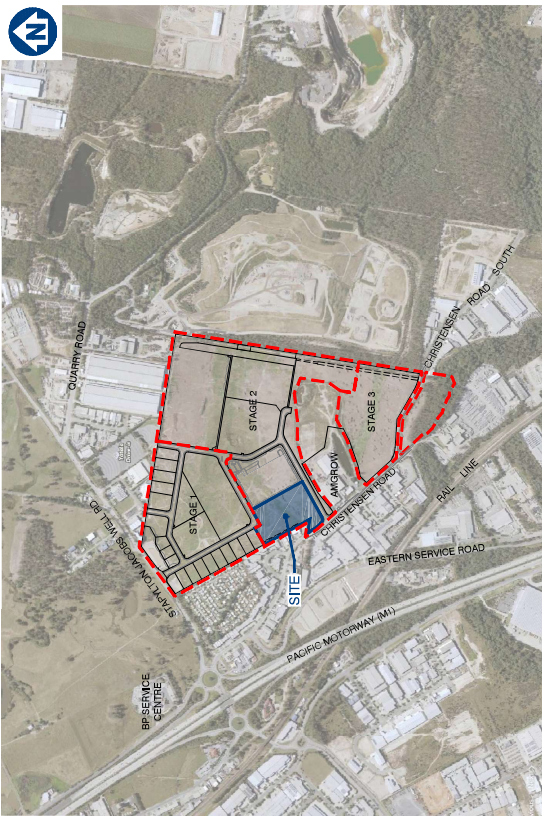


OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL - LOT 204 DUAL TENANCY

DRAWING NO	REVISION	TITLE
6172 ENG BE2 001	B	DRAWING INDEX AND LOCALITY PLAN
6171 ENG BE2 002	B	GENERAL NOTES SHEET 1 OF 2
6172 ENG BE2 003	B	GENERAL NOTES SHEET 2 OF 2
6171 ENG BE2 004	B	DRAWING LEGENDS
6172 ENG BE2 010	B	EXISTING LAYOUT PLAN
6172 ENG BE2 020	B	SEGMENT AND EROSION CONTROL LAYOUT PLAN
6172 ENG BE2 021	B	SEGMENT AND EROSION CONTROL NOTES AND DETAILS
6172 ENG BE2 050	B	BULK EARTHWORKS LAYOUT PLAN
6171 ENG BE2 100	B	FINISHED SURFACE LAYOUT PLAN
6172 ENG BE2 150	B	FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2
6172 ENG BE2 151	B	FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2
6172 ENG BE2 200	B	RETAINING WALL LAYOUT PLAN
6171 ENG BE2 201	B	RETAINING WALL ELEVATIONS AND SETOUT TABLES
6172 ENG BE2 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 BE2 001 - B

AUGUST 2025

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM2024/374

Dated: 12 September 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

Approval is for change to
ground level only

CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM

- [illegible]

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 DEMOLISHED OR ANY REGION WATERED AND SOAKED IMMEDIATELY AFTER.

9. **RETAINING STRUCTURES.**
THE DESIGN AND STRUCTURAL CERTIFICATION OF RETAINING STRUCTURES SHALL BE UNDERTAKEN BY THE CONTRACTOR'S STRUCTURAL ENGINEER (P/REG) IN CONSULTATION WITH THE PROJECTS CIVIL ENGINEER AND LANDSCAPE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. DRAWINGS AND CERTIFICATION TO GOCC. A COPY OF THIS SUBMISSION IS TO BE PROVIDED TO THE SUPERINTENDENT.
10. **TOPSOIL REPLACEMENT.**
ALL BATTERS AND ALLOWMENT CUT & FILL AREAS SHALL BE TOP SOILED FROM ONSTREET STOOPLES/IF DIRECTED BY THE SUPERINTENDENT THE TOPSOIL SHALL BE SORDED PRIOR TO DISPOSAL OF REJECT MATERIAL TO THE OFFSITE. INCLUDING ALL FEES. THE CONTRACTOR MUST ENSURE THAT THE STRIPPING SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO AVOID DISTURBANCE TO THE EXISTING SUBGRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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 ON-SITE SPREADING.
11. **GRASSING/SEEDING.**
ALL CUT & FILL AREAS AND DISTURBED AREAS SHALL BE GRASSED OR SEEDED TO THE SATISFACTION OF THE SUPERINTENDENT.
12. **STOOPLES.**
ALL MATERIALS/SPILL ARISING FROM WORKS ON SITE SHALL BE COMPACTED TO A MINIMUM OF 100MM STANDARD COMPACTED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. SUPERINTENDENT AUTHORIZATION IS REQUIRED TO OBTAIN STOOPLES 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. MINIMISE SOIL EROSION THROUGHOUT THE SITE IN A CONTROLLED MANNER AT NON-EROSIVE FLOW VELOCITIES.
 - b. MINIMISE SOIL EROSION FROM WATER AND WIND.
 - c. MINIMISE THE EROSION OF EXISTING SURFACES.
 - d. MINIMISE OR PREVENT ENVIRONMENTAL HARM ASSOCIATED WITH DISCHARGE FROM THE CONSTRUCTED SITE.
 - e. MINIMISE THE VALUE AND USE OF RESIDENTIAL AND INDUSTRIAL PROPERTIES ADJACENT TO THE SITE.
 - f. MINIMISE THE EROSION OF THE SITE 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 GREENLAND CONSTRUCTION SITES. THE CURRENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED UNLESS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING THE CONSTRUCTION INCLUDING THE FOLLOWING:
 - a. THE CONTRACTOR SHALL OBTAIN THE LATEST EROSION AND SEDIMENT CONTROL DRAWINGS THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AND DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE EROSION AND SEDIMENTATION OF 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 REACHES THE DESIGN CAPACITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN UNINTERRUPTED POSITIVE GRAIN TO AN OUTLET AT ALL TIMES. THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM PROPERTY FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL PROVIDE A KEEB LINE PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.
4. PRIOR TO THE COMPLETION OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT A TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSED 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 STIRRED AND STOCKPILED IN LOCATIONS AGREED WITH 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 EXISTING OR PROPOSED CONSTRUCTION). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FOR REMOVAL OF PROTECTED SITES. ACCESS MUST BE OBTAINED PRIOR TO CLEARING.
7. ROCK BLINDS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.

GENERAL NOTES

1. **CONTRACT DOCUMENTATION.**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND C&G'S STANDARD DRAWINGS AND SPECIFICATIONS.
2. **DATUM**
LEVELS SHOWN ON THE PLANS ARE A.H.D.
3. **SURVEY SET-OUT**
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORK ARE TO BE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL OBTAIN THE CONTRACTOR'S NOT TO SCALE FROM THESE PLANS BY MEANS OF OBTAINING SET OUT 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**
ALL EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE NOT 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 WORK AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.
6. **SITE ACCESS**
THE CONTRACTOR SHALL ONLY OBTAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE ENGINEER. THE LOCATION 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 C&G'S COUNCIL REQUIREMENTS.
8. **WORK EXCLUDED**
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORK AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING AREAS OR OTHER CONTRACT AREAS WITHOUT THE WRITTEN AUTHORIZATION OF THE SUPERINTENDENT.
9. **TESTING**
TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A. TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF 656C COUNCIL.

EARTHWORKS

1. PRECEDENCE
PRECEDENCE OVERS STANDARD COUNCIL EARTHWORKS NOTES.
2. TOPSOIL STRIPPING
THE CONTRACTOR SHALL REMOVE ALL EXISTING TOPSOIL AND PLACING ANY FILL.
3. EARTHWORKS LEVELS
EARTHWORKS LEVELS SHOWN ON THE DRAWING ARE TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO THE COMMENCEMENT OF WORKS.
4. UNDESIRABLE MATERIAL
THE ENTIRE SITE/WORK AREA SHALL BE CLEARED OF ALL UNDESIRABLE MATTER, THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, MASONRY REMAINS, RUBBER, CARBAGE, DEBRIS AND ALL OTHER OBSTRUCTIONS TO THE WORKS. UNLESS NOTED OTHERWISE, ALL SUCH MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY AN APPROPRIATE, BEYOND THE COMMENCEMENT OF CONSTRUCTION.
5. COMPACTED MATERIAL
ALL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY METHOD IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION RATIO. (a) DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE, (b) 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 93% IN COHESIONLESS MATERIAL FOR ROAD SURFACE, (c) 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 93% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
6. PAYMENT DEPTH
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 AUTHORITY. A 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 RATE UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT DOCUMENT.

**DIAL BEFORE
YOU DIG**
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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2024/374

Dated: 12 September 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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THES BASIN GENERAL NOTES

AUTO DOSER

1. PROVIDED AS EITHER "T.O.S. BOX" OR "T.O.D.-RAIN" DOSING UNIT OR APPROXIMATELY 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 TURBULEX (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

6. EARTH FILLS: CLEAN SOIL WITH EMERSION CLASSES 5(0), 3, 4 OR 5 AND FILLING OF ROOTS, WOOLY VEGETATION, CLASSES 4 AND 5 MAY NOT BE SUITABLE FOR CONSTRUCTION OF EARTH FILLS. EARTH FILLS WITH EMERSION CLASSES 1, 2 AND 3 SHOULD ONLY BE USED UPON RECOMMENDATION FROM A GEOTECHNICAL SPECIALIST.
7. SPILLWAY ROCK: HARD, ANGULAR, DURABLE, WEATHER RESISTANT AND EVENLY GRADED ROCK WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED MINIMUM SIZE. SPILLWAY ROCK SHOULD BE PLACED IN SUCH A MANNER THAT SUFFICIENT SMALL ROCK TO FILL THE JOCS BETWEEN LARGER ROCKS. 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.
8. GEOTEXTILE FABRIC: HEAVY DUTY, NEEDLE-PUNCHED, NON-WOVEN CLOTH MINIMUM 300GM/MSQ EQUIVALENT.

CONSTRUCTION

- NOTWITHSTANDING ANY DESCRIPTION CONTAINED WITH APPROVED PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SATISFIED ADJACENT PROPERTY OWNERS TO THE NATURE OF THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPECIFIED WORKS AND THE PHYSICAL AND LEGAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS, EXTENT OF CLEARING, NATURE OF THE MATERIALS TO BE USED, AND THE SIZE OF CLEARING, NATURE OF THE MATERIALS TO BE EXCAVATED, TYPE AND SIZE OF MECHANICAL PLANT REQUIRED, LOCATION OF THE WORKS, AND ANY OTHER LIKELY MATTERS AFFECTING THE CONSTRUCTION OF THE WORKS.
- REFER TO APPROVED PLANS FOR LOCATION, DIMENSIONS, AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE CONSTRUCTION DETAILS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
- BEFORE STARTING ANY CLEARING OR CONSTRUCTION, ENSURE ALL THE NECESSARY PERMITS ARE OBTAINED. DELAYS IN COMPLETING THE SEDIMENT BASIN SINCE WORKS BEGIN.
- INSTALL REQUIRED SHORT TERM SEDIMENT CONTROL MEASURES IMMEDIATELY DURING CONSTRUCTION OF THE BASIN.
- THE AREA TO BE COVERED BY THE EMBANKMENT, BORROW PITS AND ALL ARMS OF EACH FOR A DISTANCE NOT EXCEEDING FIVE (5) METRES ALL AROUND MUST BE CLEARED OF ALL TREES, SHRUBS, STUMPS, ROOTS, DEAD BRANCHES, AND ALL OTHER OBSTACLES TO THE CONSTRUCTION OF THE EMBANKMENT. CLEARING THE MAIN BASIN AREA UNTIL THE EMBANKMENT IS COMPLETE.
- ENSURE ALL HOLES MADE BY GRUBBING WITHIN THE EMBANKMENT AND FINISHED FILL WITH THE NATURAL SURFACE. THE EMBANKMENT SHALL BE COMPACTED.

BIT-OFF TRENCH

- 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.

SPILLWAY CONSTRUCTION

32. THE SPILLWAY MATERIAL MUST BE EXCAVATED AS SHOWN ON THE PLANS, AND THE EXCAVATED MATERIAL, IF CLASSIFIED AS SUITABLE, MUST BE USED IN THE EXISTING SPILLWAY. IF NOT SUITABLE, IT MUST BE DISPOSED OF INTO ANOTHER AREA.
33. EXISTING EXCAVATED DIMENSIONS ALLOW ADEQUATE BOXING-OUT SUCH THAT THE SPILLWAY CAN BE PROTECTED FROM THE ROCK OR OTHER SCOUR ENFORCEMENT AFTER PLACEMENT OF THE ROCK OR OTHER SCOUR PROTECTION MEASURES AS SPECIFIED IN THE PLANS.
34. PLACE SUFFICIENT SCOUR PROTECTION MEASURES ON THE DOWNSTREAM SIDE OF THE SPILLWAY TO ENSURE THE FINISHED GRADE BLENDS WITH THE SURROUNDING AREA, TO ALLOW A SMOOTH FLOW TRANSITION FROM THE 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' OF FILL IS TO BE PLACED, THE FILTER FABRIC SHOULD BE PLACED AT LEAST 30" MINIMUM AND PLACE ANOTHER 30" MIN. IN SPACING ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE FILTER FABRIC INTO THE EXISTING FILL TO A MINIMUM OF 12" BELOW THE FINISHED GRADE. THE DOWNSTREAM END OF THE FILTER FABRIC SHOULD OVERLAP THE LOWER END OF THE FABRIC OR OVERLAP A MINIMUM 300mm OVER THE LOWER END OF THE FABRIC. THE FINISHED GRADE OF THE SPILLWAY EXTENDING AT LEAST 100mm 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. IF THE FABRIC IS DAMAGED, THE FINISHED GRADE IS SUSPECTED, REMOVE AND REPLACE THE ENTIRE SHEET.
37. WHERE LARGE ROCK IS USED, OR MACHINE PLACEMENT IS DIFFICULT, A MINIMUM 100mm LAYER OF THE 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 TIGHTENS A GROUND, WELL GRADED MASS OF ROCK WITH A MINIMUM OF Voids. THE DESIRED PROTECTION SHOULD BE ACHIEVED BY PLACING ROCK IN A MANNER THAT SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT.
39. THE FINISHED GRADE 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 PREPRODUCE A SMOOTH, WELL GRADED SURFACE. THE FINISHED GRADE OF THE SPILLWAY 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 BE SMOOTH AND THAT THERE IS NO PROTRUSION OF ROCK ABOVE THE FINISHED GRADE. WATER CAN BE RETAINED WITHIN THE SETTLING BASIN AT THE ELEVATION NOT LESS THAN 50mm ABOVE OF BELOW THE NOMINATED ELEVATION.

Approval is for change to ground level only

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/374

12 September 2025

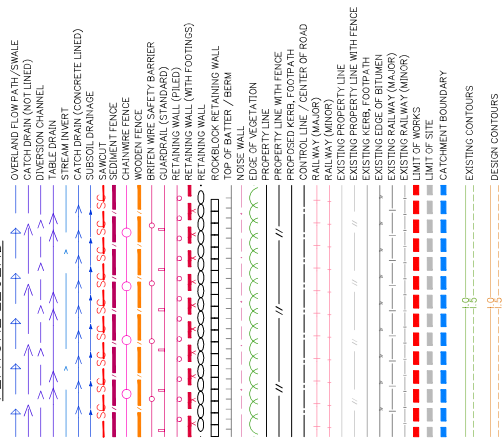
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Client:	FPI C
Project:	LOT 204 W/ STAYP
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RPD:	
Lot:	
Plan:	
Level Datum:	
Meridian:	
PSM:	
RL:	
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Scale:	

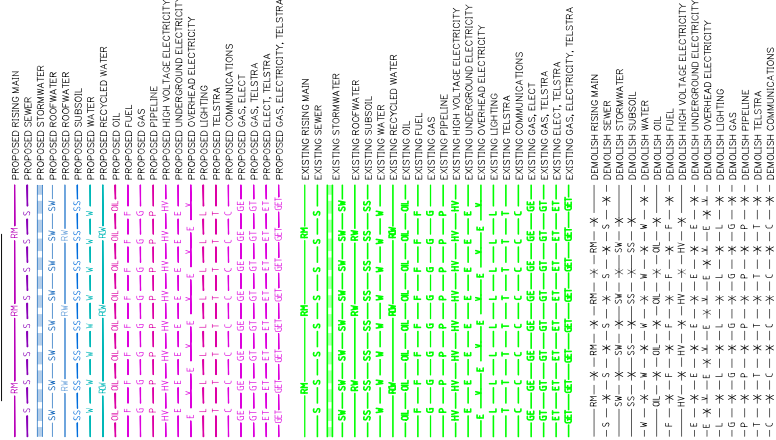
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Designed:	TGP
Approved:	
Checked:	
Signed:	
Date:	
Drawing No:	

6172 ENG B

FEATURE LEGEND



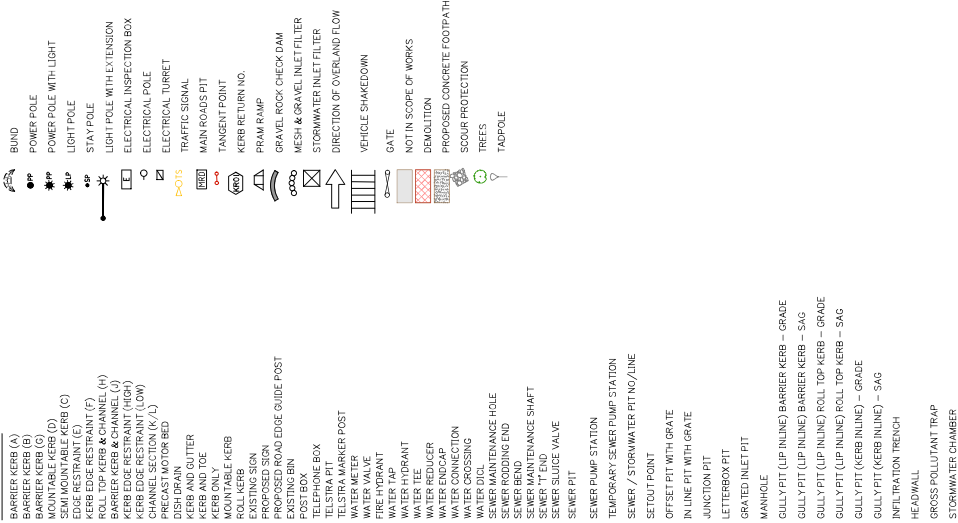
SERVICES LEGEND



Approval is for change to ground level only

DRAWING LEGENDS

SYMBOLS



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

Application No.: COM/2024/374

Dated: 12 September 2025

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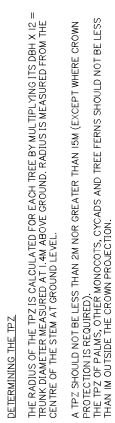
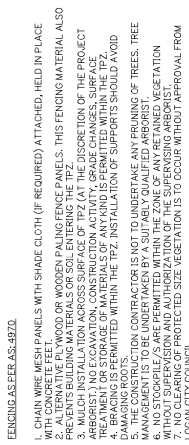
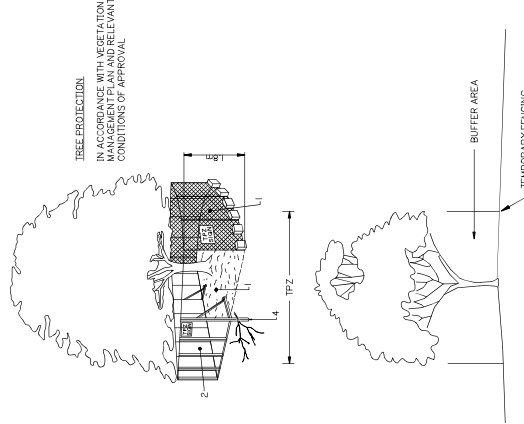
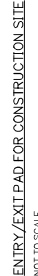
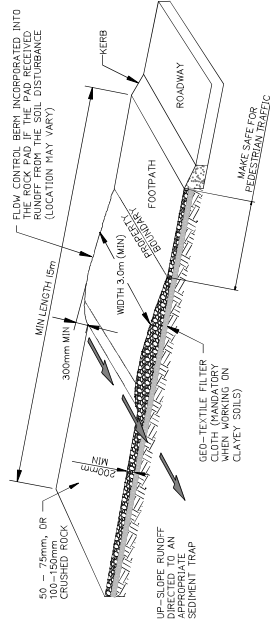
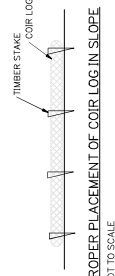
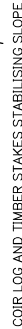
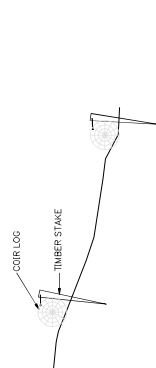
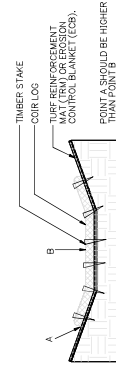
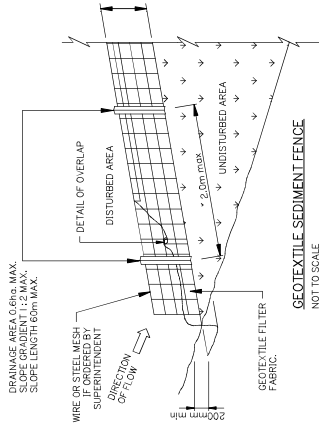
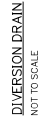
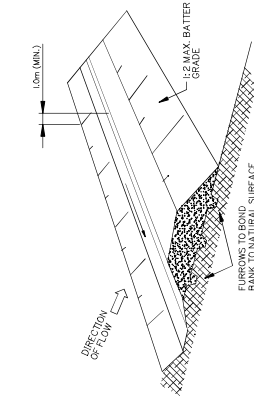
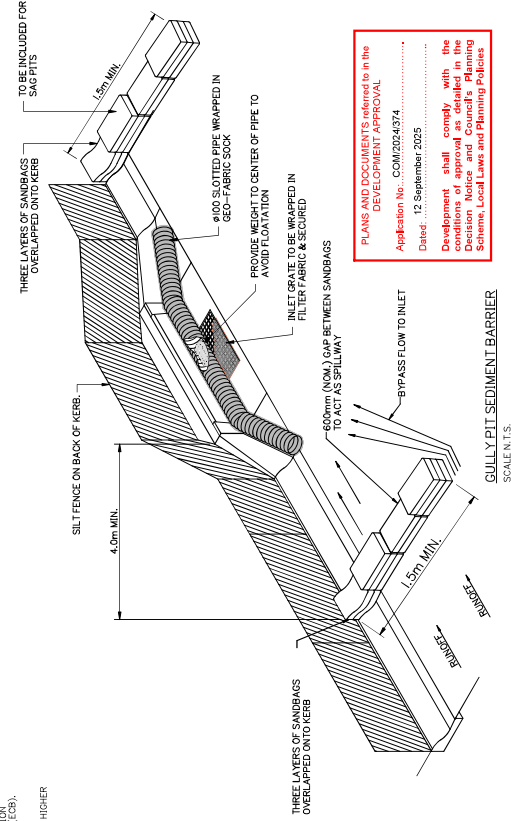
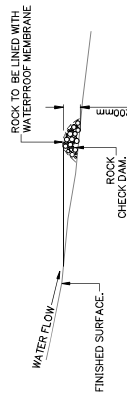
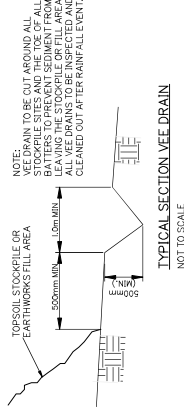
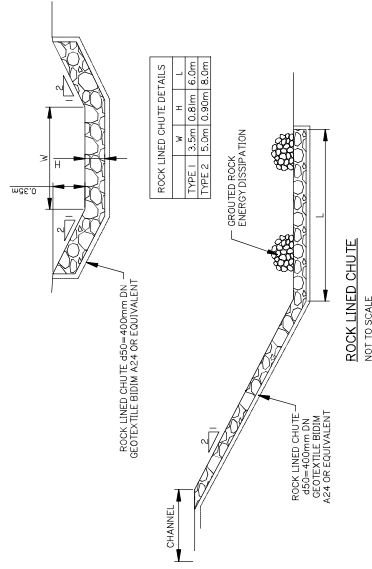
Drawing Title

DRAWING LEGEND

		Date
B	08/2023	
A	9/12/24	
Row		

DIMENSIONS IN METRES
SHOWN OTHERWISE.
CULVERT AND PIPE SIZE

Scale:





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



planning | environment | landscape | engineering | survey
collaboration | 10 Homestead Street, Southport QLD 4215 | 07 5598 2000

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 DUAL TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

RPD:

Lot: LOT 204
Plan: SP316171
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian: PSM
RL:

FOR APPROVAL
NOT FOR CONSTRUCTION

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written permission of Gasman Development Perspectives.
ALL DIMENSIONS ARE TO BE LOCATED TO THE CENTRE LINE UNLESS OTHERWISE
STATED.

Drawing Title:

FINISHED SURFACE
LAYOUT PLAN

Rev	Date	Description	By	Check
1	12/09/2025	Final Design	MG	MG
2	12/09/2025	Final Design	MG	MG

Rev	Date	Description	By	Check
1	12/09/2025	Final Design	MG	MG
2	12/09/2025	Final Design	MG	MG

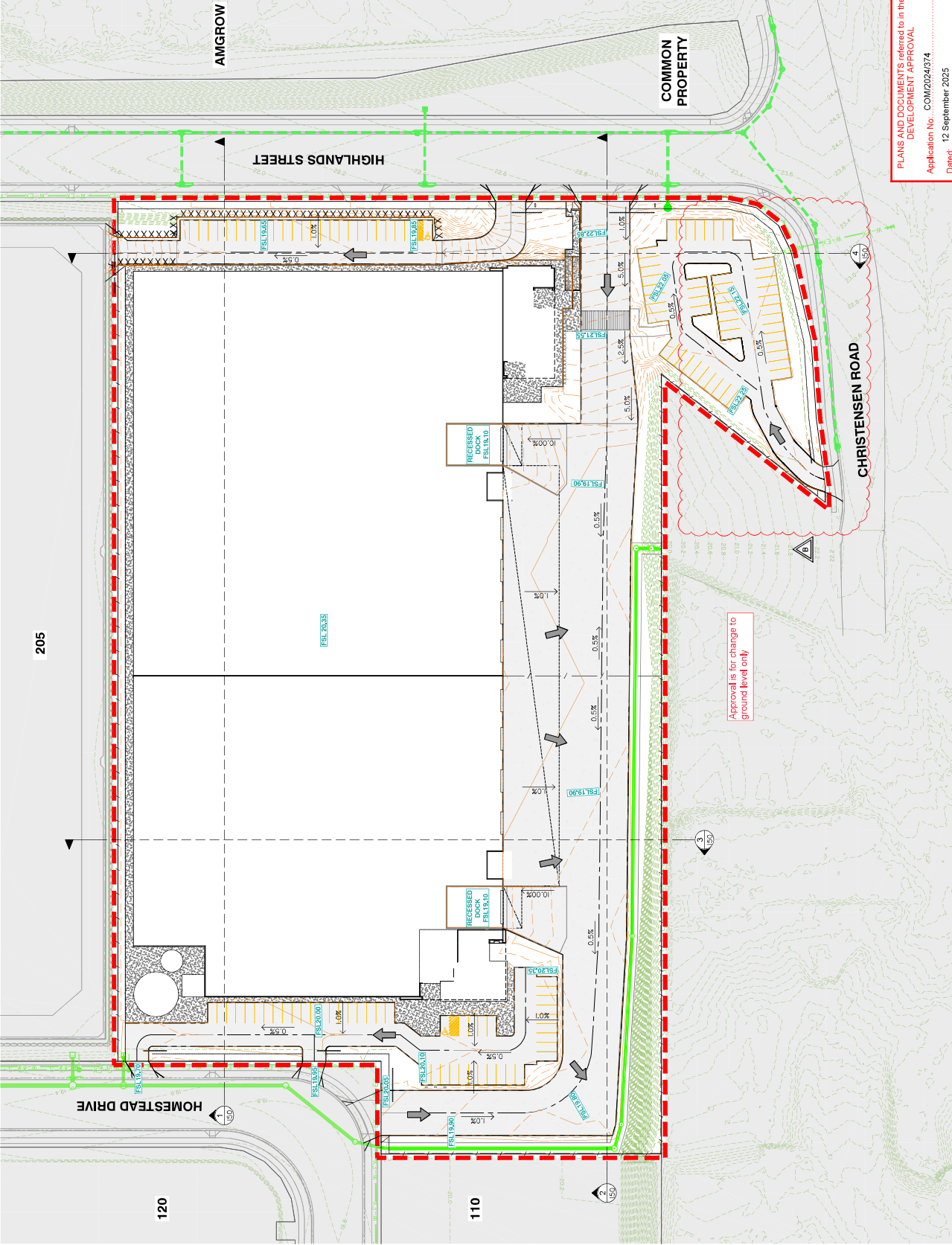
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1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



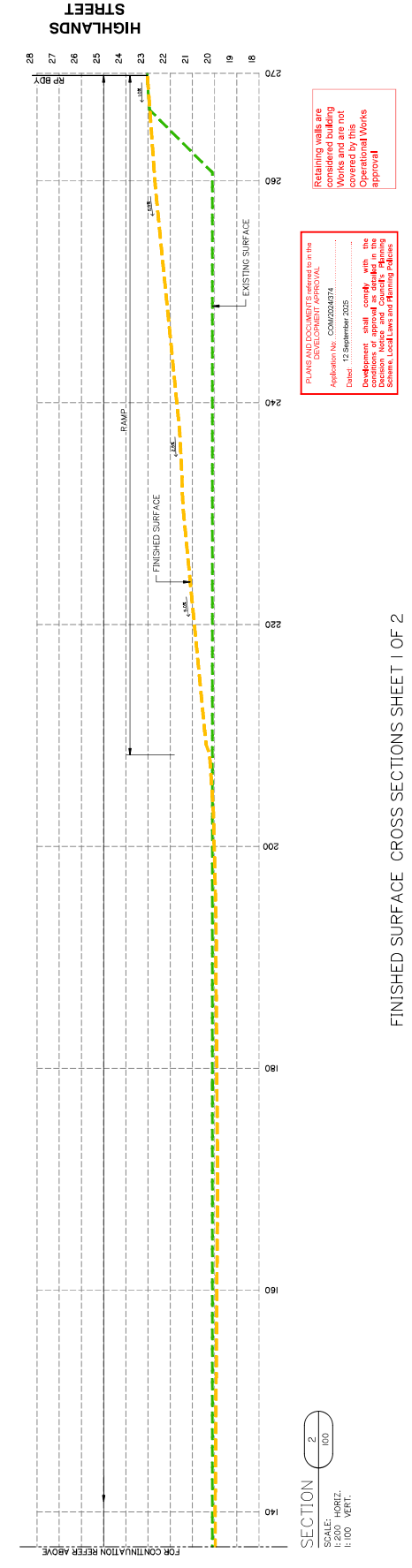
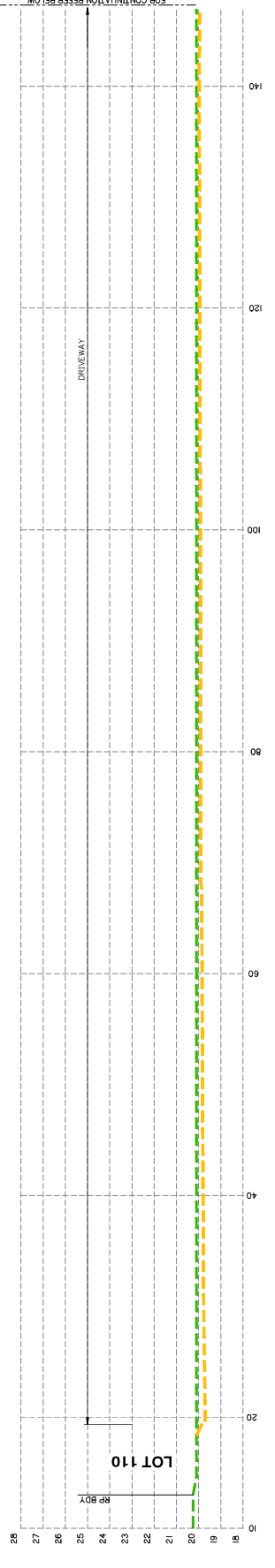
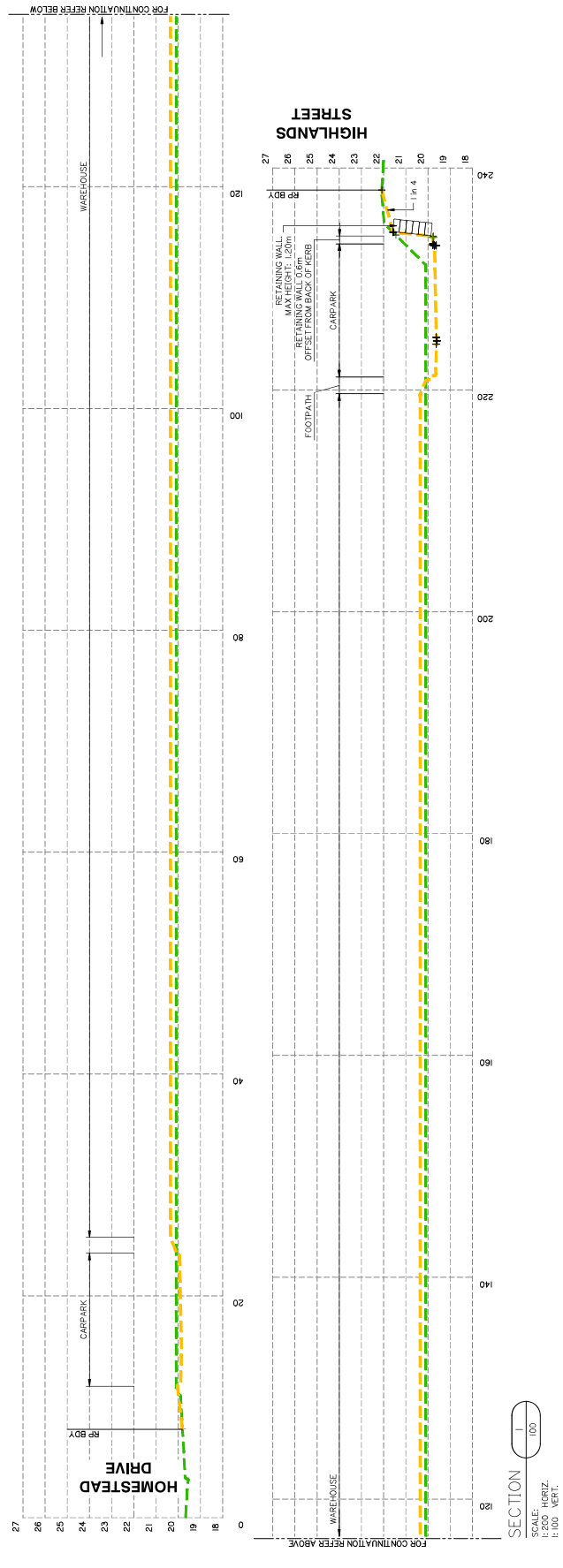
Project No.	6172
Designed	TGP
Approved	MG
APRQ	16939
Signed	
Date	08/08/2025
Drawing No.	6172 ENG BE2 100
Revision	B



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
Application No. COM/2024/374
Dated 12 September 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 DRAWING LEGENDS, REFER TO SHEET D04
2. FOR GENERAL NOTES, REFER TO SHEETS D02 AND D03

FINISHED SURFACE LAYOUT PLAN



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL Application No. COM2624274 Dated: 12 September 2025 Development shall comply with the conditions of the Development Approval, the Council's Planning Scheme, Local Laws and Planning Policies

Retaining walls are shown on this plan. Retaining Works and are not covered by this Operational Works approval

QUEENSLAND
PTY. LTD.

LOT 204 DUAL TENANCY
WAREHOUSE

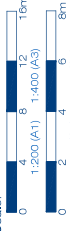
2 HIGHLANDS STREET,
STAYPLTON QLD. 4207

Lot:	LOT 204
Plan:	SP31617
Local Authority:	CITY OF
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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Drawing Title:
FINISHED SURFACE
CROSS SECTIONS
SHEET 1 OF 2

[illegible]Scale:
COOLANT AND FUEL VALVE IN MILLIMETERS
AS REDUCED

PROJECT NORTH POINT

Project No. 6172

Designed: TGP	Drafted: TGP
---------------	--------------

Approved: _____ MG

[Signature]

Date: 08/08/2025

6172 ENG BE2 151

FINISHED SURFACE CROSS SECTIONS SHEET 1 OF 2



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2024/0374

Dated: 12 September 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.

Retaining walls are considered **building** Works and are not covered by this **Operational Works** approval



planning | environment | landscape | engineering | survey
collaboration | 10 Sturges Street, Northcote VIC 3070 | 03 9581 2000

Client:

FPI QUEENSLAND
PTY. LTD

Project:

LOT 204 DUAL TENANCY
WAREHOUSE

Site Address:

2 HIGHLANDS STREET,
STAYPLTON QLD, 4207

RPD:

Lot: LOT 204
Plan: SP316171
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian: PSM
FL:

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THIS DRAWING IS NOT VALID FOR CONSTRUCTION.
ALL DIMENSIONS ARE TO BE TAKEN TO THE CENTRE OF THE WALL UNLESS OTHERWISE SPECIFIED.
GENERAL NOTES:

Drawing Title:

RETAINING WALL
LAYOUT PLAN

Rev	Date	Description	By	Check
1	08/08/2022	Initial Design	W	D
2	08/08/2022	Revised Design	W	D
3	08/08/2022	Final Design	W	D

Rev	Date	Description	By	Check
1	08/08/2022	Initial Design	W	D
2	08/08/2022	Revised Design	W	D
3	08/08/2022	Final Design	W	D

Drawings in metres except where indicated
Cover and pipe sizes in millimetres
At reduced scale

Scale:



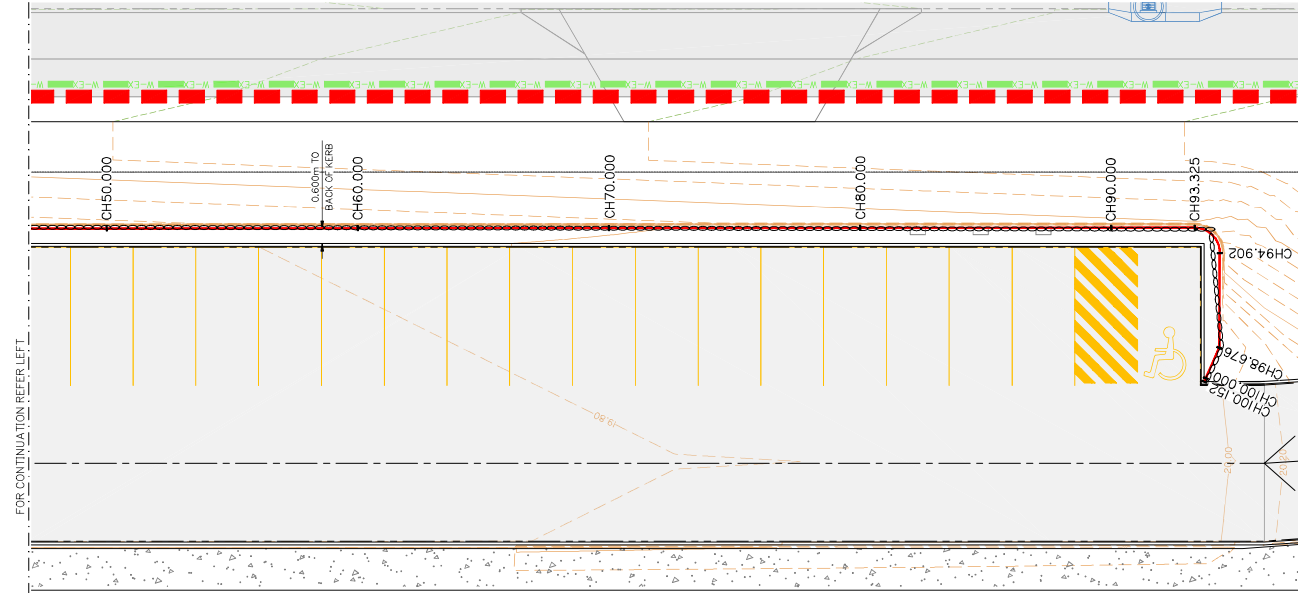
PROJECT NORTH POINT

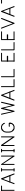


Project No.	6172
Designed	TGP
Approved	MG
APRQ	16939
Signed	
Date	08/08/2025

Drawing No. 6172 ENG BE2 200
Revision B

INFORMATION ONLY



[illegible]

FPI QUEENSLAND
PTY. LTD

LOT 204 DUAL TENANCY
WAREHOUSE

2 HIGHLANDS STREET,
STAYPLTON QLD. 4207

Lot: LOT 204
 Plan: SP31617
 Local Authority: CITY OF
 Level Datum: AHD
 Meridian:
 PSM:
 Fill:

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RETAINING WALL TYPICAL DETAILS

[illegible]

NOT TO SCALE

PROJECT NORTH POINT

Designed: TGP	Drafted: TGP
---------------	--------------

Approved: _____

16939

THAILING

Drawing No:

6172 ENG BE2 202

A cross-sectional diagram of a stone retaining wall. The wall is constructed from large, irregular stones. The back face of the wall is labeled 'NOMINAL FACE OF WALL' with a line pointing to the leftmost stone. The top surface of the stones is labeled 'RETAINED SOIL' with a line pointing to the soil area above the wall. The front face of the wall is labeled 'NOMINAL FACE OF WALL' with a line pointing to the rightmost stone. A dashed line indicates the 'PROVIDE ADDITIONAL BOLLIDER TO REINFORCE CORNER' with a line pointing to the corner of the wall.

PLAN VIEW TYPICAL BOULDER
WALL CORNER DETAIL

1. RETAINING WALLS TO BE IN ACCORDANCE WITH CITY OF GOLD COAST SCHEDULE 6 CITY PLAN POLICY – LAND DEVELOPMENT GUIDELINES SC6.11.3.2 CHANGE TO GROUND LEVEL STANDARDS. THEY SHALL NOT EXCEED 3.0m IN HEIGHT UNLESS SUITABLY BENCHED.
2. THE BOLLIDER 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 15) AND FINAL CONSTRUCTION (FORM 16).

CONTRACTOR TO INSTALL 1.5m MIN. HEIGHT SAFETY FENCE

TO BE PACKED FIRMLY SO AS TO PROVIDE RESISTANCE TO HORIZONTAL MOVEMENT

APPEARANCE OF WALL TO BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DETAILS

RAKE OF WALL

NOMINAL FACE OF WALL

PROF. BDY.

CONTACT ANGLE BETWEEN BOULDERS

NOMINAL TOE OF WALL

EXISTING SURFACE

0.6m TO ROAD RESERVE OR 0.3m TO LOT BOUNDARY IF PRIVATE PROPERTY.

0.6m / 0.3m

RAKE OF STONE FACE (N:15)

CONCRETE $F'_{cs} = 20 \text{ MPa}$

100 DIA. AGG DRAIN WITH FILTERSOCK (TYP.) GRADED AT 1 IN 200 OUT TO TOE OF WALL AT 5.0m CENTRES

BIDIM A24 GEOTEXTILE

NOMINAL BACK FACE OF WALL

GRANULAR FREE DRAINING LAYER

ROCK BOULDERS MUST CONSTITUTE AT LEAST 70% OF NOMINAL WALL VOLUME

ROCK INTERFACES MUST CONSTITUTE AT LEAST 70% OF MINIMAL CROSS SECTION

TYPICAL INDUSTRIAL LOT FALLS TO MINIMUM GRADE OF 1 IN 150 TO FRONT BOUNDARY

LOT

HIGH SIDE

LOW SIDE

OUT OFF DRAIN TO BE PROVIDED IN HIGH SIDE ALLOTTMENT ONLY WHERE THERE IS REAR OF ALLOTTMENT SPOON DRAIN TO BE INSTALLED AT INVERT OF CHANNEL

PROVIDE 0.5m THICK CLAY CAPPING LAYER WITH LAYER OF TURF OVER

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

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

RETAINING WALL TYPICAL DETAILS