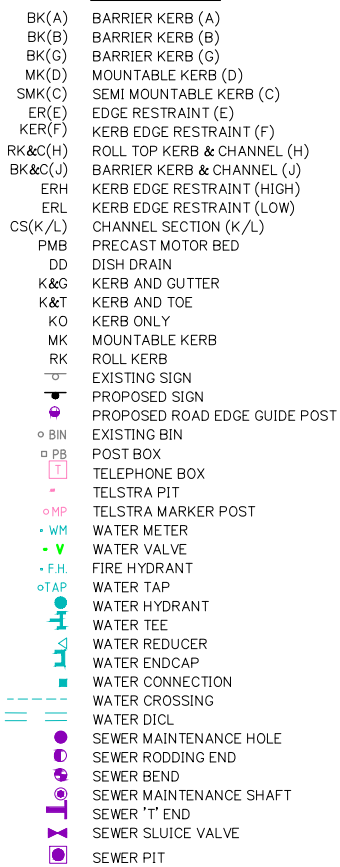
FEATURE LEGEND



SERVICES LEGEND



SYMBOLS



Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - 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:

DRAWING LEGENDS

[illegible]

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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

Approved:

RPEQ

Signal

Date:

Drawing No:

6172 ENG BE 004

Revision
B

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

COM/2024/367

20 AUGUST 2025

Dated: 20 AUGUST 2023

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

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Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

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

Level Datum: AHD
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Drawing Title:

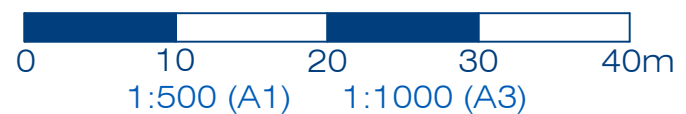
EXISTING LAYOUT PLAN

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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

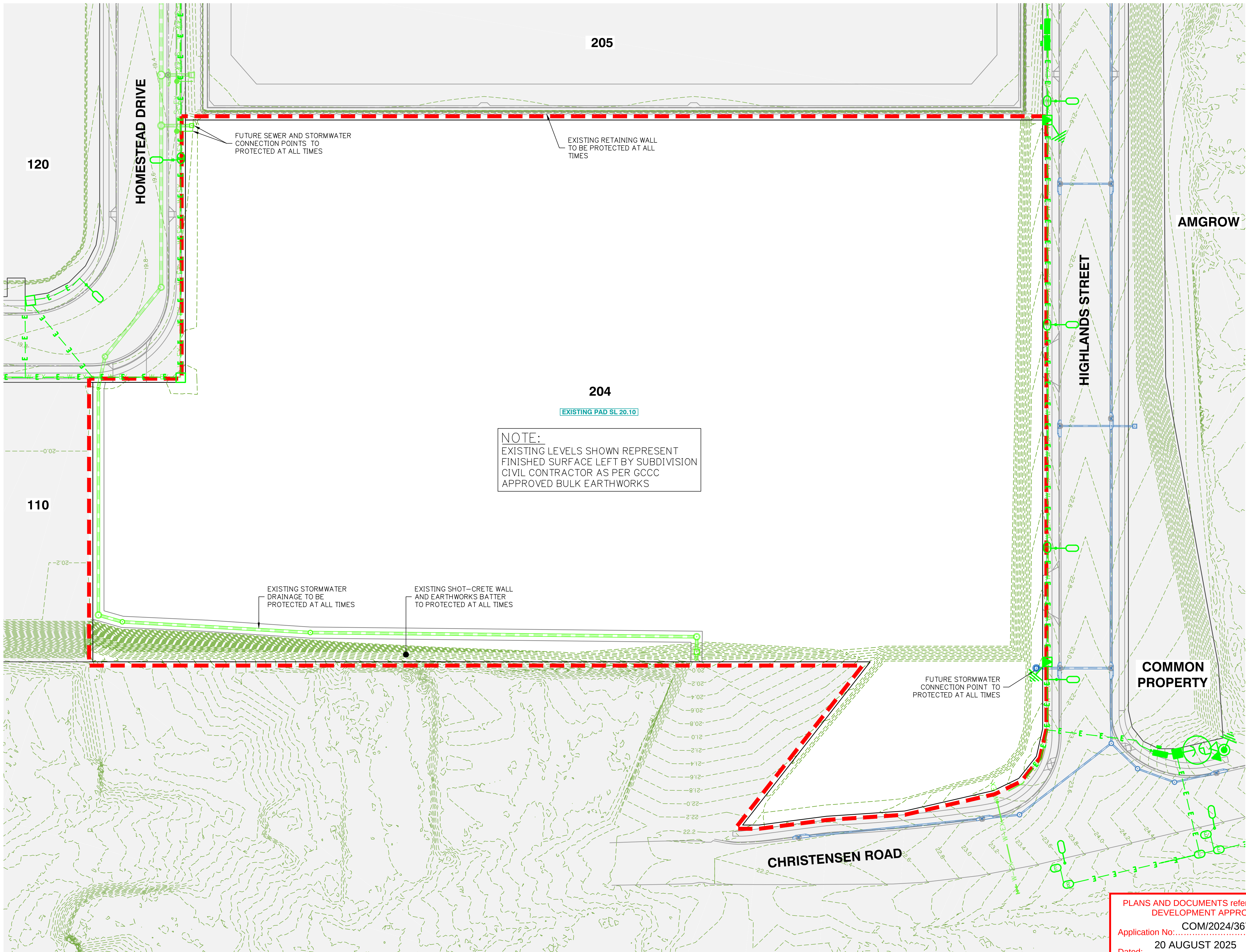
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PROJECT NORTH POINT



Project No.:	6172
Designed:	TGP
Drafted:	TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/08/2025
Drawing No.:	6172 ENG BE 010
Revision	B



NOTE:
EXISTING LEVELS SHOWN REPRESENT
FINISHED SURFACE LEFT BY SUBDIVISION
CIVIL CONTRACTOR AS PER GCCC
APPROVED BULK EARTHWORKS

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

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
COM/2024/367
Application No.:
20 AUGUST 2025
Dated:

Development shall comply with the
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EXISTING LAYOUT PLAN

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

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

Level Datum: AHD
Meridian:
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Drawing Title:

SEDIMENT AND EROSION
CONTROL LAYOUT PLAN

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	ORIGINAL ISSUE	TGP	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
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CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

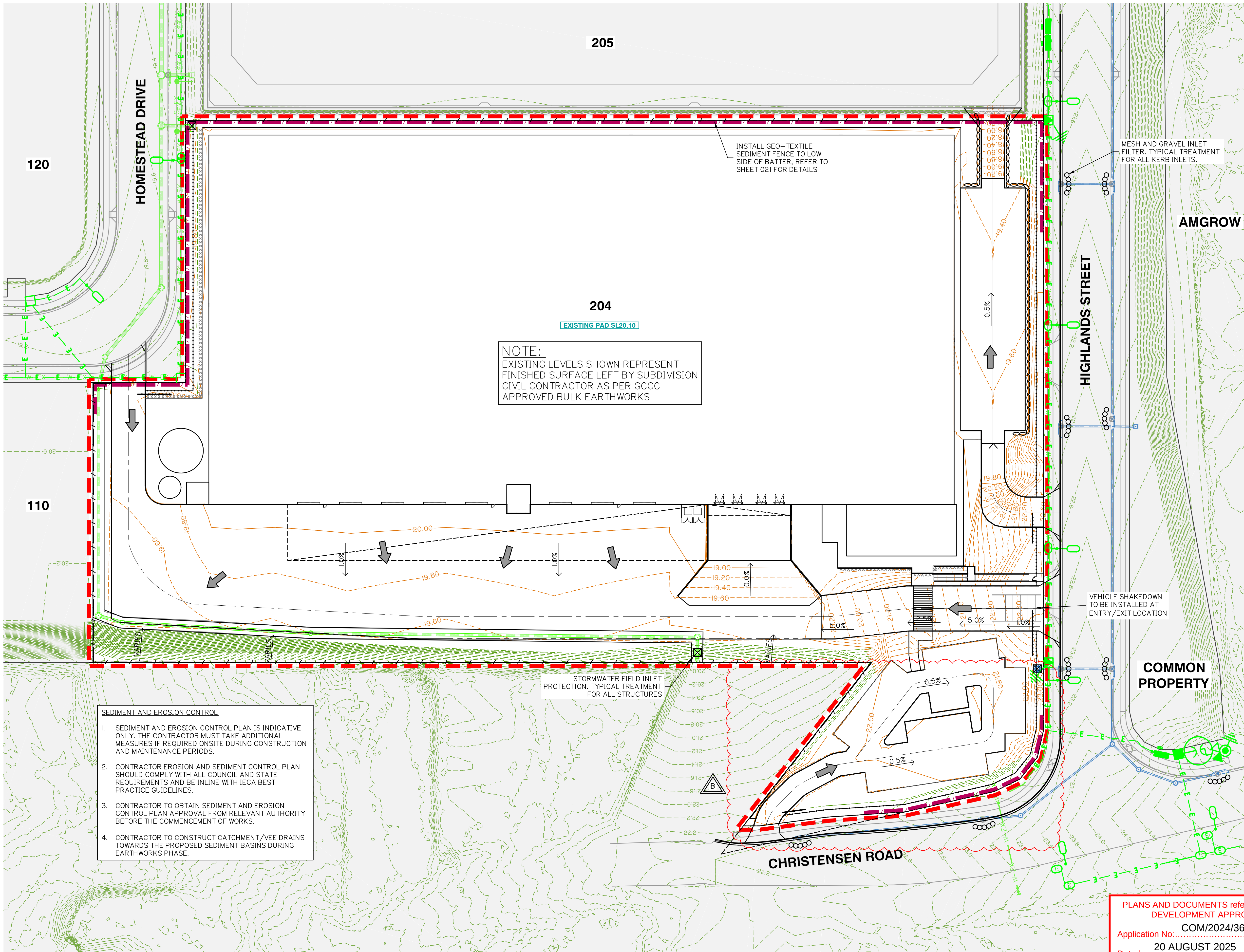
Scale:



PROJECT NORTH POINT



Project No.:	6172
Designed:	TGP
Drafted:	TGP
Approved:	MG
RPEQ:	16939
Signed:	
Date:	08/08/2025
Drawing No.:	6172 ENG BE 020
Revision:	B



NOTE:
EXISTING LEVELS SHOWN REPRESENT
FINISHED SURFACE LEFT BY SUBDIVISION
CIVIL CONTRACTOR AS PER GCCC
APPROVED BULK EARTHWORKS

SEDIMENT AND EROSION CONTROL

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

NOTE:

- FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
- FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003
- FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS REFER TO SHEET 021

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

COM/2024/367

Application No:

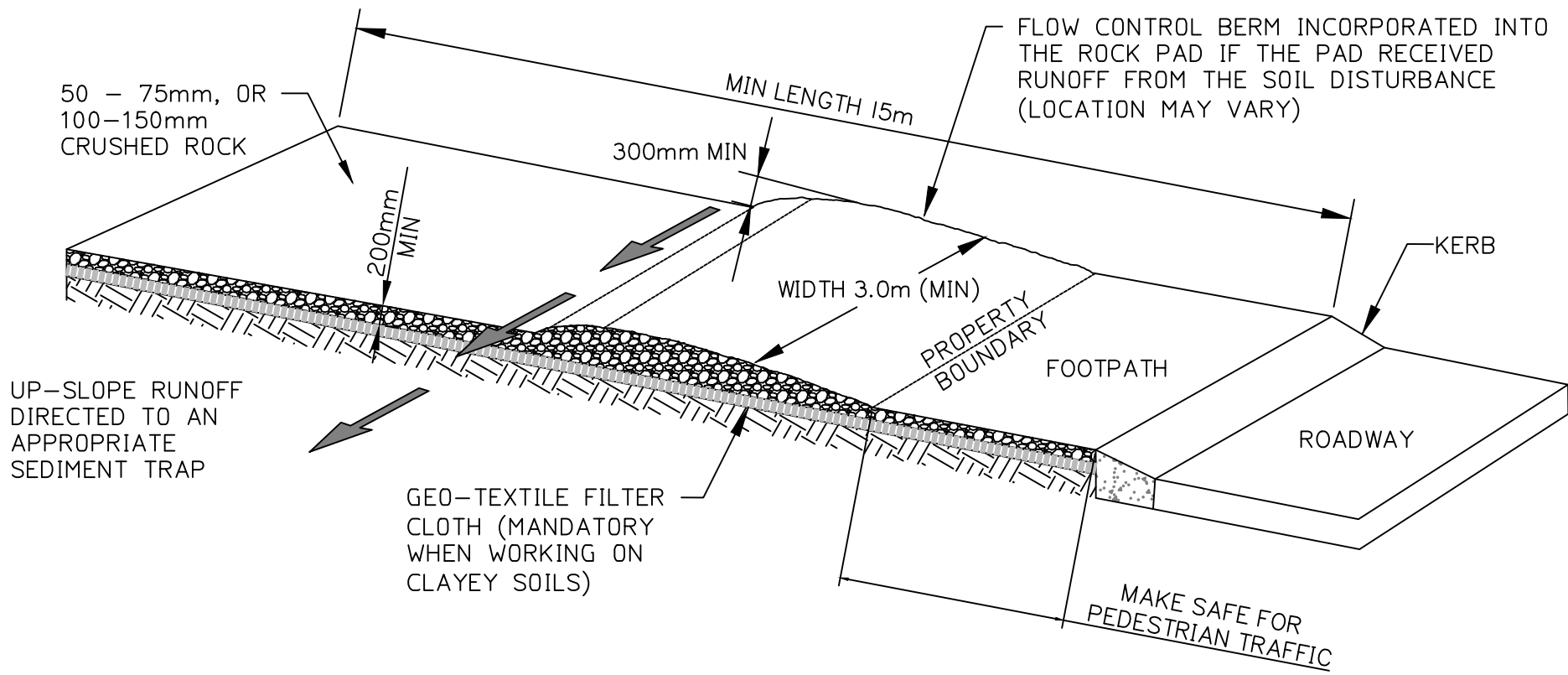
Dated: 20 AUGUST 2025

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

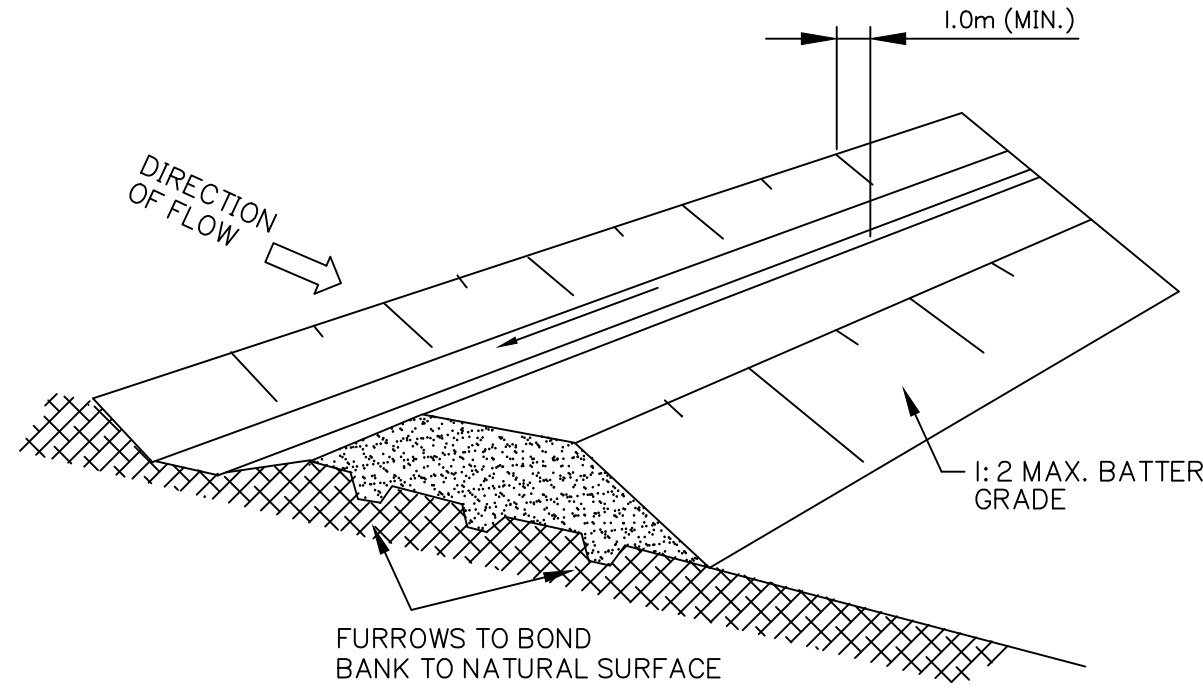
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SEDIMENT AND EROSION CONTROL LAYOUT PLAN

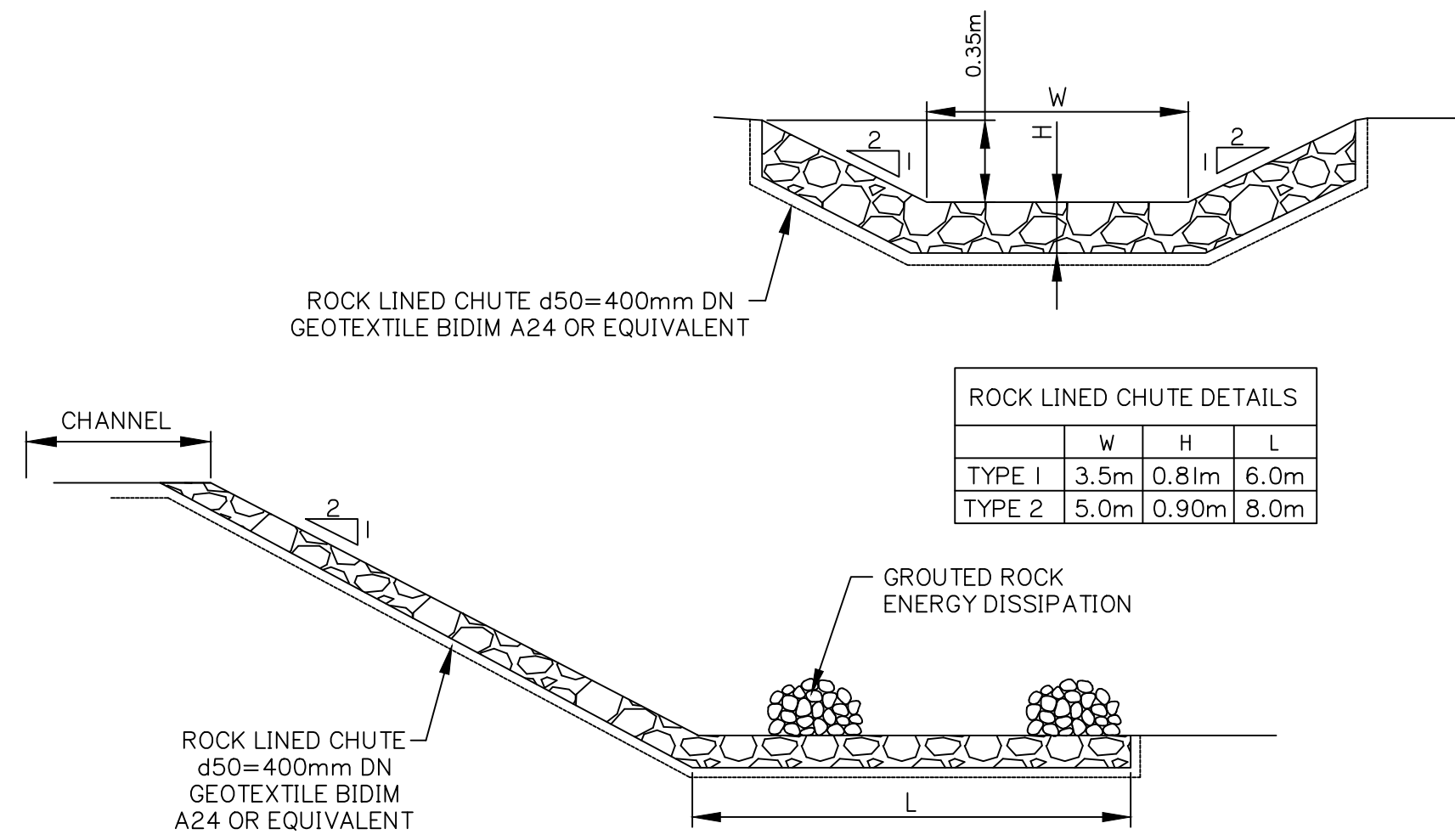
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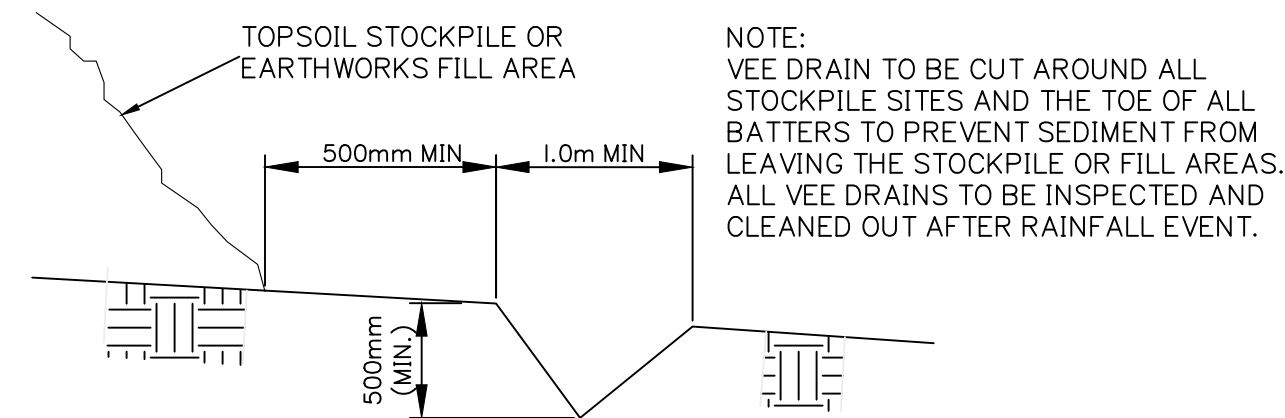
ENTRY/EXIT PAD FOR CONSTRUCTION SITE
NOT TO SCALE



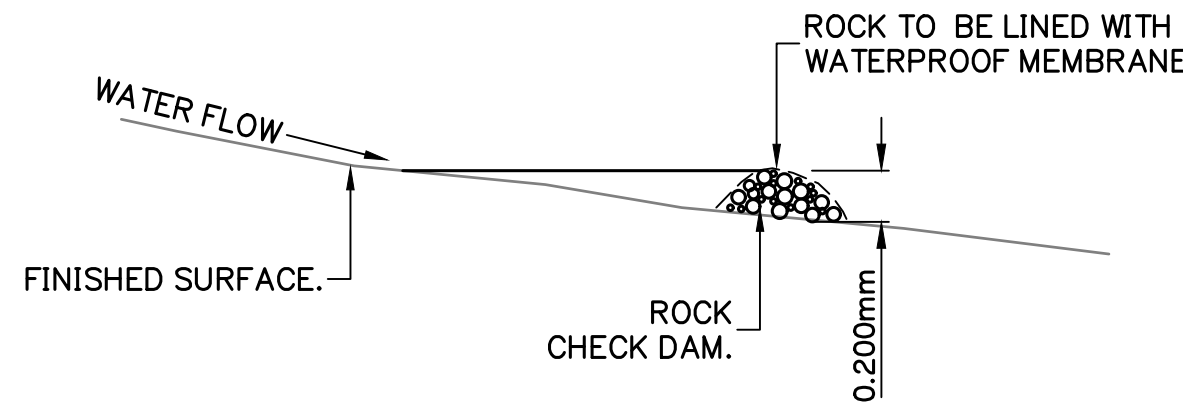
DIVERSION DRAIN
NOT TO SCALE



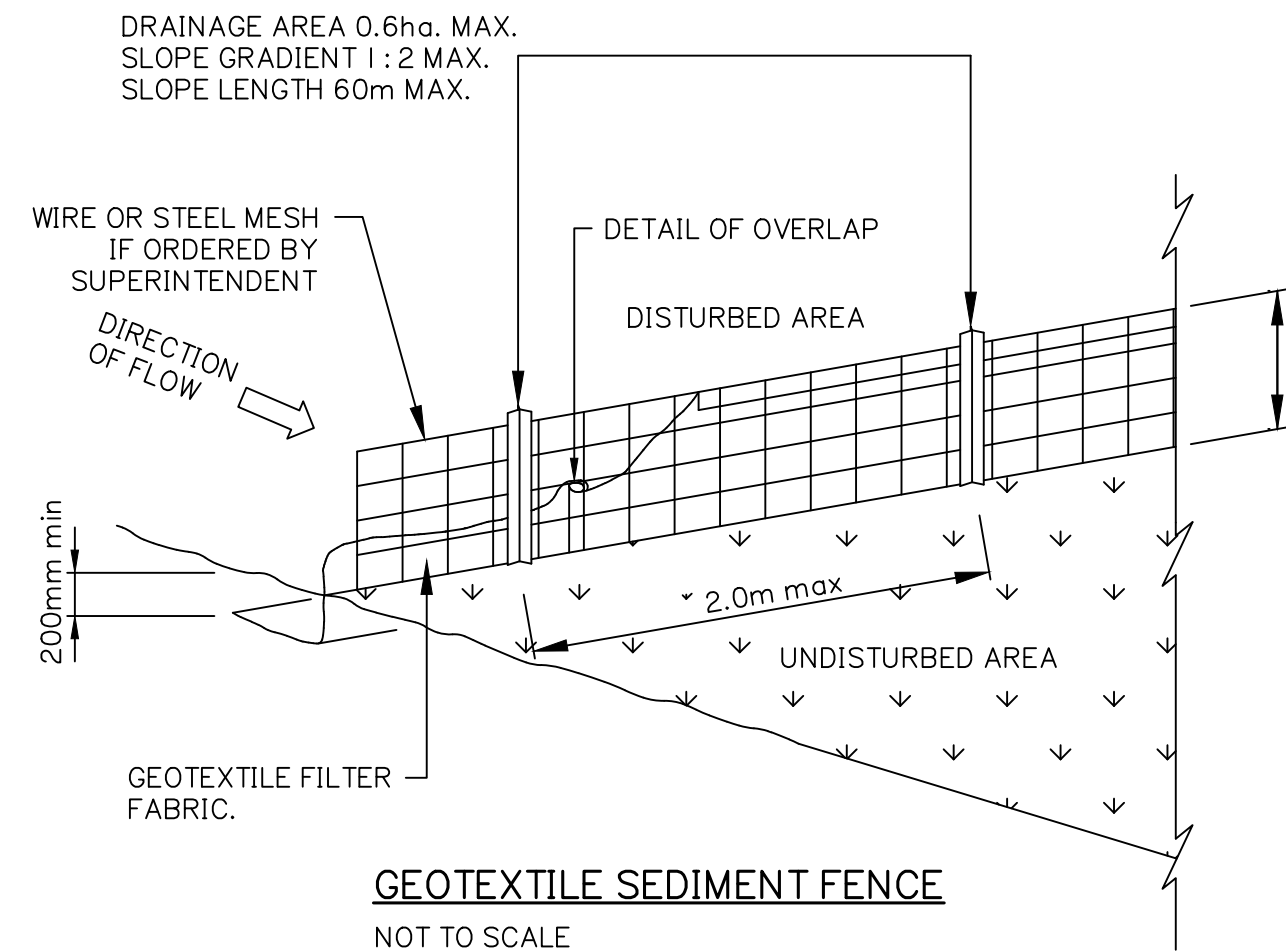
ROCK LINED CHUTE
NOT TO SCALE



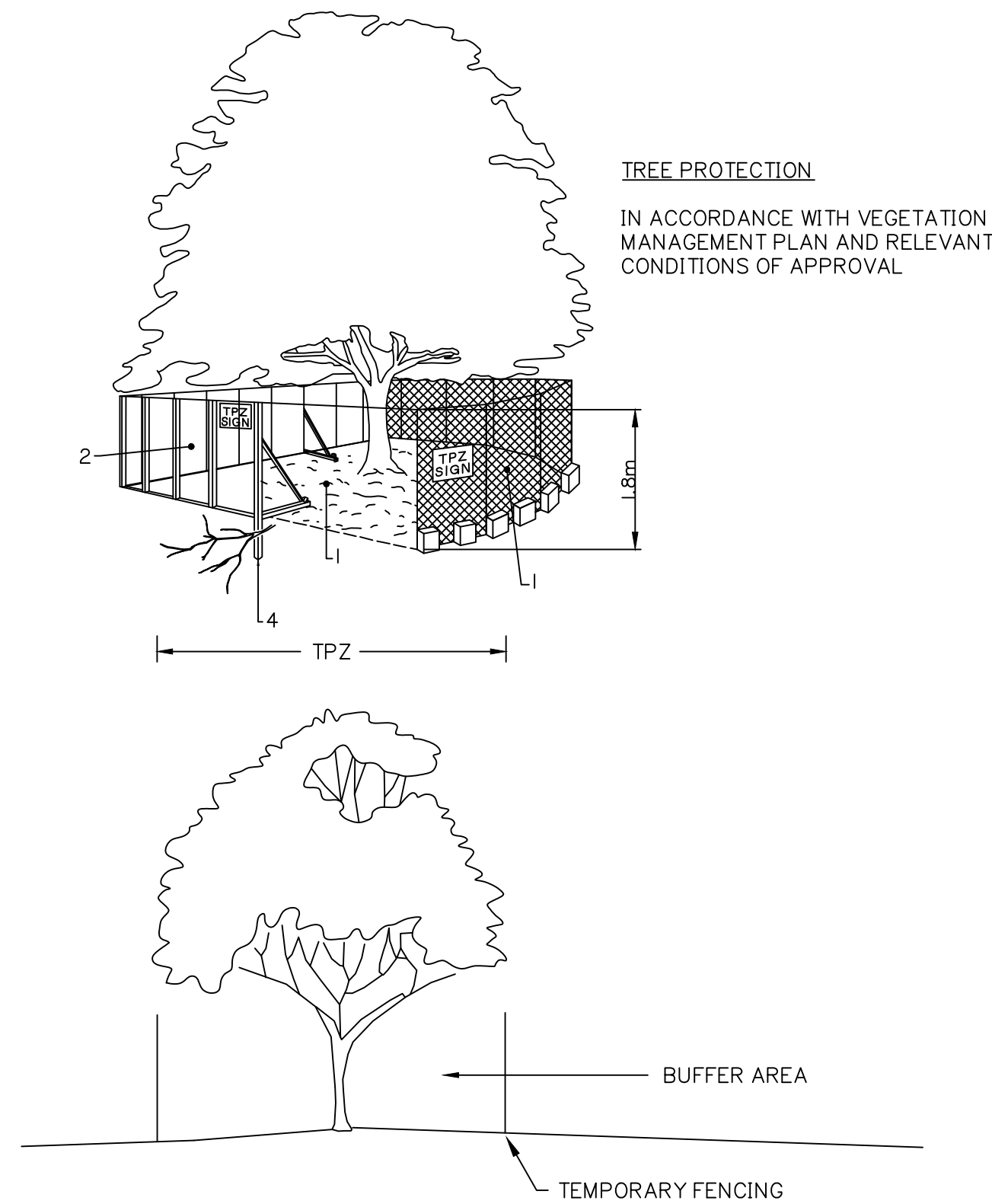
TYPICAL SECTION VEE DRAIN
NOT TO SCALE



CUT OFF DRAIN END DETAIL
N.T.S.



GEOTEXTILE SEDIMENT FENCE
NOT TO SCALE



FENCING AS PER AS: 4970

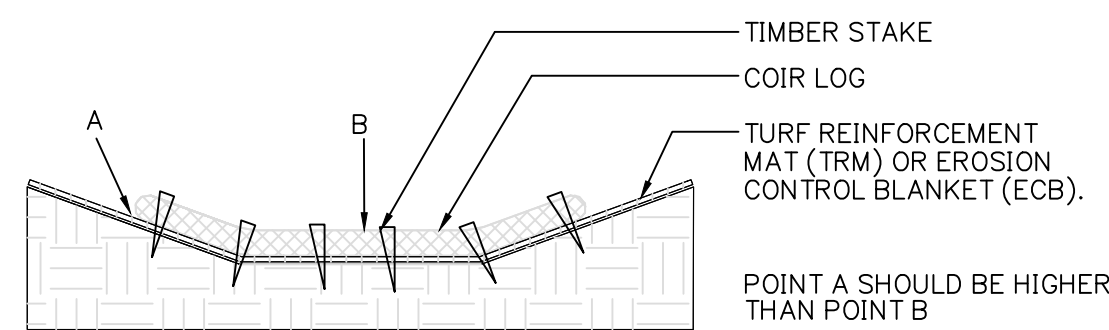
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF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

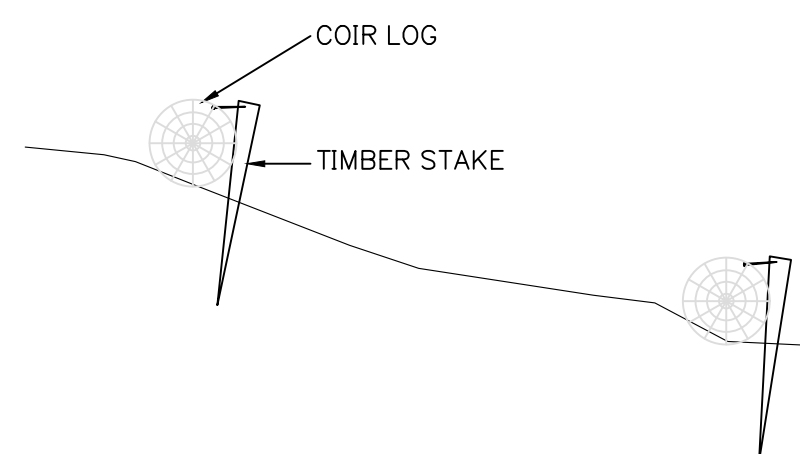
THE RADIUS OF THE TPZ IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH X 12 = TRUNK DIAMETER MEASURED AT 1.4M ABOVE GROUND. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.

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.

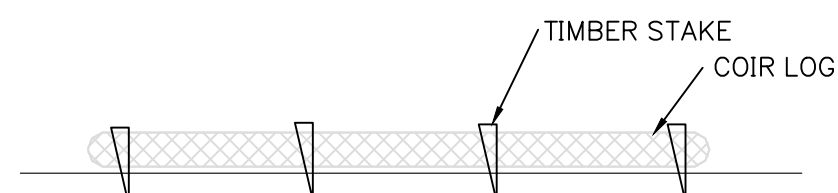
PROTECTIVE FENCING
NOT TO SCALE



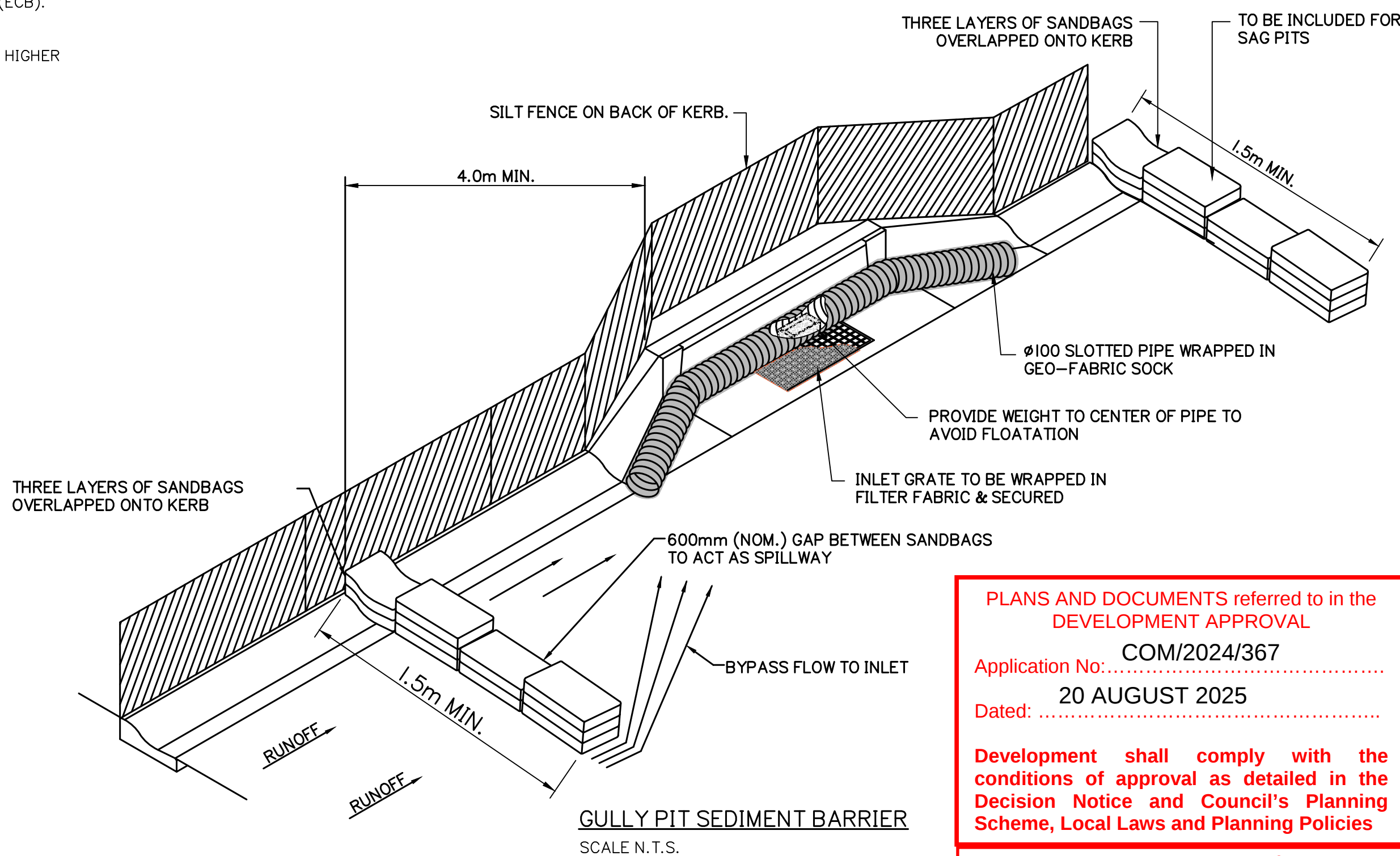
PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH
NOT TO SCALE



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.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
COM/2024/367
Application No:
20 AUGUST 2025
Dated:
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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Client:

FPI QUEENSLAND PTY. LTD

Project:

LOT 204 SINGLE TENANCY WAREHOUSE

Site Address:

2 HIGHLANDS STREET STAPYLTON - 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:

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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:

NOT TO SCALE

PROJECT NORTH POINT

Project No: 6172	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/08/2025
Drawing No: 6172 ENG BE 021	Revision: B

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

Lot: LOT 204
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Drawing Title:

FINISHED SURFACE
LAYOUT PLAN

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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

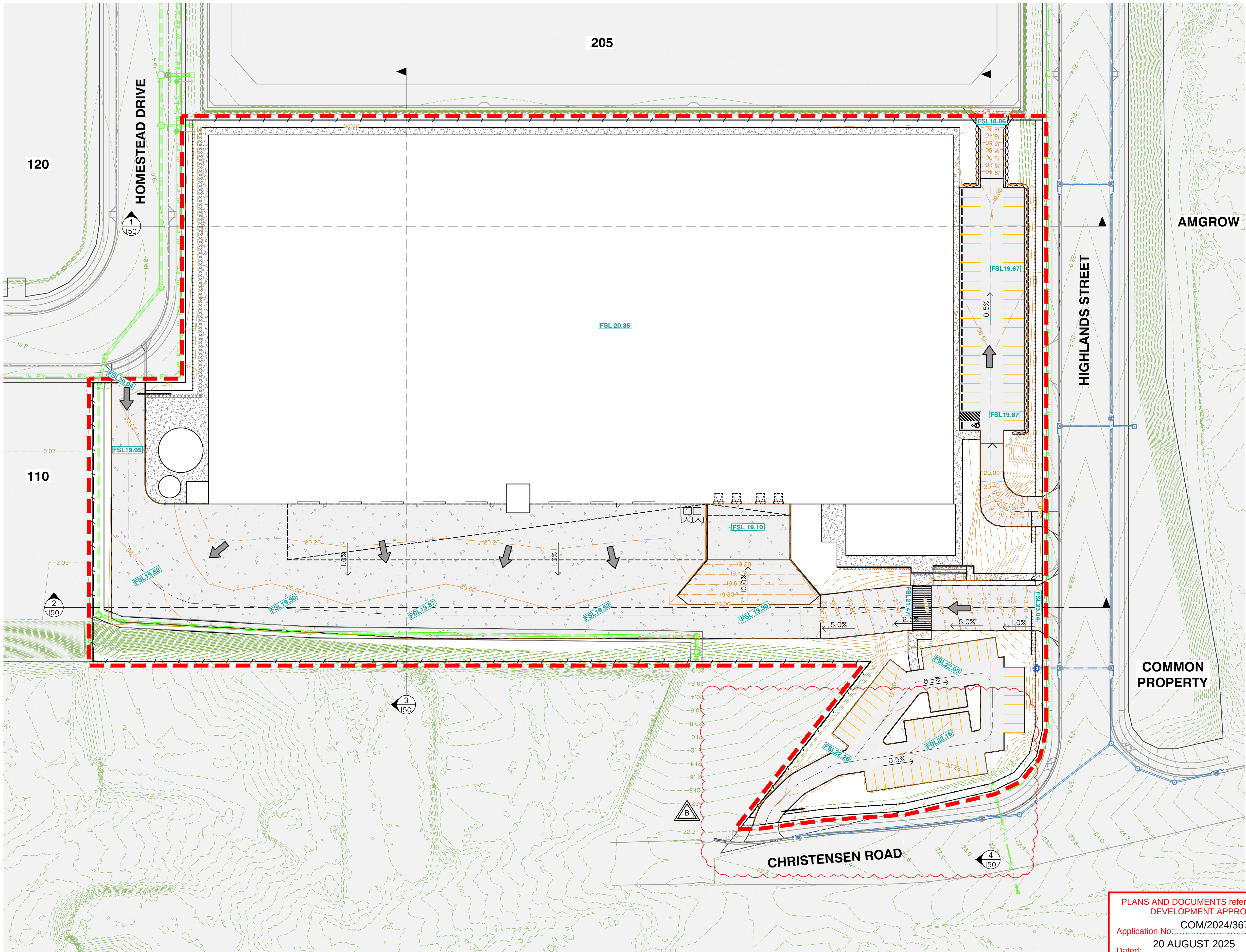
Scale:



PROJECT NORTH POINT



Project No.:	6172
Designed:	TGP
Drafted:	TGP
Approved:	MG
RPEQ:	16939
Signed:	
Date:	08/08/2025
Drawing No.:	6172 ENG BE 100
Revision:	B



NOTE:

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

FINISHED SURFACE LAYOUT PLAN

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/367

20 AUGUST 2025

Dated:

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

The stamped plans are approved only for change to
ground level. No other aspects of works are included
in this approval.

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

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

Level Datum: AHD
Meridian:
PSM:
RL:

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NOT FOR CONSTRUCTION

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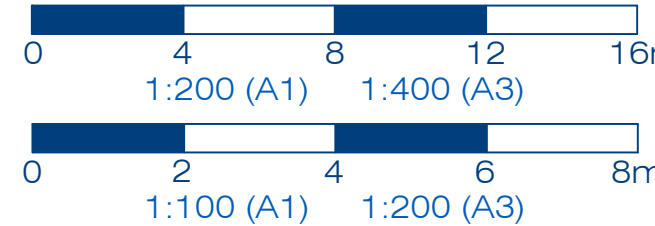
Drawing Title:

FINISHED SURFACE
CROSS SECTIONS
SHEET 1 OF 2

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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

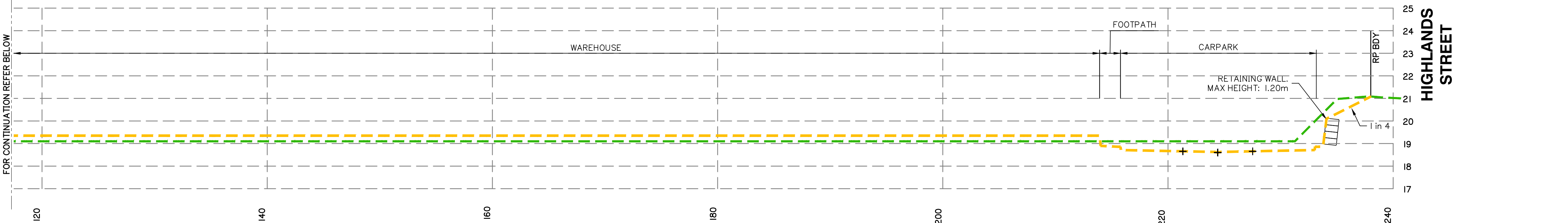
Approved: MG

RPEQ 16939

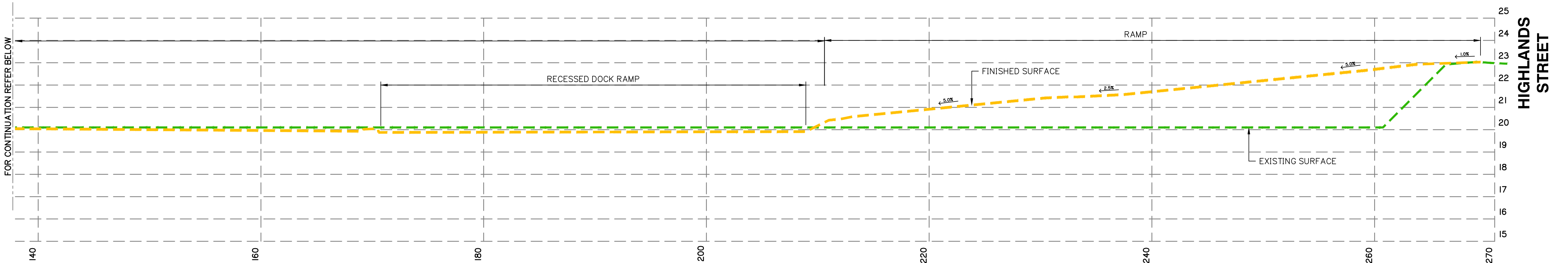
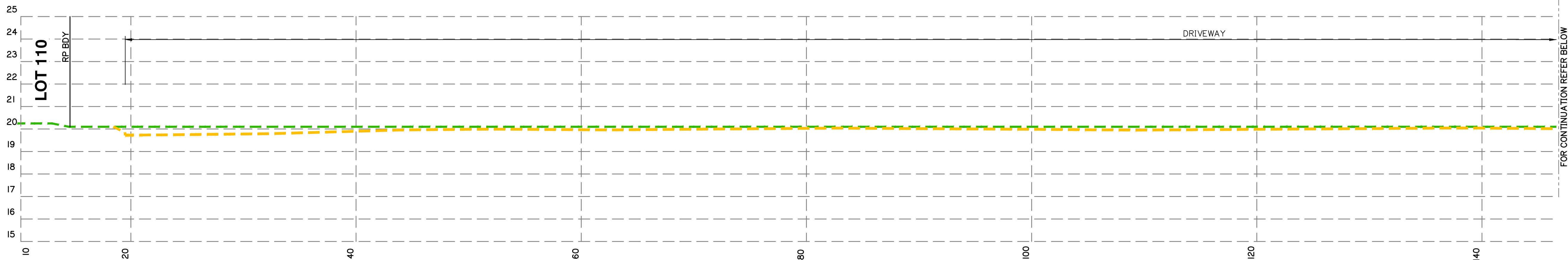
Signed: *[Signature]*

Date: 08/08/2025

Drawing No: 6172 ENG BE 150 Revision: B



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



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

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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

COM/2024/367

Application No:.....

Dated: 20 AUGUST 2025

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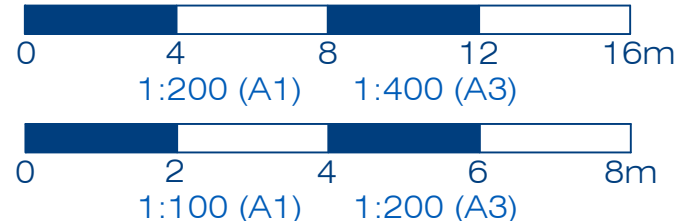
Drawing Title:

FINISHED SURFACE
CROSS SECTIONS
SHEET 1 OF 2

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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:	08/08/2025
Drawing No: 6172 ENG BE 151	Revision B

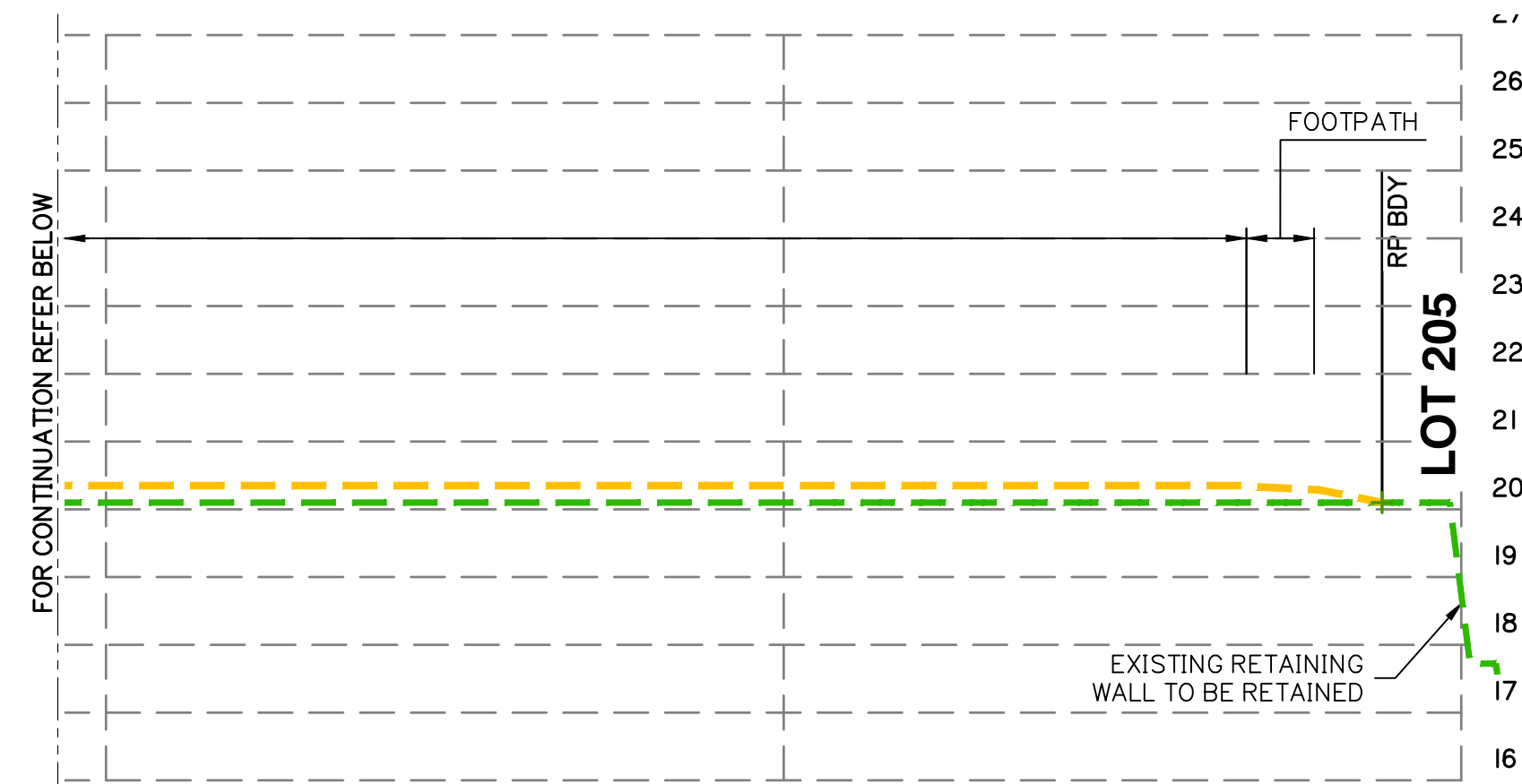
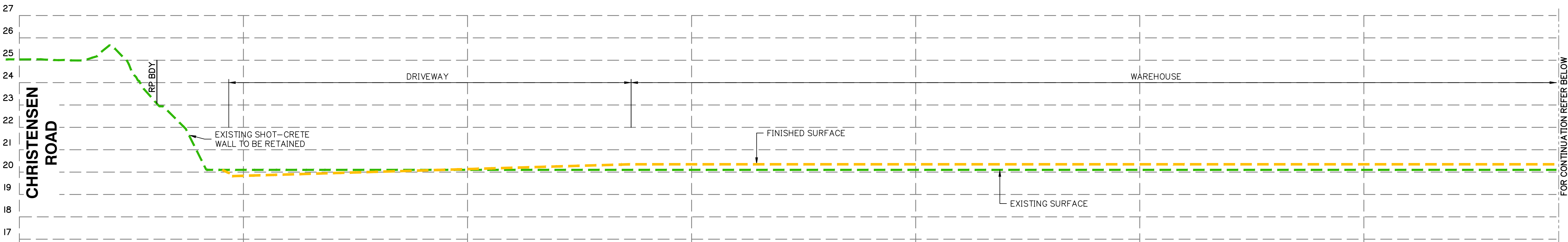
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No. COM/2024/367

Dated: 20 AUGUST 2025

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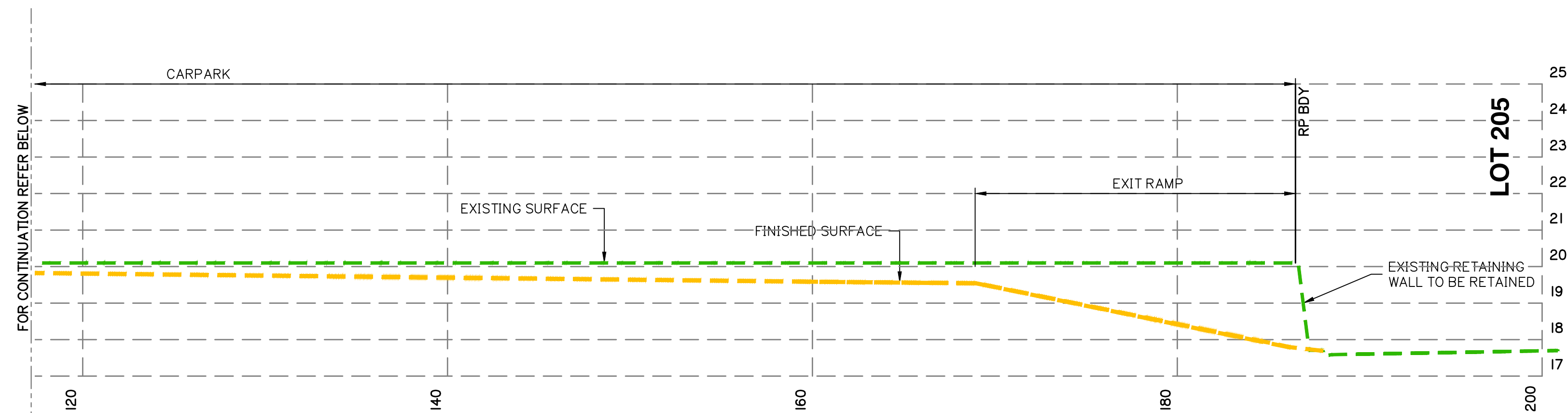
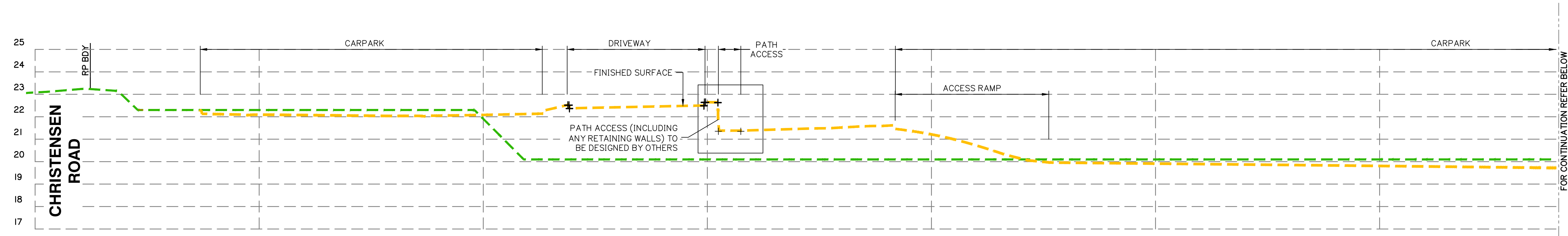
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SECTION

3

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



SECTION

4

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

FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 SINGLE TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET
STAPYLTON - QLD, 4207

RPD:

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

Level Datum: AHD
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Drawing Title:

RETAINING WALL
LAYOUT PLAN

B	8/8/2025	MINOR CHANGES	TGP	MG
A	05/12/24	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:

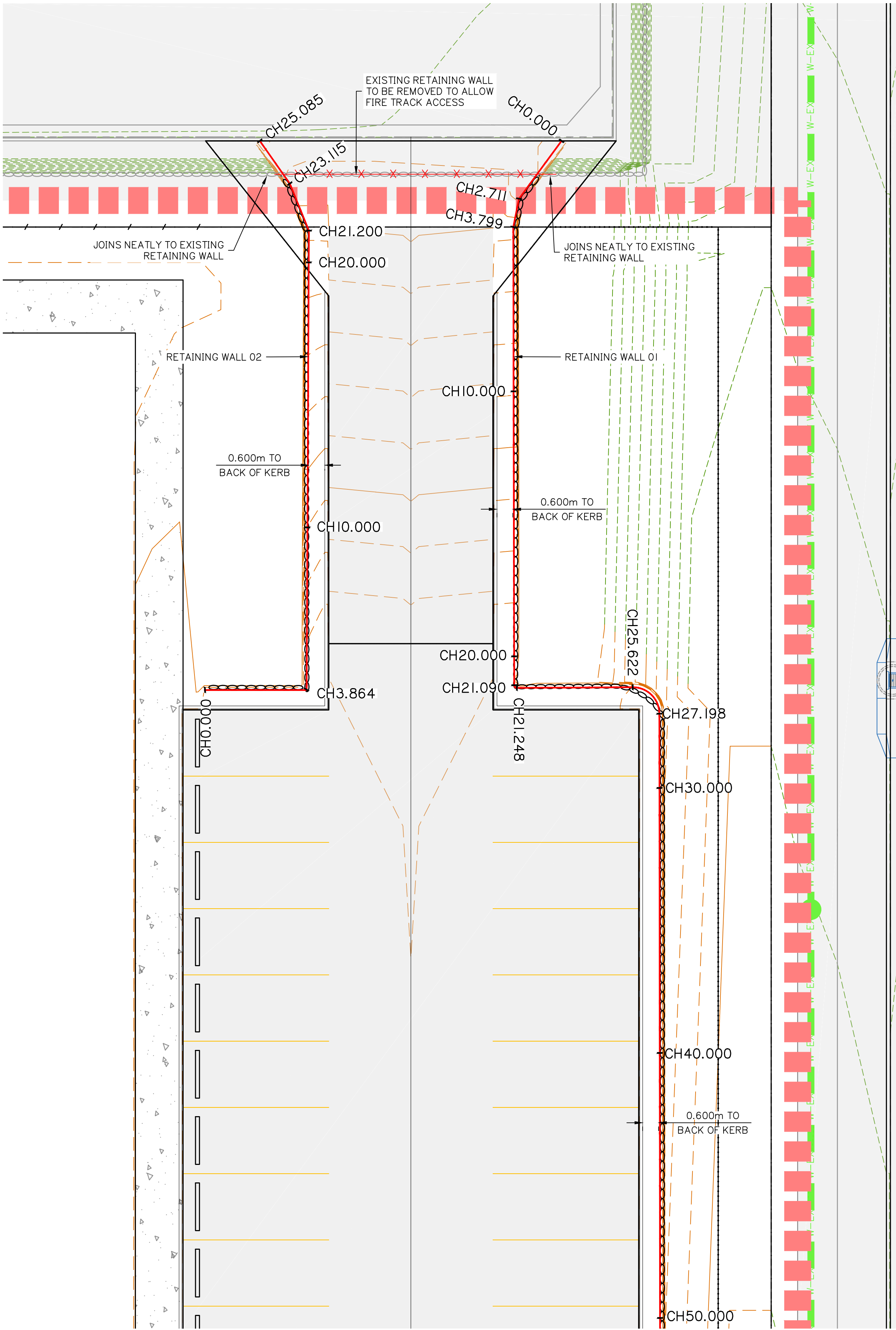
08/08/2025

Drawing No:

6172 ENG BE 200

Revision

B



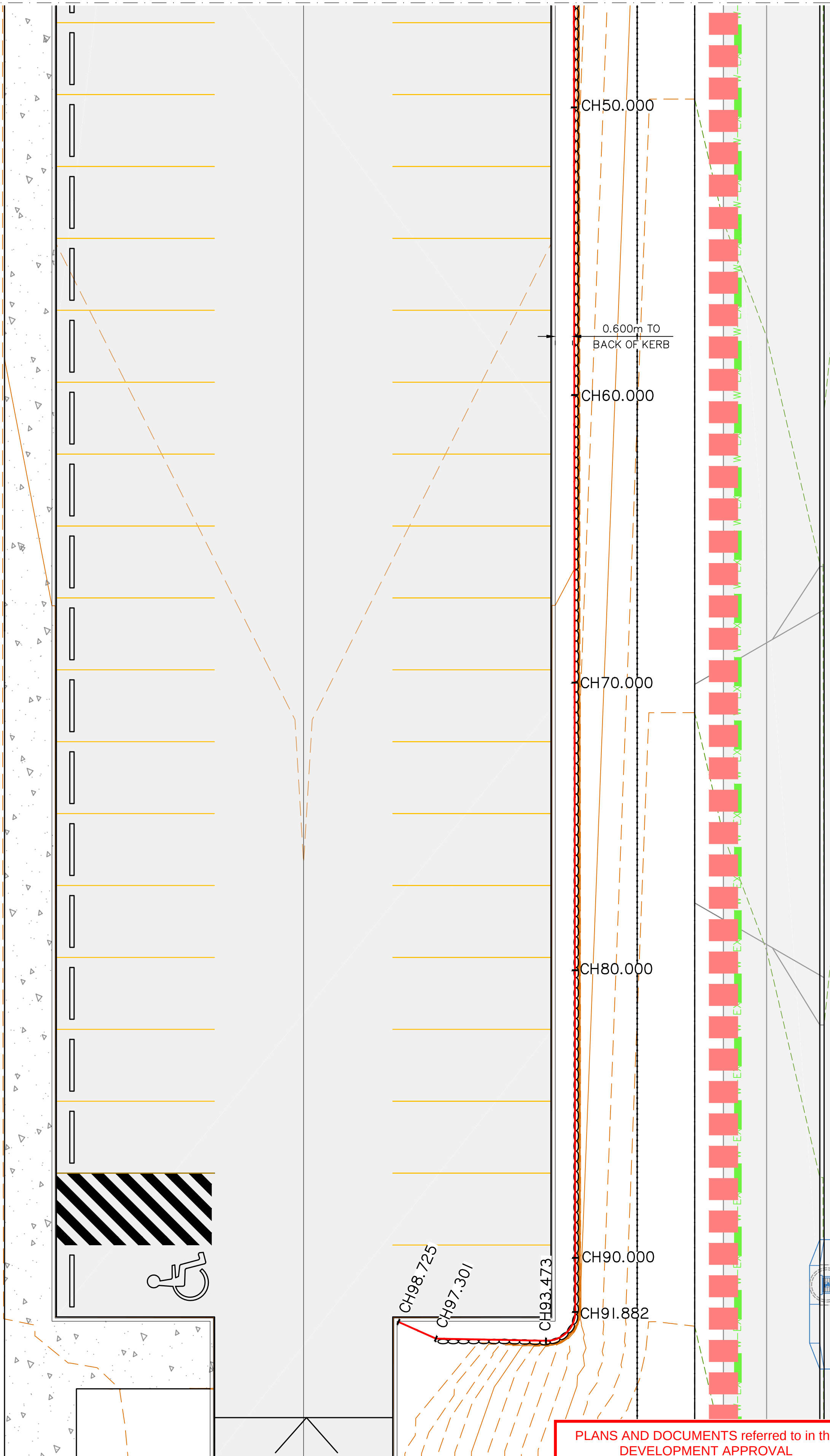
FOR CONTINUATION REFER RIGHT

NOTE:

- FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
- FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003
- FOR RETAINING WALL ELEVATIONS AND SETOUT TABLES, REFER TO SHEET 201
- FOR RETAINING WALL TYPICAL DETAILS, REFER TO SHEET 202

RETAINING WALL LAYOUT PLAN

FOR CONTINUATION REFER LEFT



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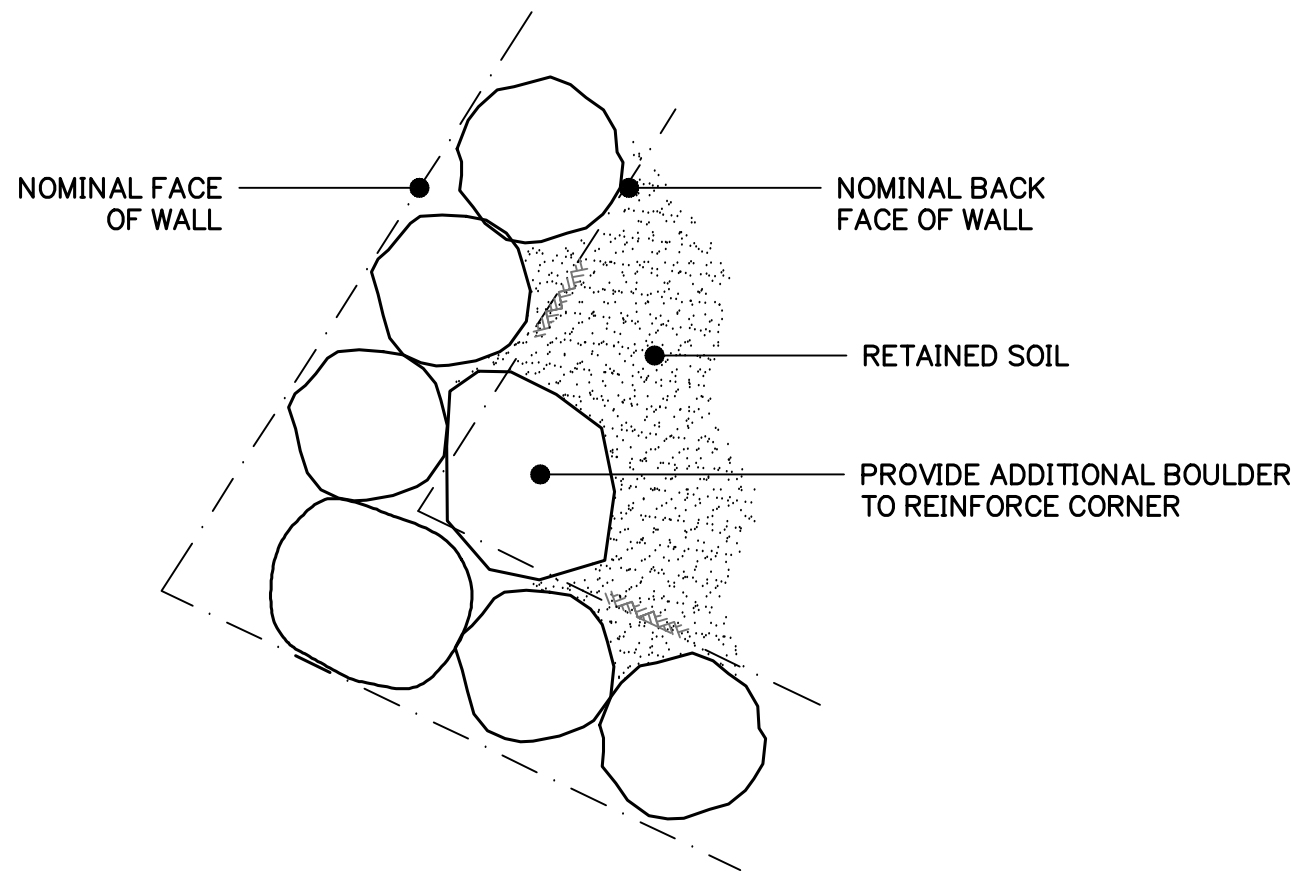
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

COM/2024/367

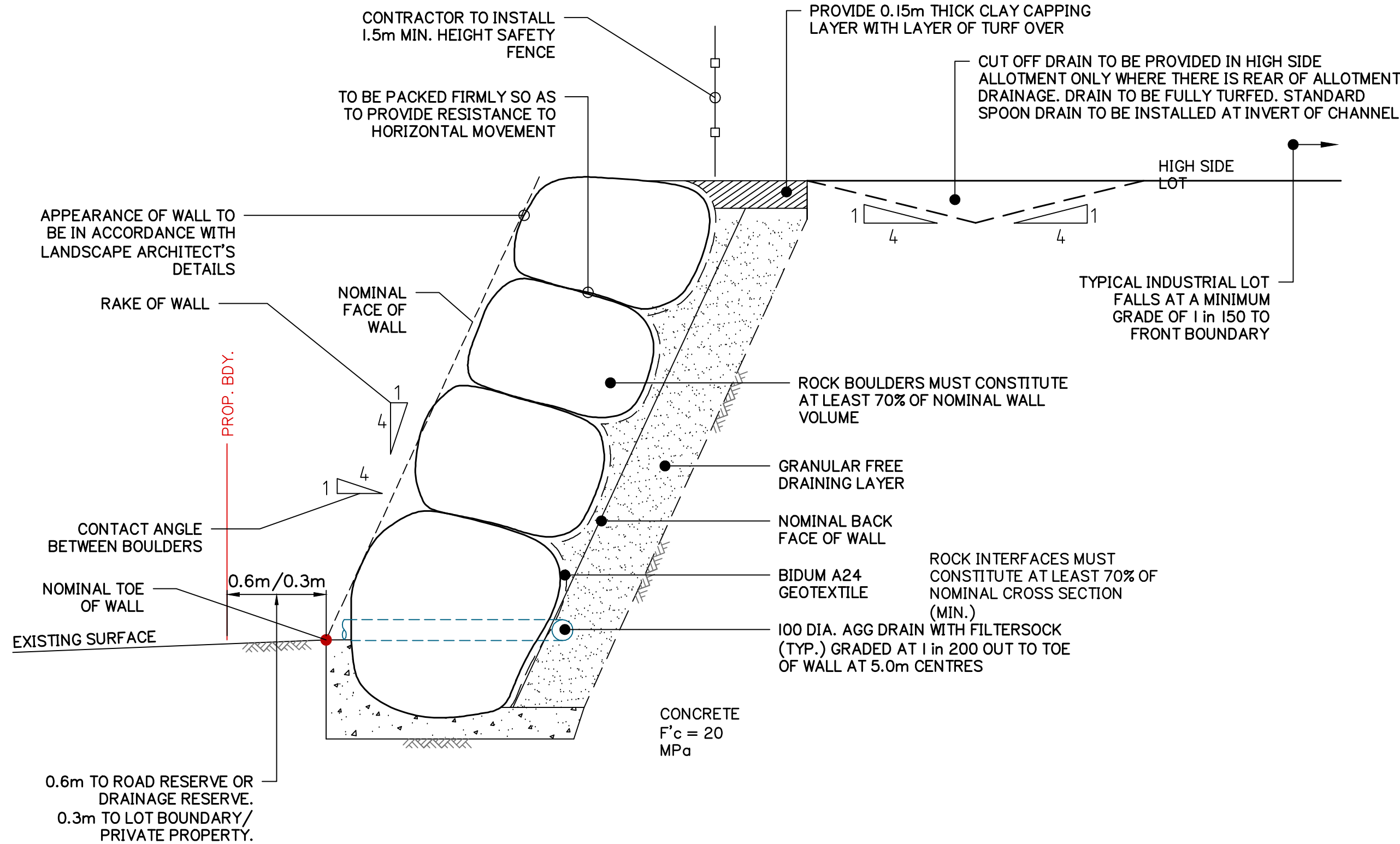
Application No:.....

Dated: 20 AUGUST 2025

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

Scale:
NOT TO SCALE

PROJECT NORTH POINT

Project No. 6172	
Designed: TGP	Drafted: TGP
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/08/2025
Drawing No: 6172 ENG BE 202	Revision: B

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