

CIVIL OPERATIONAL WORKS FOR VANTAGE YATALA PROPOSED LOT 212 & 213 BOUNDARY REALIGNMENT



T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2026/533

Dated: 10 June 2026

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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LOCALITY PLAN
SCALE 1:5000

ISSUED FOR APPROVAL

PROJ NO. 6397 ENG

DWG NO. OPW 001 - P1

MARCH 2026

CLIENT



FPI QUEENSLAND PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 202 & 203, VANTAGE INDUSTRIAL ESTATE,
6 & 10 COASTLINK COURT, STAPYLTON QLD 4207
(LOT 212 & 213 ON SP329487)

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.

STORMWATER DRAINAGE

- 1.ALL DRAINAGE STRUCTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS.
–MAIN ROADS STANDARDS DRAWINGS AND SPECIFICATIONS,
–CoGC DESIGN GUIDELINES, STANDARD DRAWINGS AND SPECIFICATIONS
–ANY MANUFACTURES STANDARDS DRAWINGS AND SPECIFICATIONS.
–RELEVANT AUSTRALIAN STANDARDS
- 2.WHERE A CONNECTION IS MADE TO AN EXISTING DRAINAGE PIPE OR PIT. THEN THE LEVEL OF THAT ELEMENT MUST BE SURVEYED PRIOR TO CONSTRUCTION.THE SURVEYED LEVELS SHALL BE PROVIDED TO THE SUPERINTENDED TO CONFIRM THE CONNECTION AND LEVELS PRIOR TO CONSTRUCTION.
- 3.ALL STORMWATER PIPES SHALL BE RCP RRJ CLASS AS SPECIFIED UNLESS OTHERWISE APPROVED BY THE SUPERINTEND.
- 4.THE CLASS OF STORMWATER PIPES SPECIFIED ON PIPE LONG SECTIONS DOES NOT ALLOW FOR CONSTRUCTION VEHICLE LOADINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THERE IS NO DAMAGE TO STORMWATER PIPES ALREADY LAID DURING THE COURSE OF CONSTRUCTION.
- 5.VIBRATORY TRENCH ROLLER ALLOWED AT DEPTH OVER 600mm ABOVE TOP OF PIPE.
- 6.VIBRATORY TRENCH RAMMER ALLOWED AT DEPTHS OVER 450mm ABOVE TOP OF PIPE.
- 7.EXCAVATION COMPACTION WHEELS ARE NOT TO BE USED WITHOUT PERMISSION FROM THE SUPERINTENDENT.
- 8.ALL TRENCH BACKFILL MATERIAL UNDER THE PAVEMENT SHALL BE CBR 15 OR APPROVED EQUIVALENT.
- 9.HEADWALL END STRUCTURES TO BE 32mPA. CAST IN SITU CONCRETE WITH CONCRETE APRONS (INCLUDING CUT OFF WALLS) UNLESS NOTED OTHERWISE. REFER TO CoGC DRG 05–03–202 AND DTMR STD DRG.1304–1306 FOR DETAILS.
10. STEEL GRATES AND FRAMES ARE TO BE FABRICATED FROM MILD STEEL AND HOT DIP GALVANIZED. ALL GRATES ARE TO BE CLASS D (U.N.O) AND BICYCLE SAFE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3996 (U.N.O).
11. MANHOLE SETOUT POINTS TO CENTRE OF MANHOLE.
12. STORMWATER PIPE LENGTHS QUOTED ARE CALCULATED FROM CENTRE OF PIT/CHAMBER. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ACTUAL LENGTHS REQUIRED.
13. ANY TEMPORARY STORMWATER DIVERSIONS ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO CONSTRUCTION.

SEWER RETICULATION

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO GOLD COAST WATER'S SEWERAGE SYSTEM.
4. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY AN APPROVED CONTRACTOR UNDER GOLD COAST WATER SUPERVISION AT THE DEVELOPER'S COST.
5. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
6. EACH ALLOTMENT SHALL BE SERVED BY A DN150 uPVC PROPERTY CONNECTION.
7. PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
8. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm.
9. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY GOLD COAST WATER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
10. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
12. SEWERS SHALL BE DISUSED /ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
13. BENCH MARK AND LEVELS TO AHD.
14. EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING LIVE SEWERS SHALL ENSURE WORKS ARE UNDERTAKEN BY AN APPROVED CONTRACTOR UNDER GOLD COAST WATER SUPERVISION AT THE DEVELOPER'S COST.



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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FPI QUEENSLAND
PTY LTD

Project:

VANTAGE YATALA
LOT 212&213 BOUNDARY
REALIGNMENT WORKS

Site Address:

6 &10 COAST LINK COURT
STAPYLTON, QLD 4207

RPD:

Lot: 202
Plan: SP329487
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

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Drawing Title:

GENERAL NOTES

IP1	24/03/26	ORIGINAL ISSUE	ML	MG
Rev	Date	Description	DRN	CHK

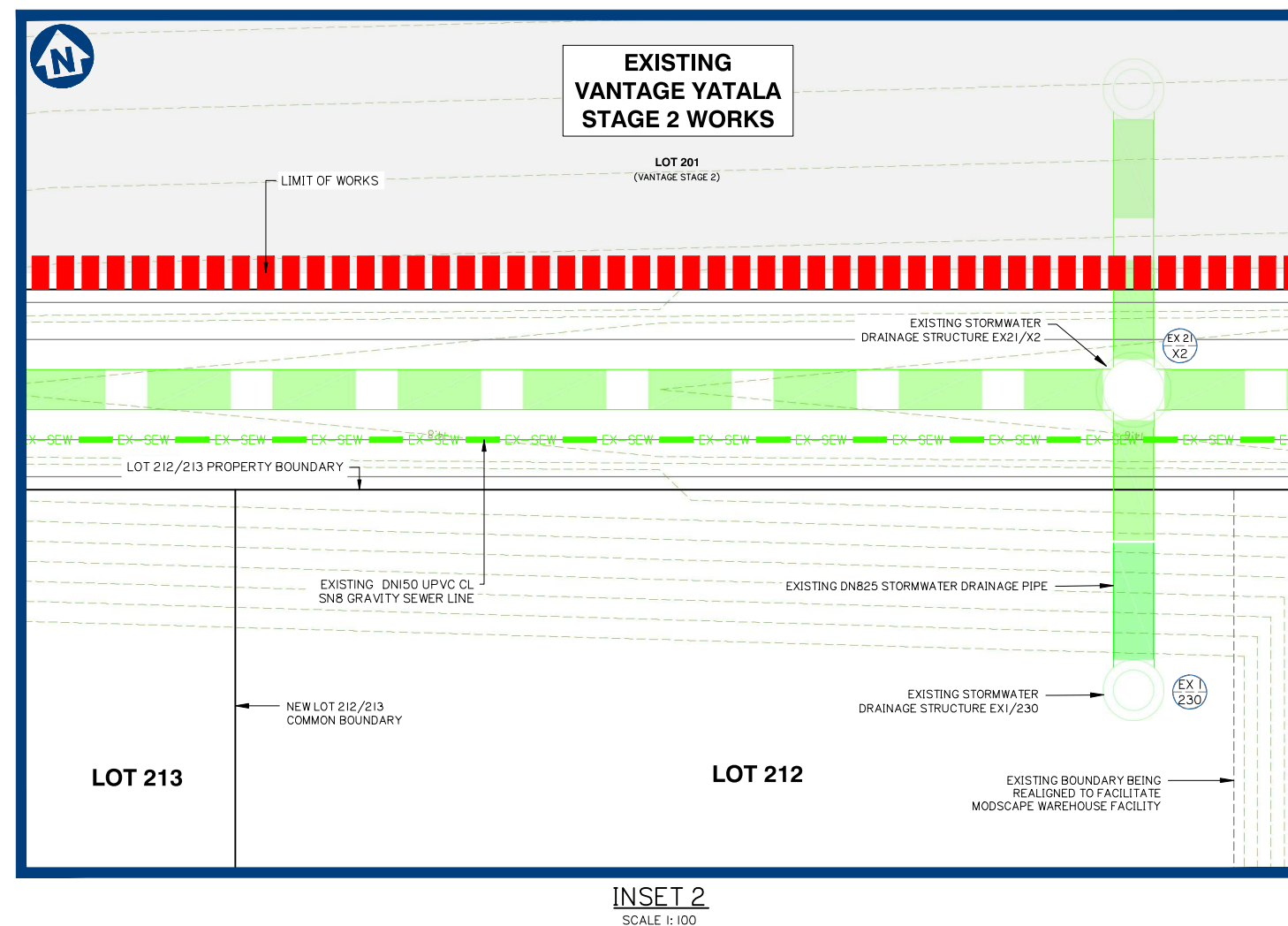
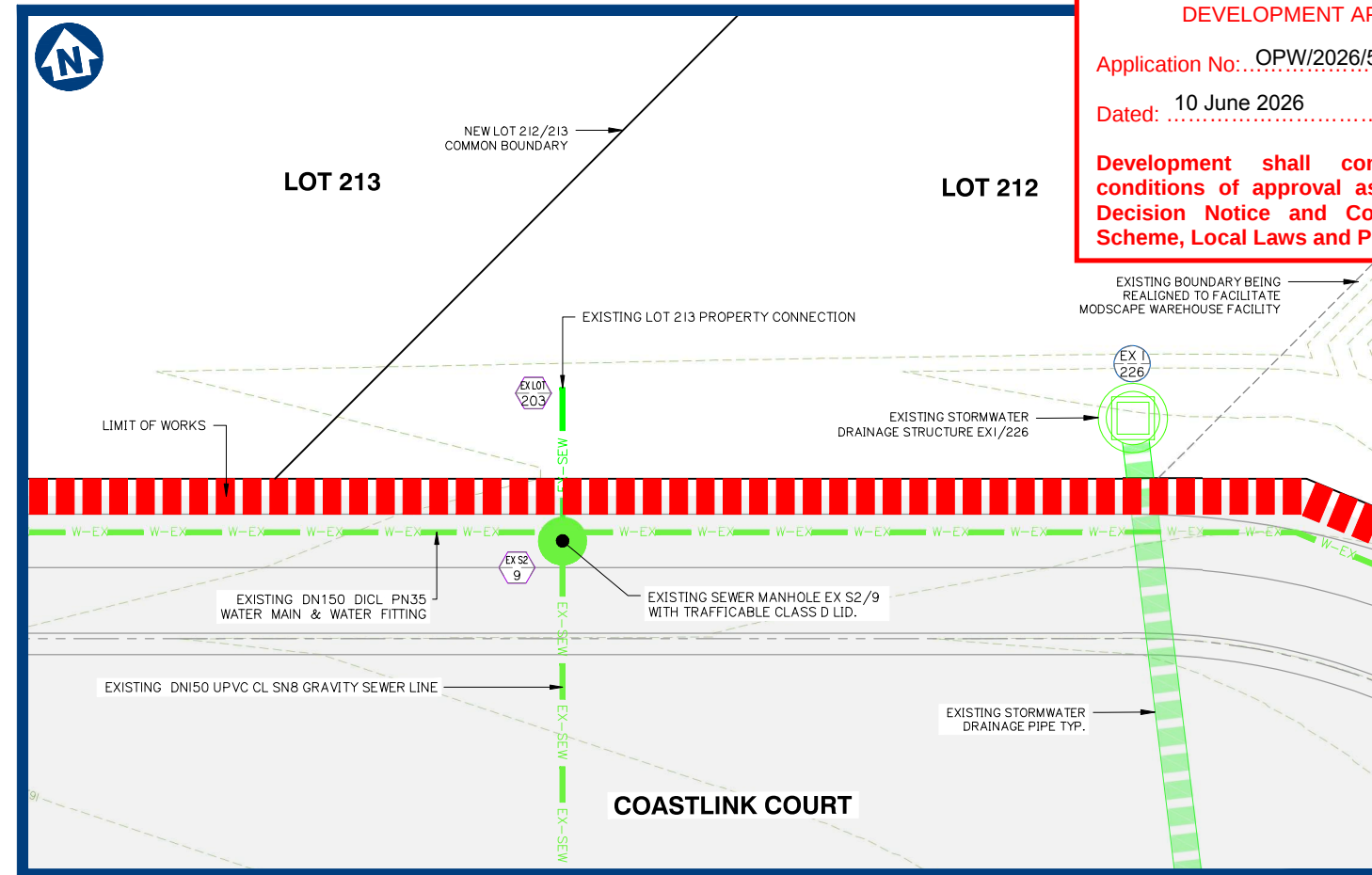
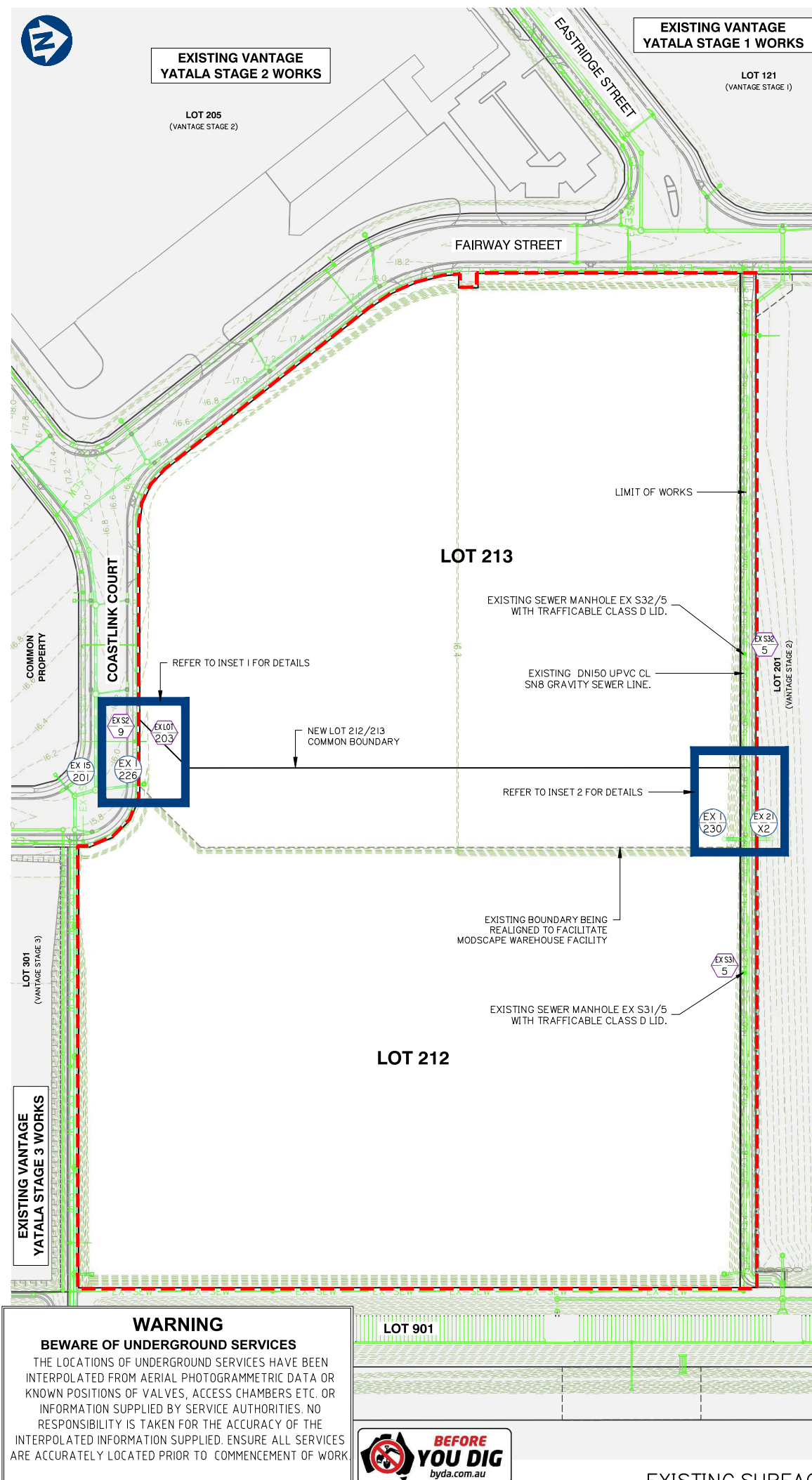
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No.	6397	
Designed: ML	Drafted: ML	
Approved:	MG	
RPEQ	16939	
Signed:		
Date:	24/03/2026	
Project No:	Drawing No:	Revision
6397 ENG	OPW 002	P1

GENERAL NOTES



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

Application No: OPW/2026/533

Dated: 10 June 2026

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FPI QUEENSLAND PTY LTD	
Project:	VANTAGE YATALA LOT 212&213 BOUNDARY REALIGNMENT WORKS
Site Address:	6 &10 COAST LINK COURT STAPYLTON, QLD 4207

RPD:	
Lot:	202
Plan:	SP329487
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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Drawing Title: EXISTING SURFACE AND FEATURES LAYOUT PLAN

[illegible]

P1	24/03/26	ORIGINAL ISSUE	ML	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES			A1 UNREDUCED A3 REDUCED	

Scale:

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1:1000 (A1) 1:2000 (A3)

0 2 4 6 8m
1:100 (A1) 1:200 (A3)

PROJECT NORTH POINT

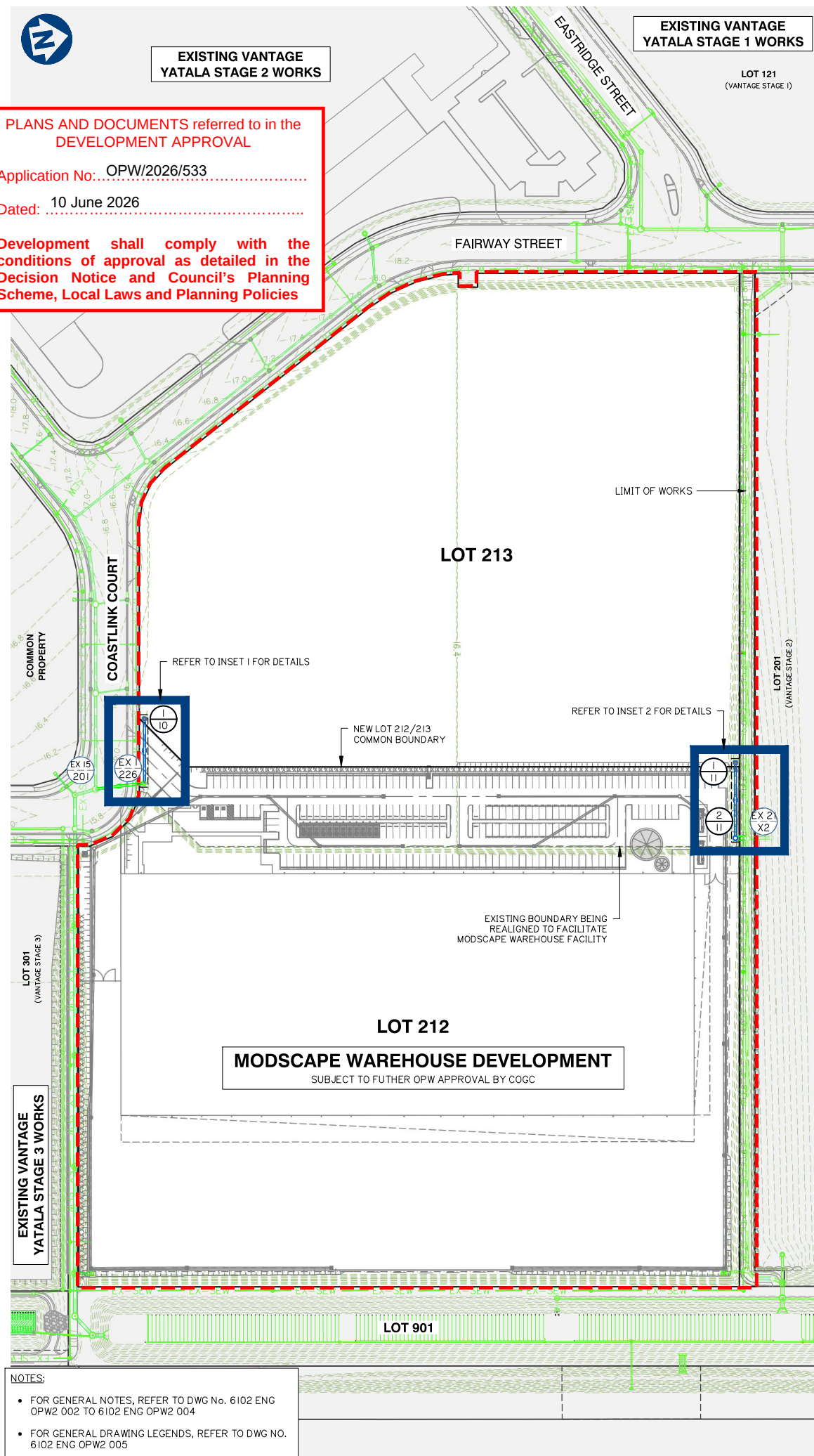


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Designed: ML		Drafted: ML
Approved:		MG
RPEQ		16939
Signed:		
Date:		24/03/2026
Project No:	Drawing No:	Revision
6397 ENG	OPW 010	P1



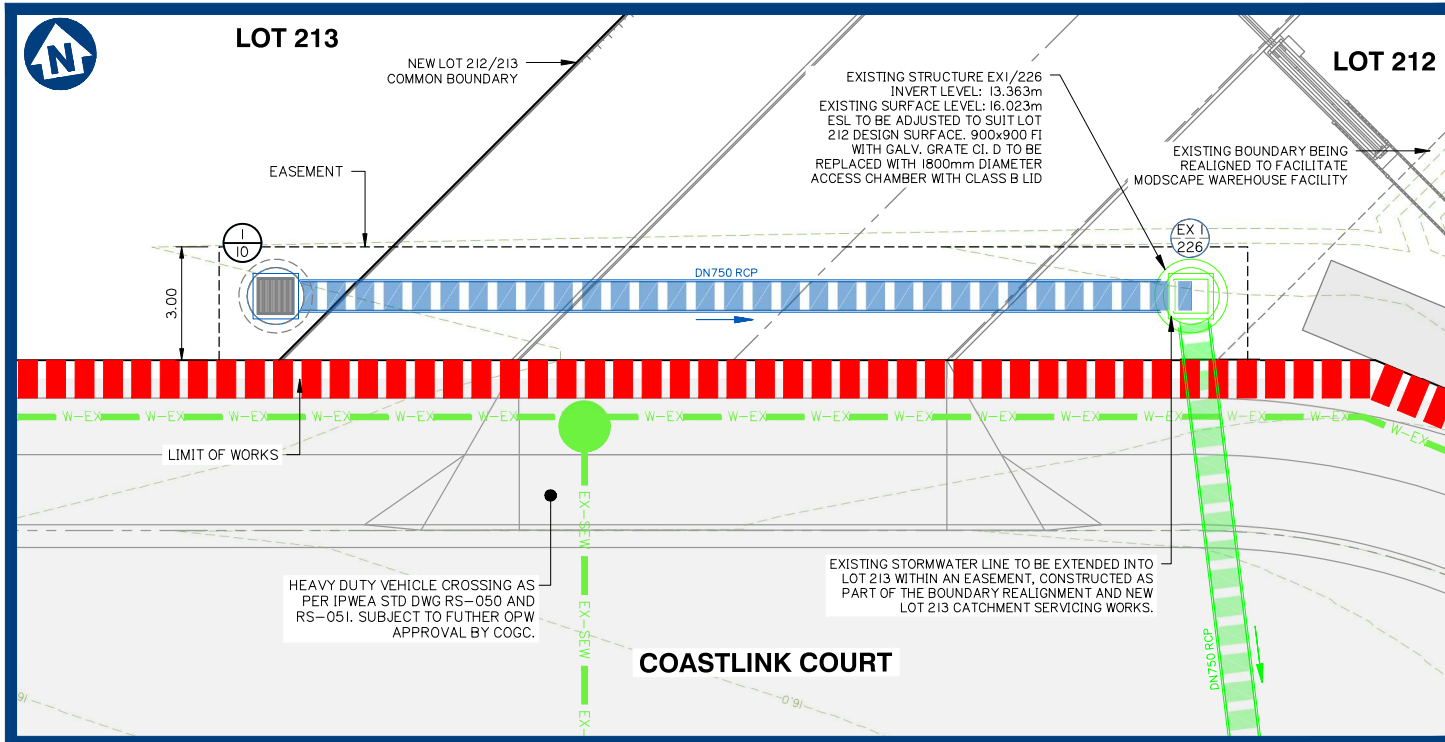
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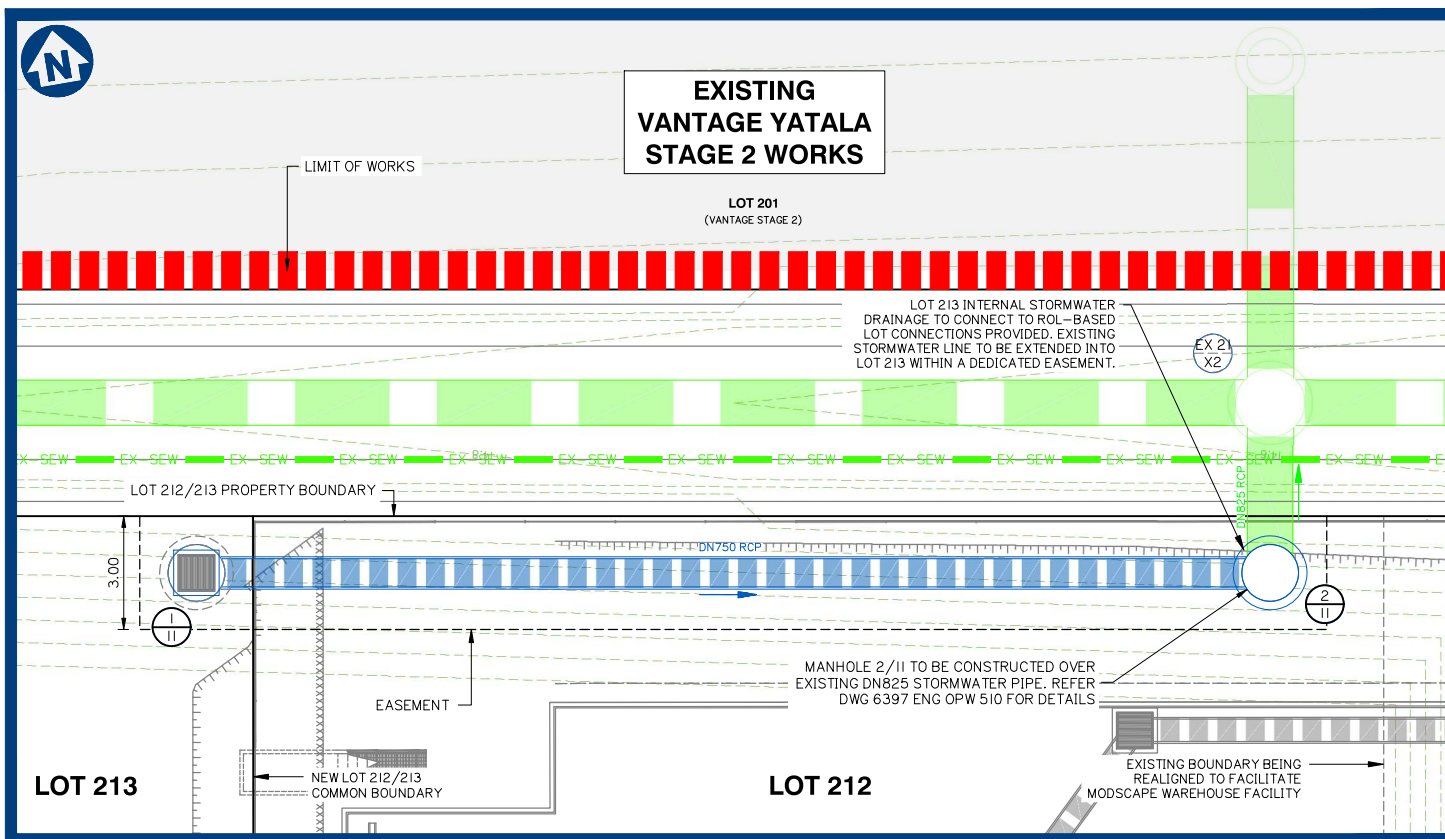


NOTES:

- FOR GENERAL NOTES, REFER TO DWG No. 6102 ENG OPW2 002 TO 6102 ENG OPW2 004
- FOR GENERAL DRAWING LEGENDS, REFER TO DWG NO. 6102 ENG OPW2 005
- FOR DRAINAGE INFORMATION AND DETAILS REFER TO DWG No. 6397 ENG OPW 500 TO 6397 ENG OPW 550



INSET I
SCALE 1:100



INSET 2
SCALE 1:100

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.



STRUCTURE TYPE	HORIZONTAL CONTROL (REFERENCE POINT LOCATION)	VERTICAL CONTROL (REFERENCE LEVEL)
MANHOLE	CENTRE OF MANHOLE	FINISHED SURFACE LEVEL
FIELD INLET PIT	CENTRE OF PIT	FINISHED SURFACE LEVEL



Client:  **FRASERS**
PROPERTY

FPI QUEENSLAND
PTY LTD

Project:

VANTAGE YATALA
LOT 212&213 BOUNDARY
REALIGNMENT WORKS

Site Address:

6 & 10 COAST LINK COURT
STAPYLTON, QLD 4207

RPD:	
Lot:	202
Plan:	SP329467
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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Drawing Title:

STORMWATER DRAINAGE LAYOUT PLAN

[illegible]

P1	24/03/26	ORIGINAL ISSUE	ML	MG
Rev	Date	Description	DLN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

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Project No. 6397		
Designed: ML		Drafted: ML
Approved:		MG
RPEQ		16939
Signed:		
Date:		24/03/2026
Project No: 6397 ENG	Drawing No: OPW 400	Revision P1

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Client: FPI QUEENSLAND PTY LTD

Project: VANTAGE YATALA LOT 212&213 BOUNDARY REALIGNMENT WORKS

Site Address: 6 &10 COAST LINK COURT STAPYLTON, QLD 4207

RPD: Lot: 202 Plan: SP329487 Local Authority: CITY OF GOLD COAST Level Datum: AHD Meridian: PSM: RL:

ISSUED FOR APPROVAL

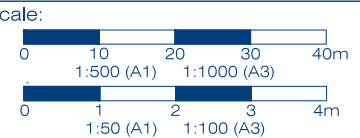
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Drawing Title:

STORMWATER DRAINAGE LONGITUDINAL SECTIONS

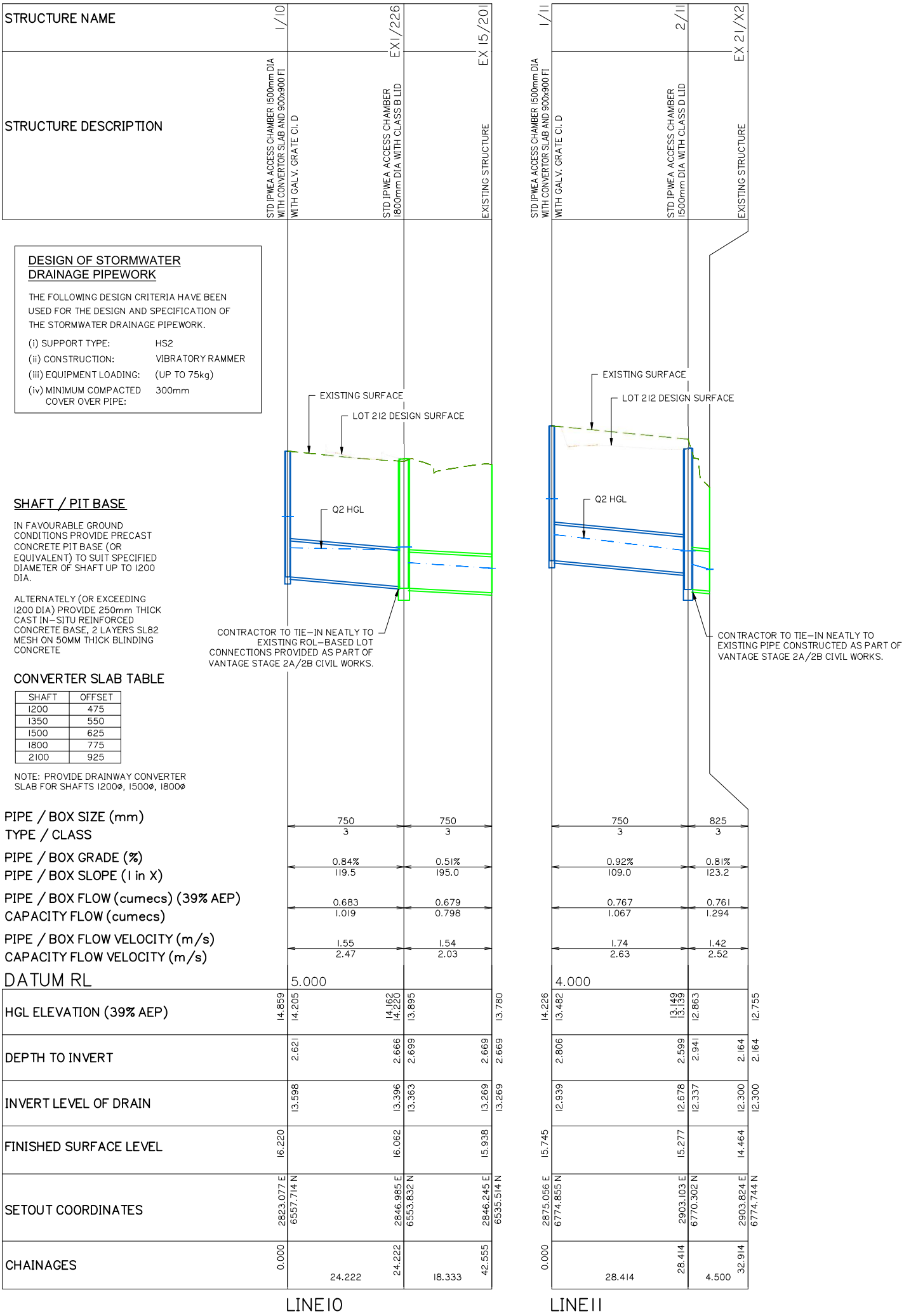
IP1	24/03/26	ORIGINAL ISSUE	ML	MG
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Designed:	ML	Drafted: ML
Approved:		MG
RPEQ		16939
Signed:		
Date:		24/03/2026
Project No:	6397 ENG	Drawing No: OPW 510
		Revision: P1



STORMWATER DRAINAGE LONGITUDINAL SECTIONS



VANTAGE YATALA LOT 212&213 BOUNDARY REALIGNMENT WORKS

5 & 10 COAST LINK COURT
STAPYLTON, QLD 4207

Lot: 202
Plan: SP329487
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
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RL:

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Drawing Title

STORMWATER DRAINAGE CALCULATION TABLE

P1	24/03/26	ORIGINAL ISSUE	ML	MG
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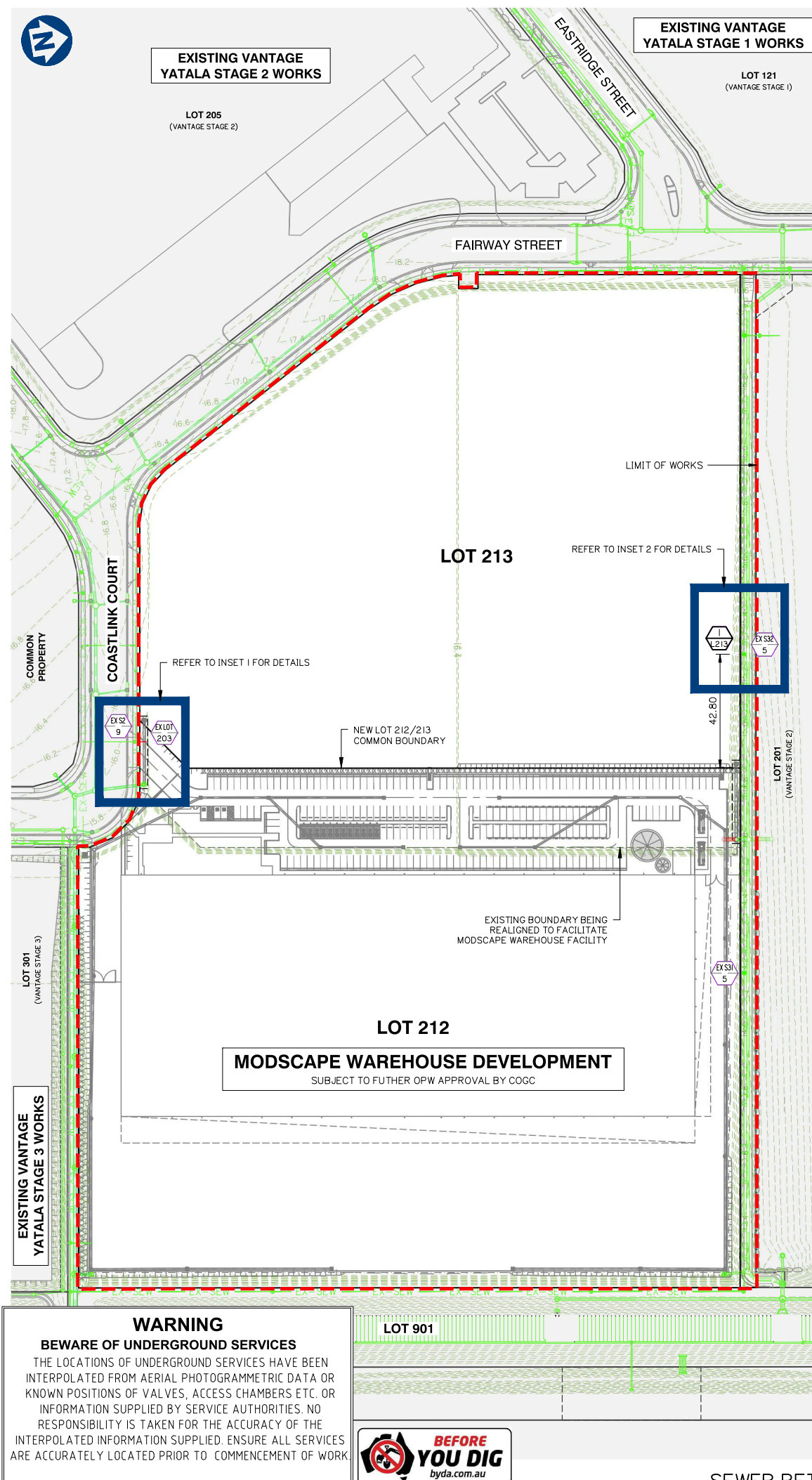
PROJECT NORTH POINT

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RPEQ		16939
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Project No:	Drawing No:	Revision
6397 ENG	OPW 550	P1

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VANTAGE YATALA
LOT 212&213 BOUNDARY
REALIGNMENT WORKS

5 & 10 COAST LINK COURT
STAPYLTON, QLD 4207

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SEWER RETICULATION LONGITUDINAL SECTION

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

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Project No: 6397			
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PEQ		16939	
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6397 ENG	OPW 610	P1	

SEWER RETICULATION LONGITUDINAL SECTION