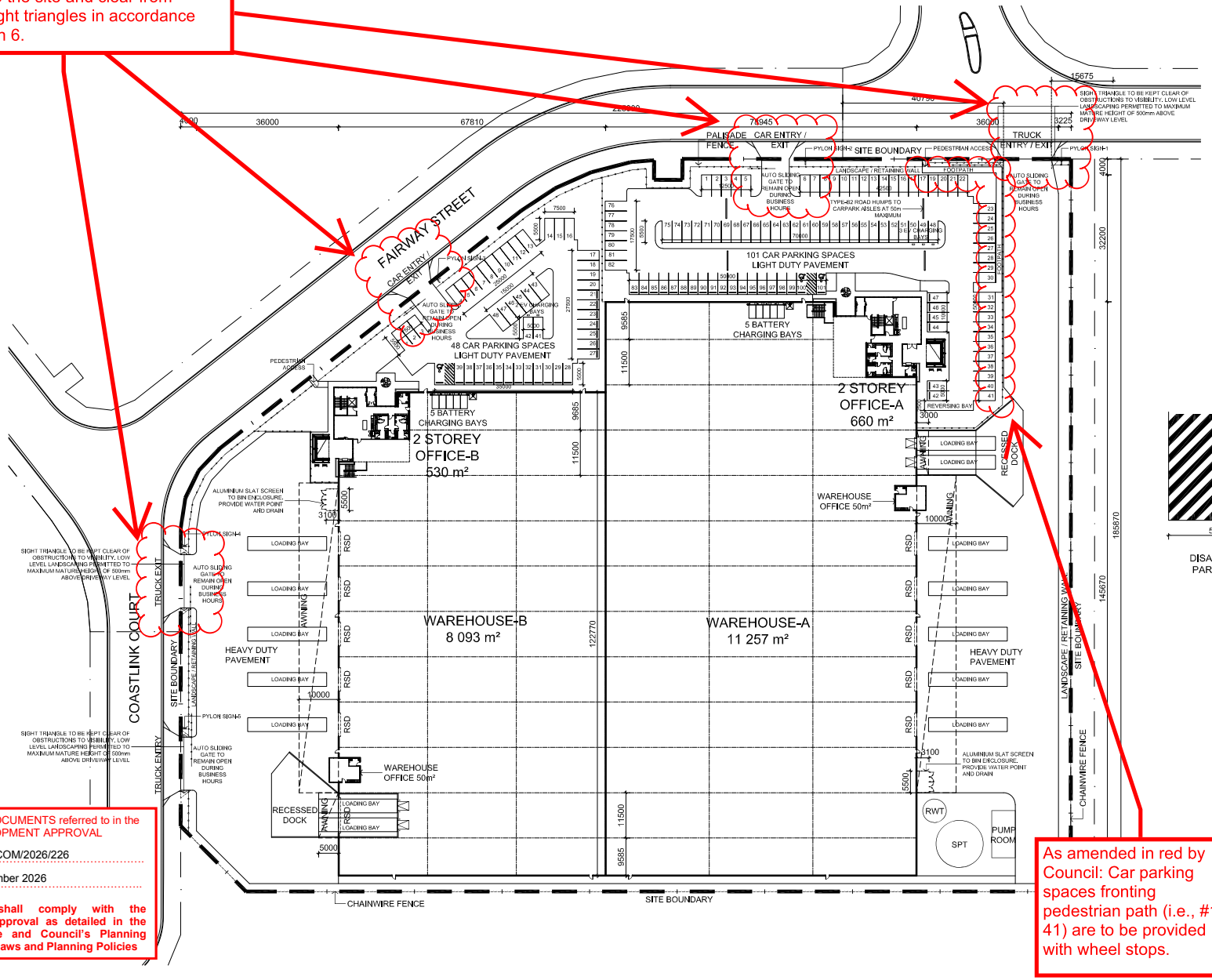
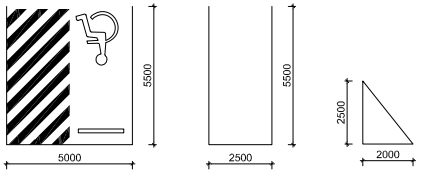
As amended in red by Council: Property fencing must set back 2.5m from property boundary into the site and clear from pedestrian sight triangles in accordance with Condition 6.

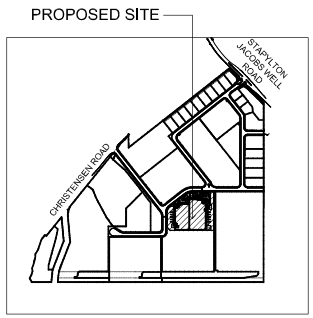


REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	WAREHOUSE-A CARPARK UPDATE	29.06.26
C	WAREHOUSE-A CARPARK UPDATE, ISSUE FOR DA	01.07.26
D	LOADING ZONES ADDED	19.08.26

DEVELOPMENT SUMMARY		
SITE AREA	**37546**	**m²**
WAREHOUSE-A (Including Dock Office 50m²)	11257	m²
2 STOREY OFFICE-A	660	m²
WAREHOUSE-B (Including Dock Office 50m²)	8093	m²
2 STOREY OFFICE-B	530	m²
TOTAL BUILDING AREA	**20540**	**m²**
CAR PARKING PROVIDED	149	
AWNING	1682	m²
HEAVY DUTY PAVEMENT	8419	m²
LIGHT DUTY PAVEMENT	4372	m²
EFFICIENCY	54.7	%
SITE COVER (Ground Floor Building + Awning / Site Area)	57.8	%



DISABLED CAR PARKING BAY | TYPICAL CAR PARKING BAY | SIGHT TRIANGLE



LOCATION PLAN

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 12 November 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

As amended in red by Council: Car parking spaces fronting pedestrian path (i.e., #17 - 41) are to be provided with wheel stops.

FOR DEVELOPMENT APPLICATION

FRASERS PROPERTY

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PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

SITE PLAN

JOB	DATE
Q25-001A-DA-002	19.08.26
SCALE	DRN. REV.
1:500 @ A1	MS D

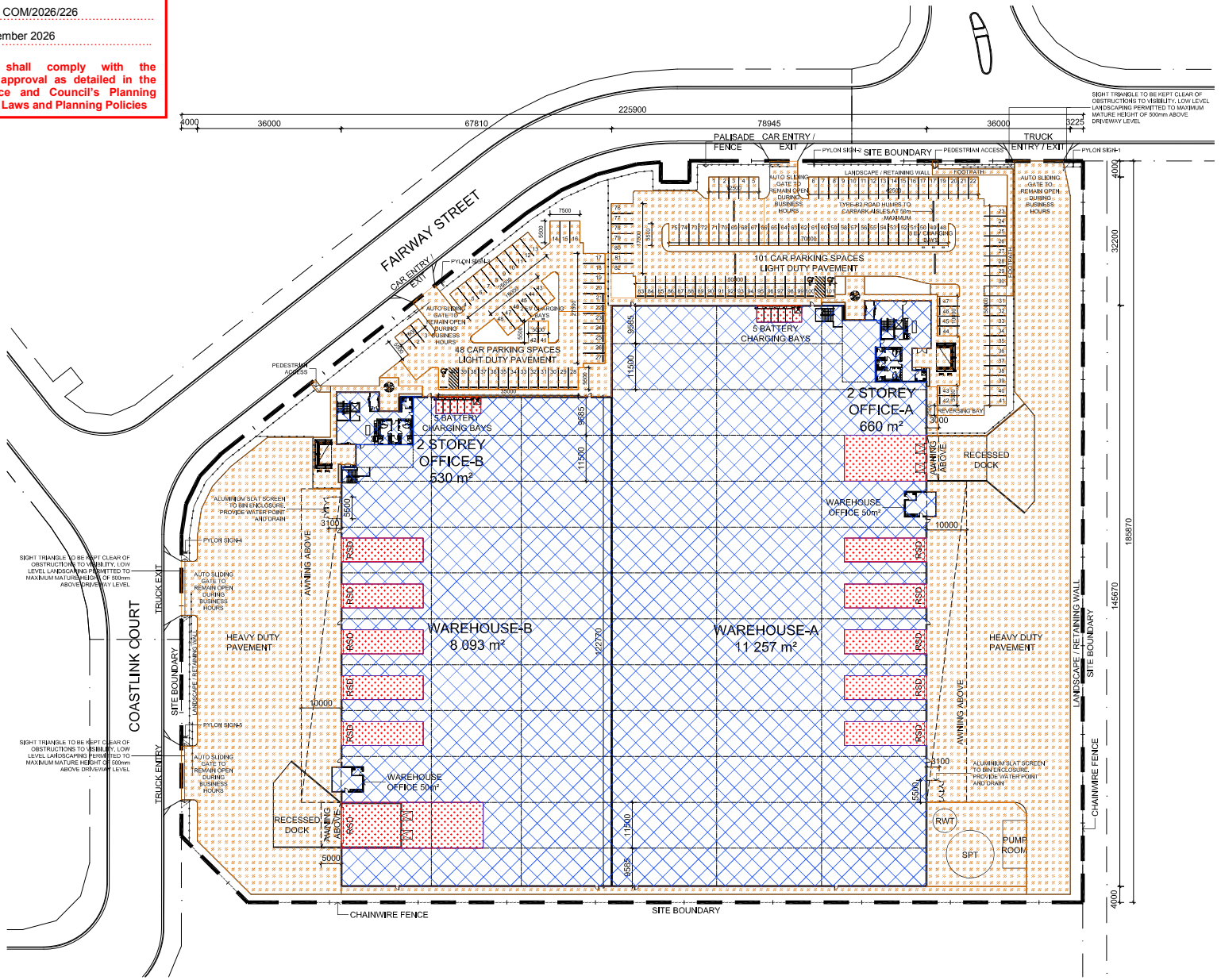
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 12 November 2026

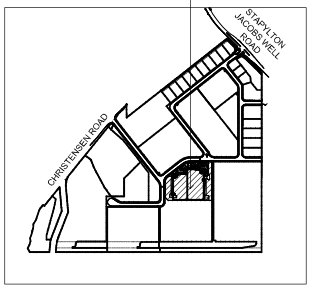
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	WAREHOUSE-A CARPARK UPDATE, ISSUE FOR DA	01.07.26



LEGEND

	AREA USE	AREA
	INDUSTRY Includes: Office - 1190 m² Warehouse - 17372 m²	18562 m²
	GFA EXCLUSION ZONE (Loading Area)	1978 m²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 1978 m² Warehouse - 17372 m² Office Ground Floor - 487 m² Paved Area - 14618 m²	34455 m²



LOCATION PLAN

FOR DEVELOPMENT APPLICATION

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PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

SITE PLAN

GFA IMPERVIOUS AREA

JOB	DATE
Q25-001A-DA-003	01.07.26
SCALE	DRN. / REV.
1:500 @ A1	MS / B

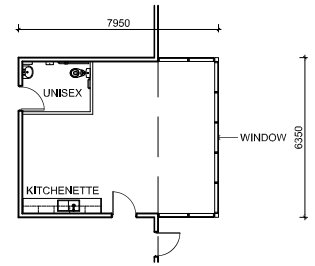
REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	ISSUE FOR DA	01.07.26

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

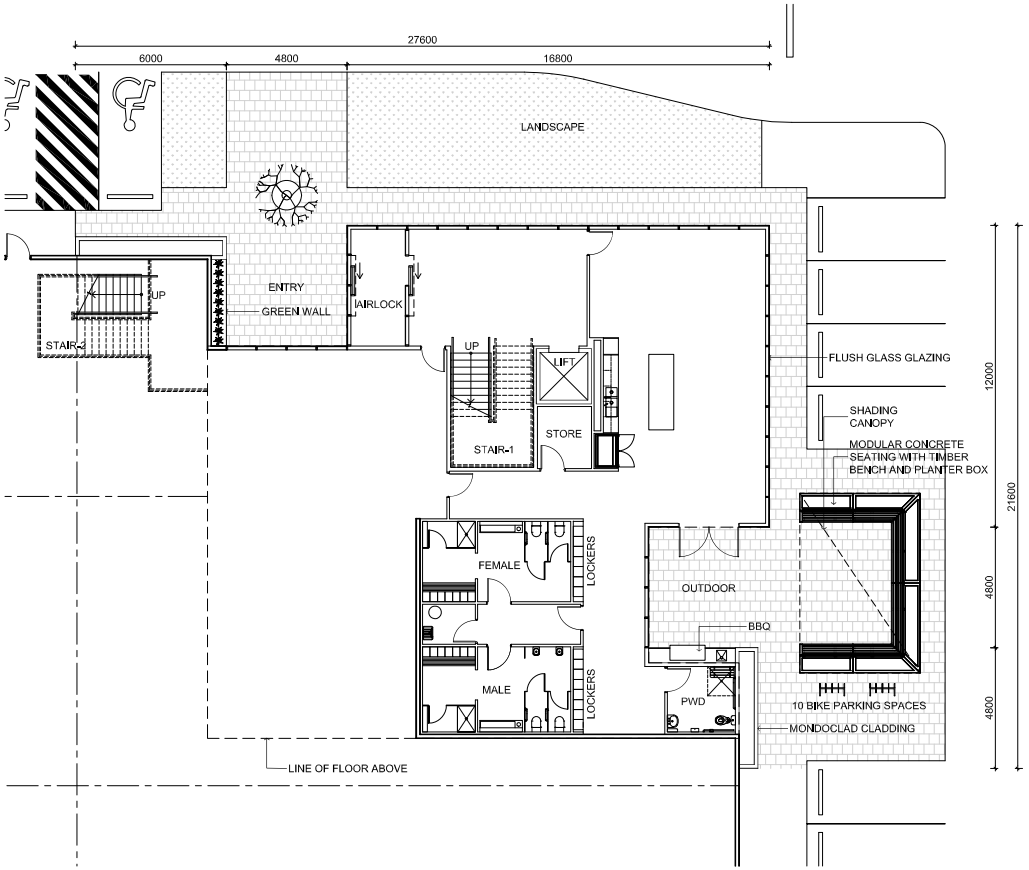
Application No: COM/2026/226

Dated: 12 November 2026

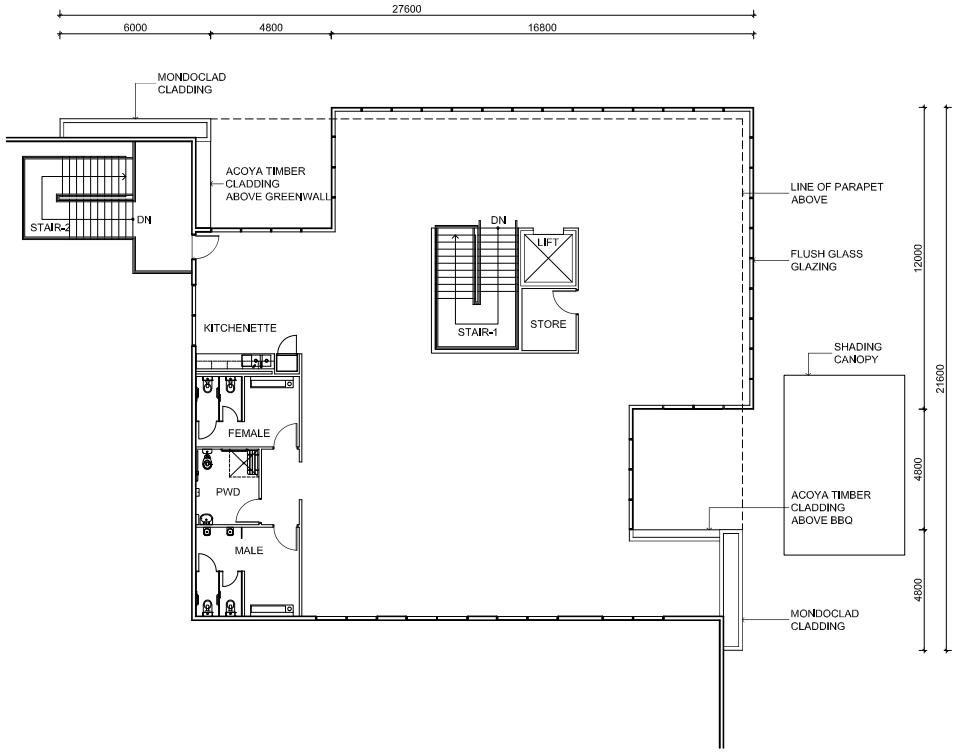
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



WAREHOUSE OFFICE-A FLOOR PLAN



OFFICE-A GROUND FLOOR PLAN



OFFICE-A FIRST FLOOR PLAN

FOR DEVELOPMENT APPLICATION

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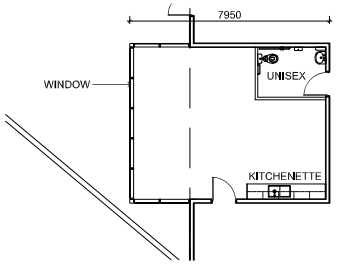
PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

OFFICE-A PLAN

JOB	DATE
Q25-001A-DA-110	01.07.26
SCALE	DRN. REV.
1:100 @ A1	MS B

REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	ISSUE FOR DA	01.07.26



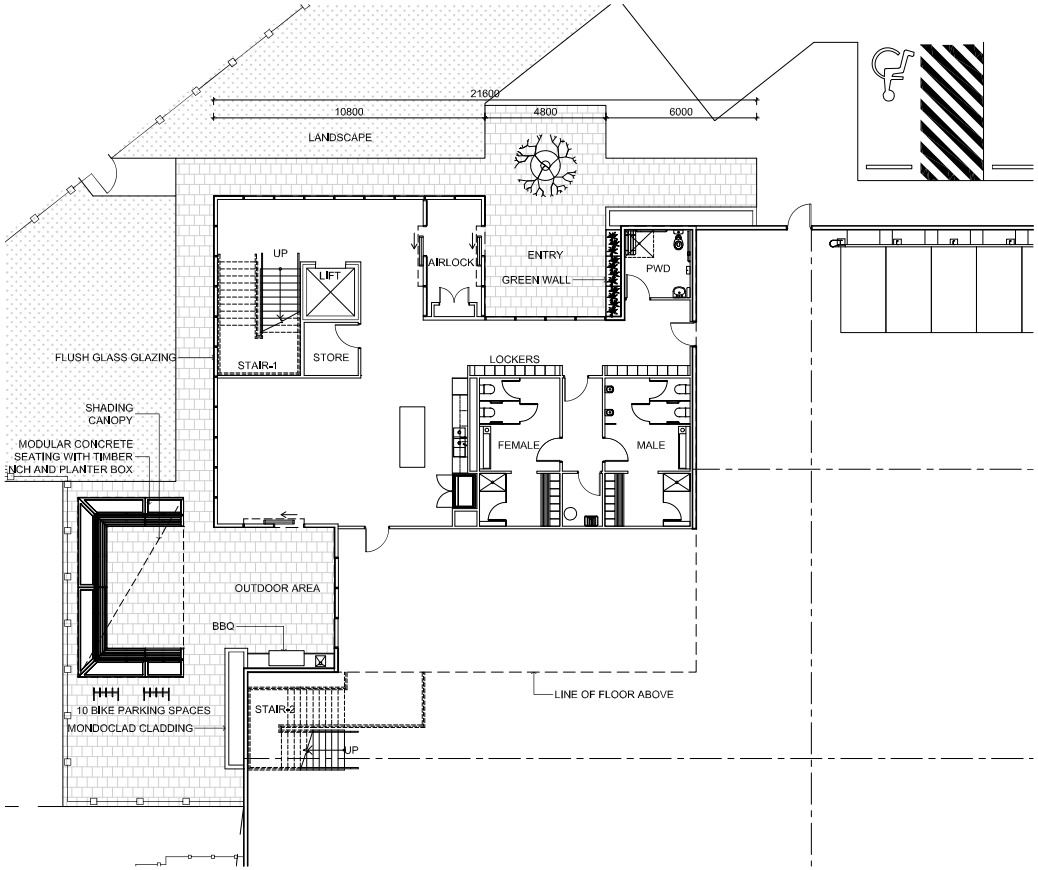
WAREHOUSE OFFICE-B FLOOR PLAN

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

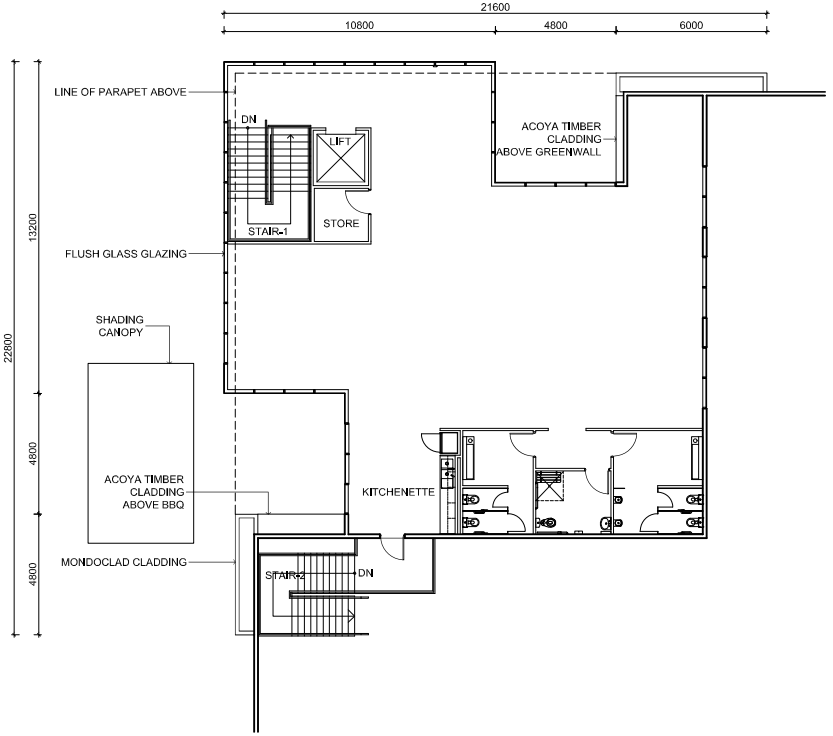
Application No: COM/2026/226

Dated: 12 November 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



OFFICE-B GROUND FLOOR PLAN



OFFICE-B FIRST FLOOR PLAN

FOR DEVELOPMENT APPLICATION

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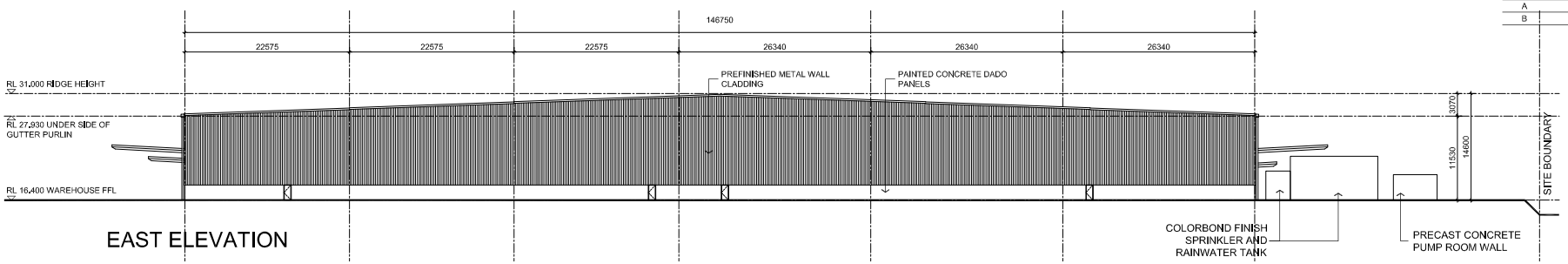
PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

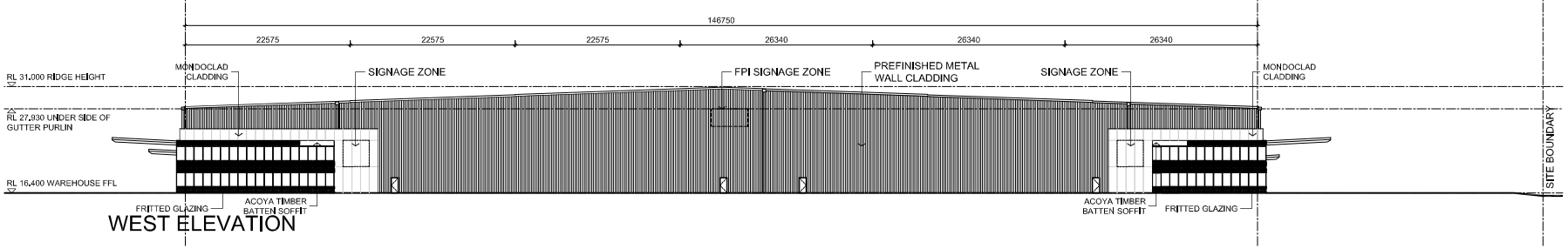
OFFICE-B PLAN

JOB	DATE
Q25-001A-DA-111	01.07.26
SCALE	DRN. REV.
1:100 @ A1	MS B

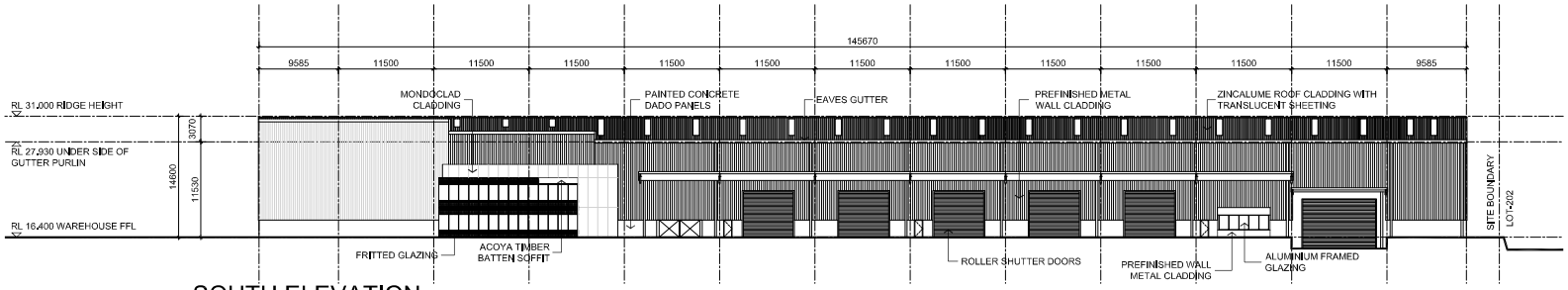
REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	ISSUE FOR DA	01.07.26



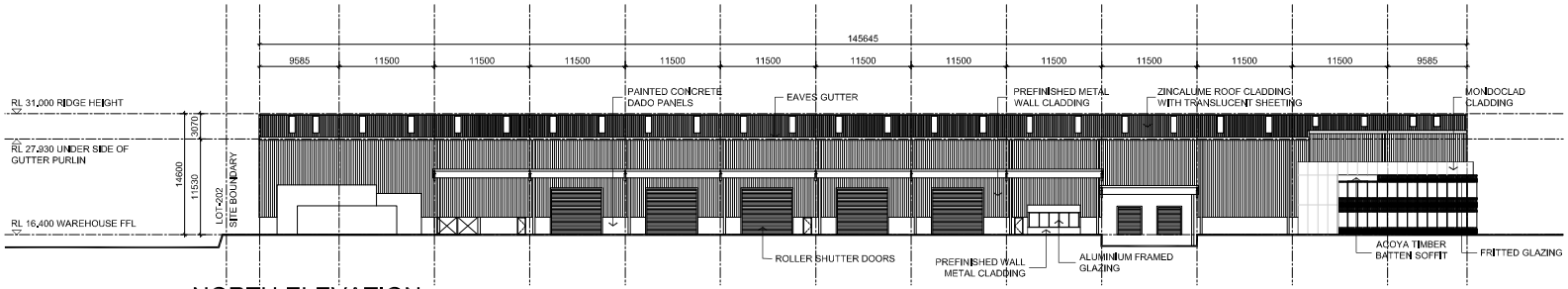
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2026/226

Dated: 12 November 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

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

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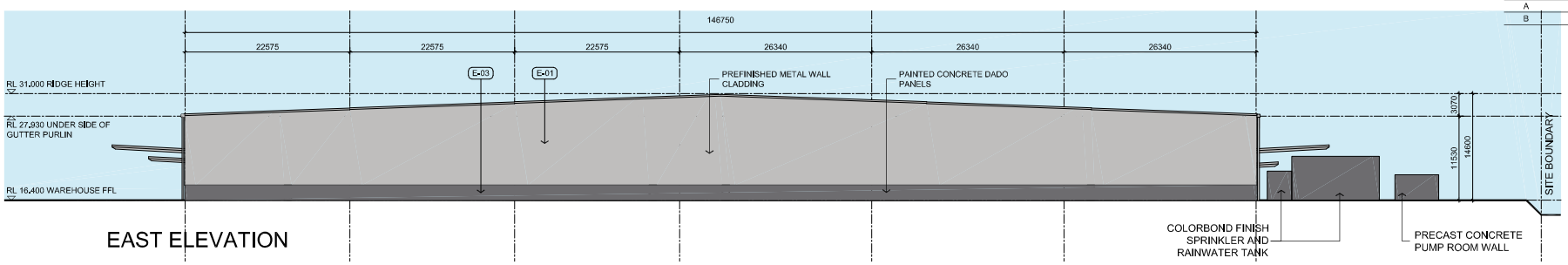
PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

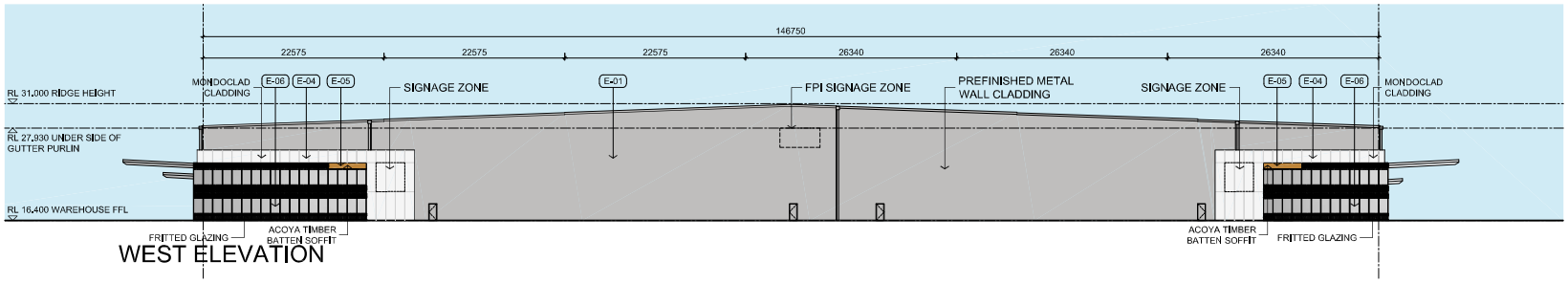
BUILDING ELEVATIONS

JOB	DATE
Q25-001A-DA-200	01.07.26
SCALE	DRN. REV.
1:300 @ A1	MS B

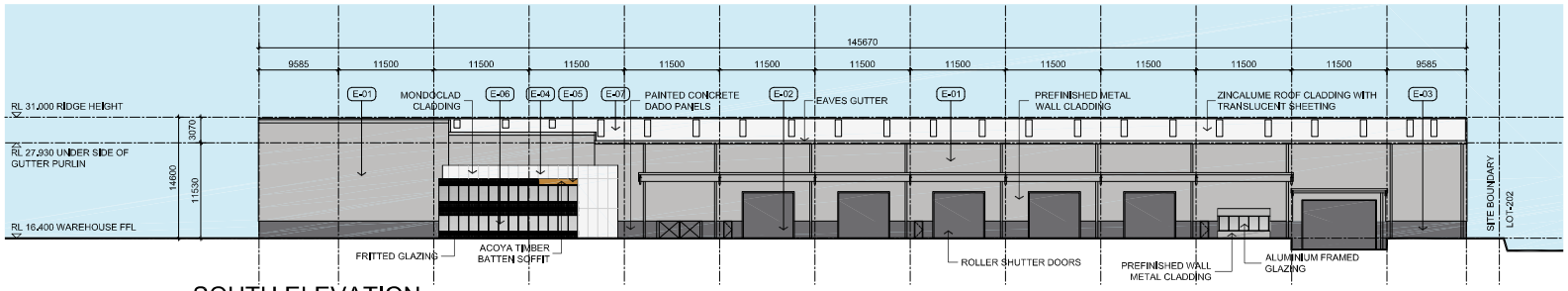
REV	DESCRIPTION	DATE
A	PRELIMINARY	09.06.26
B	ISSUE FOR DA	01.07.26



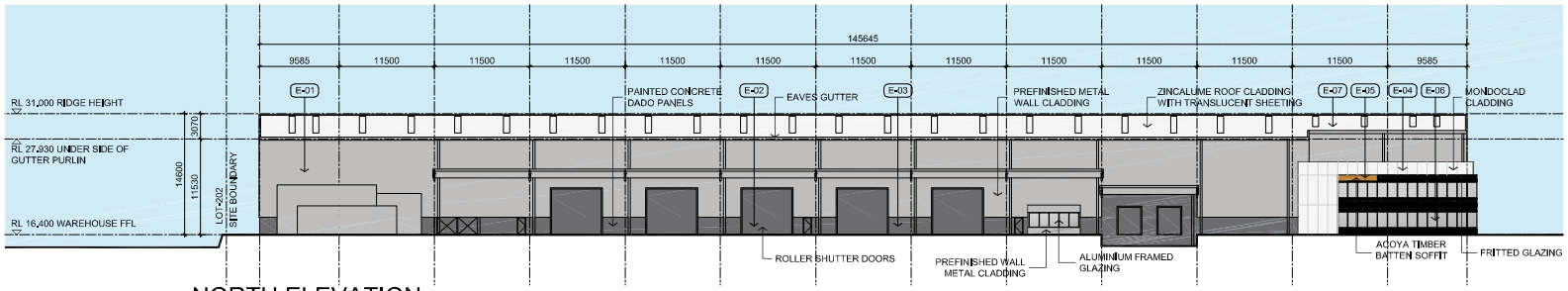
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2026/226

Dated: 12 November 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

LEGEND

E-01
WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACING - COLORBOND 'SHALE GREY'

E-02
ROLLER SHUTTER DOORS COLORBOND 'BASALT MATT'

E-03
DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH 'BASALT MATT'

E-04
OFFICE WALL CLADDING MONDOCLAD 'SILVER GRAY METALLIC'

E-05
ACOYA OR APPROVED EQUIVALENT TIMBER CLADDING

E-06
EXTERNAL GLAZING

E-07
WAREHOUSE AND OFFICE ROOF ZINCALUME

E-08
AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'SHALE GREY'

E-09
WAREHOUSE WALL CLADDING MONDOCLAD 'RED'

NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

FRASERS PROPERTY

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PROPOSED INDUSTRIAL DEVELOPMENT

LOT 213 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

ELEVATIONS FINISHES

JOB	DATE
Q25-001A-DA-500	01.07.26

SCALE	DRN.	REV.
1:300 @ A1	MS	B

OPERATIONAL WORKS
FOR CHANGE TO GROUND LEVEL
LOT 213 WAREHOUSE

gassman development perspectives
1985
planning | environment | landscape | engineering | survey
T 5607 3333 | F 5267 5401 | www.gassman.com.au
Gold Coast | 78 Business Street, Yatala QLD | PO Box 302, Beenleigh 4207

DRAWING INDEX

DRAWING No.	REV No.	DRAWING TITLE
6470 ENG BE 001	A	DRAWING SCHEDULE AND LOCALITY PLAN
6470 ENG BE 002	A	GENERAL NOTES
6470 ENG BE 004	A	DRAWING LEGENDS
6470 ENG BE 010	A	EXISTING SITE AND FEATURES PLAN
6470 ENG BE 050	A	SEDIMENT AND EROSION CONTROL PLAN
6470 ENG BE 051	A	SEDIMENT AND EROSION NOTES AND DETAILS
6470 ENG BE 100	A	BULK EARTHWORKS LAYOUT PLAN
6470 ENG BE 120	A	FINISHED SURFACE LAYOUT PLAN
6470 ENG BE 150	A	FINISHED SURFACE SITE SECTIONS SHEET 1 OF 2
6470 ENG BE 151	A	FINISHED SURFACE SITE SECTIONS SHEET 2 OF 2

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

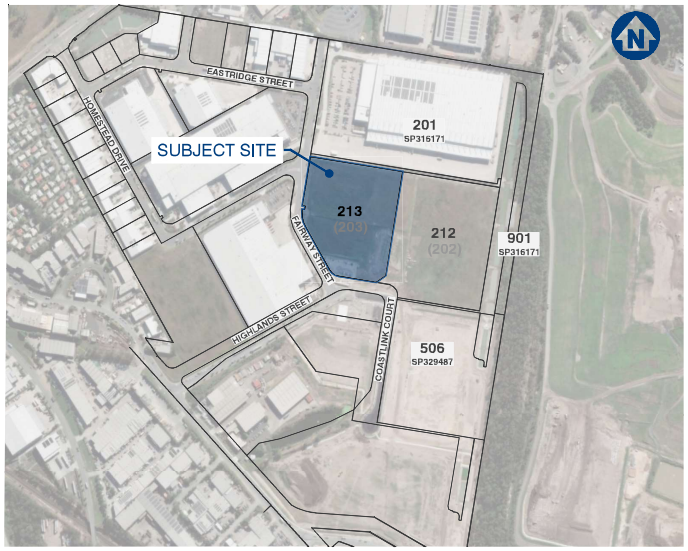
Application No: COM/2026/226

Dated: 23 September 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

Change to Ground Level is the only aspect of this approval. No other works shown are approved.

Retaining walls and earthworks associated with retaining walls are Building Works and do not form part of this approval. Building Works requires approval from a Building Certifier.



LOCALITY PLAN
1:5000 (A1)

ISSUED FOR APPROVAL

DWG NO. 6397 ENG BE 001 - A

JULY 2026

CLIENT

FPI QUEENSLAND PTY LTD

FRASERS PROPERTY

SITE ADDRESS

APPROVED LOT 213 WITHIN LOT 203 ON SP329487
1 HIGHLANDS STREET, STAPYLTON, QLD 4207

G:\Projects\6470\ENGINEERING\Acad\BULK EARTHWORKS\6470 ENG BE 001.dwg

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-SPREADING.

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 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/2026/226

Dated: 23 September 2026

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GENERAL NOTES

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VANTAGE, YATALA

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RPD:

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Plan:	LOT 203 ON SP329487
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Drawing Title:
GENERAL NOTES

Rev	Date	Description	Drn	Chk
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

Scale:
NOT TO SCALE

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026

Drawing No: 6470 ENG BE 002
Revision: A

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FEATURE LEGEND

- OVERLAND FLOW PATH/SWALE
- CATCH DRAIN (NOT LINED)
- DIVERSION CHANNEL
- TABLE DRAIN
- STREAM INVERT
- CATCH DRAIN (CONCRETE LINED)
- SUBSOIL DRAINAGE
- SAWCUT
- SEDIMENT FENCE
- CHAINWIRE FENCE
- WOODEN FENCE
- BRIFEN WIRE SAFETY BARRIER
- GUARDRAIL (STANDARD)
- RETAINING WALL (PILED)
- RETAINING WALL (WITH FOOTINGS)
- RETAINING WALL
- ROCKBLOCK RETAINING WALL
- TOP OF BATTER / BERM
- NOISE WALL
- EDGE OF VEGETATION
- PROPERTY LINE
- PROPERTY LINE WITH FENCE
- PROPOSED KERB, FOOTPATH
- CONTROL LINE / CENTER OF ROAD
- RAILWAY (MAJOR)
- RAILWAY (MINOR)
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE WITH FENCE
- EXISTING KERB, FOOTPATH
- EXISTING EDGE OF BITUMEN
- EXISTING RAILWAY (MAJOR)
- EXISTING RAILWAY (MINOR)
- LIMIT OF WORKS
- LIMIT OF SITE
- CATCHMENT BOUNDARY
- EXISTING CONTOURS
- DESIGN CONTOURS

SERVICES LEGEND

- PROPOSED RISING MAIN
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED ROOFWATER
- PROPOSED ROOFWATER
- PROPOSED SUBSOIL
- PROPOSED WATER
- PROPOSED RECYCLED WATER
- PROPOSED OIL
- PROPOSED FUEL
- PROPOSED GAS
- PROPOSED PIPELINE
- PROPOSED HIGH VOLTAGE ELECTRICITY
- PROPOSED UNDERGROUND ELECTRICITY
- PROPOSED OVERHEAD ELECTRICITY
- PROPOSED LIGHTING
- PROPOSED TELSTRA
- PROPOSED COMMUNICATIONS
- PROPOSED GAS, ELECT
- PROPOSED GAS, TELSTRA
- PROPOSED ELECT, TELSTRA
- PROPOSED GAS, ELECTRICITY, TELSTRA
- EXISTING RISING MAIN
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING ROOFWATER
- EXISTING SUBSOIL
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING OIL
- EXISTING FUEL
- EXISTING GAS
- EXISTING PIPELINE
- EXISTING HIGH VOLTAGE ELECTRICITY
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING LIGHTING
- EXISTING TELSTRA
- EXISTING COMMUNICATIONS
- EXISTING GAS, ELECT
- EXISTING GAS, TELSTRA
- EXISTING ELECT, TELSTRA
- EXISTING GAS, ELECTRICITY, TELSTRA
- DEMOLISH RISING MAIN
- DEMOLISH SEWER
- DEMOLISH STORMWATER
- DEMOLISH SUBSOIL
- DEMOLISH WATER
- DEMOLISH OIL
- DEMOLISH FUEL
- DEMOLISH HIGH VOLTAGE ELECTRICITY
- DEMOLISH UNDERGROUND ELECTRICITY
- DEMOLISH OVERHEAD ELECTRICITY
- DEMOLISH LIGHTING
- DEMOLISH GAS
- DEMOLISH PIPELINE
- DEMOLISH TELSTRA
- DEMOLISH COMMUNICATIONS

SYMBOLS

BK(A)	BARRIER KERB (A)
BK(B)	BARRIER KERB (B)
BK(G)	BARRIER KERB (G)
MK(D)	MOUNTABLE KERB (D)
SMK(C)	SEMI MOUNTABLE KERB (C)
ER(E)	EDGE RESTRAINT (E)
KER(F)	KERB EDGE RESTRAINT (F)
RK&C(H)	ROLL TOP KERB & CHANNEL (H)
BK&C(J)	BARRIER KERB & CHANNEL (J)
ERH	KERB EDGE RESTRAINT (HIGH)
ERL	KERB EDGE RESTRAINT (LOW)
CS(K/L)	CHANNEL SECTION (K/L)
PMB	PRECAST MOTOR BED
DD	DISH DRAIN
K&G	KERB AND GUTTER
K&T	KERB AND TOE
KO	KERB ONLY
MK	MOUNTABLE KERB
RK	ROLL KERB
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED ROAD EDGE GUIDE POST
BIN	EXISTING BIN
PB	POST BOX
T	TELEPHONE BOX
	TELSTRA PIT
MP	TELSTRA MARKER POST
WM	WATER METER
V	WATER VALVE
F.H.	FIRE HYDRANT
TAP	WATER TAP
	WATER HYDRANT
	WATER TEE
	WATER REDUCER
	WATER ENDCAP
	WATER CONNECTION
	WATER CROSSING
	WATER DICL
	SEWER MAINTENANCE HOLE
	SEWER RODDING END
	SEWER BEND
	SEWER MAINTENANCE SHAFT
	SEWER 'T' END
	SEWER SLUICE VALVE
	SEWER PIT
	SEWER PUMP STATION
	TEMPORARY SEWER PUMP STATION
	SEWER / STORMWATER PIT NO/LINE
	SETOUT POINT
	OFFSET PIT WITH GRATE
	IN LINE PIT WITH GRATE
	JUNCTION PIT
	LETTERBOX PIT
	GRATED INLET PIT
	MANHOLE
SMALL MEDIUM	GULLY PIT (LIP INLINE) BARRIER KERB – GRADE
SMALL MEDIUM	GULLY PIT (LIP INLINE) BARRIER KERB – SAG
SMALL MEDIUM	GULLY PIT (LIP INLINE) ROLL TOP KERB – GRADE
SMALL MEDIUM	GULLY PIT (LIP INLINE) ROLL TOP KERB – SAG
SMALL MEDIUM	GULLY PIT (KERB INLINE) – GRADE
SMALL MEDIUM	GULLY PIT (KERB INLINE) – SAG
	INFILTRATION TRENCH
	HEADWALL
	GROSS POLLUTANT TRAP
	STORMWATER CHAMBER

- BUND
- POWER POLE
- POWER POLE WITH LIGHT
- LIGHT POLE
- STAY POLE
- LIGHT POLE WITH EXTENSION
- ELECTRICAL INSPECTION BOX
- ELECTRICAL POLE
- ELECTRICAL TURRET
- TRAFFIC SIGNAL
- MAIN ROADS PIT
- TANGENT POINT
- KERB RETURN NO.
- PRAM RAMP
- GRAVEL ROCK CHECK DAM
- MESH & GRAVEL INLET FILTER
- STORMWATER INLET FILTER
- DIRECTION OF OVERLAND FLOW
- VEHICLE SHAKEDOWN
- GATE
- NOT IN SCOPE OF WORKS
- DEMOLITION
- PROPOSED CONCRETE FOOTPATH
- SCOUR PROTECTION
- TREES
- TADPOLE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 2026

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Retaining walls and earthworks associated with retaining walls are Building Works and do not form part of this approval. Building Works requires approval from a Building Certifier.

Change to Ground Level is the only aspect of this approval. No other works shown are approved.

DRAWING LEGENDS

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Drawing Title:

DRAWING LEGENDS

Rev	Date	Description	DRN	CHK
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

NOT TO SCALE

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026

Drawing No: 6470 ENG BE 004

Revision: A

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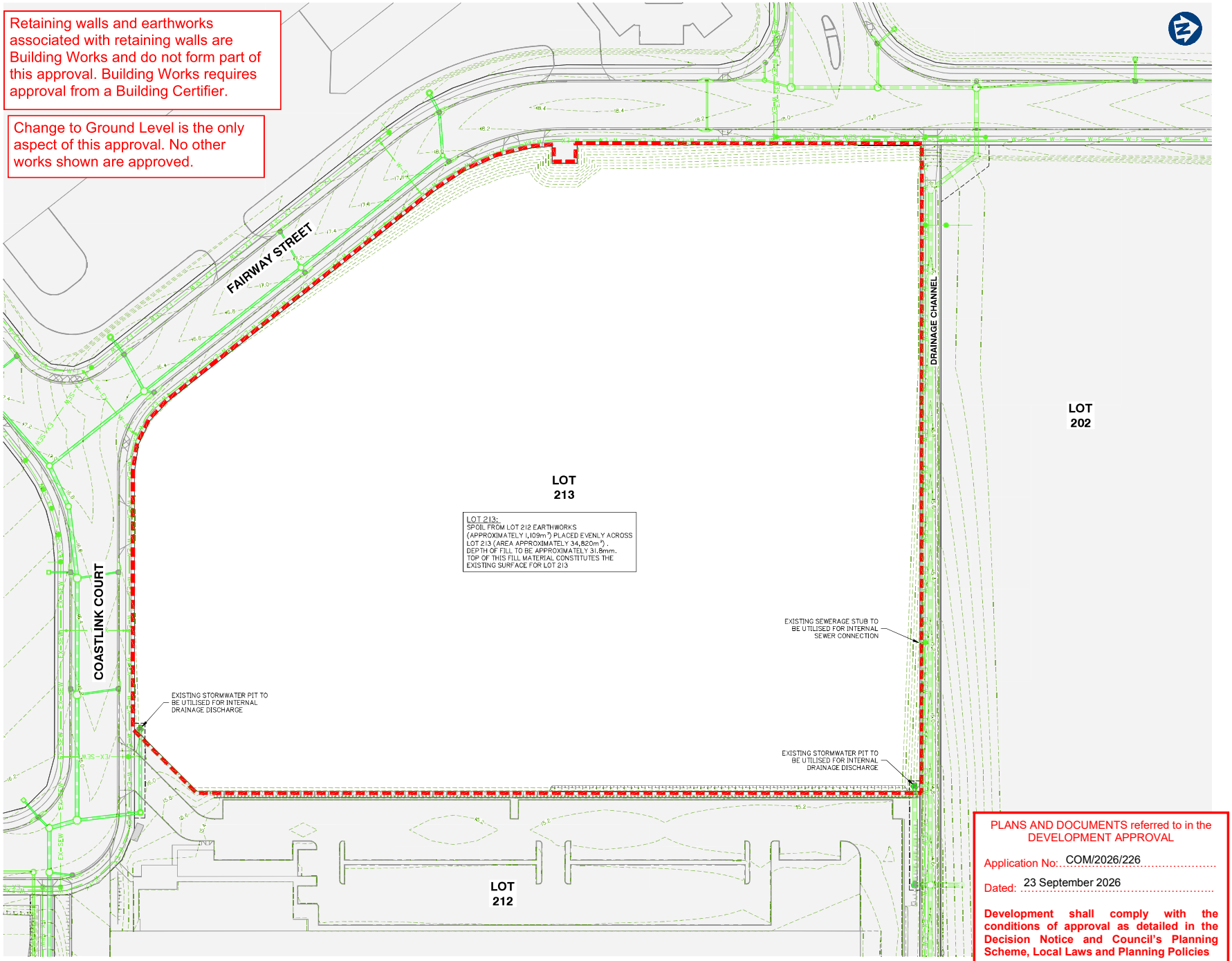

EXISTING SITE AND FEATURES PLAN

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 2026

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Rev	Date	Description	DRN	CHK
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

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

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026

Drawing No: 6470 ENG BE 010
Revision: A

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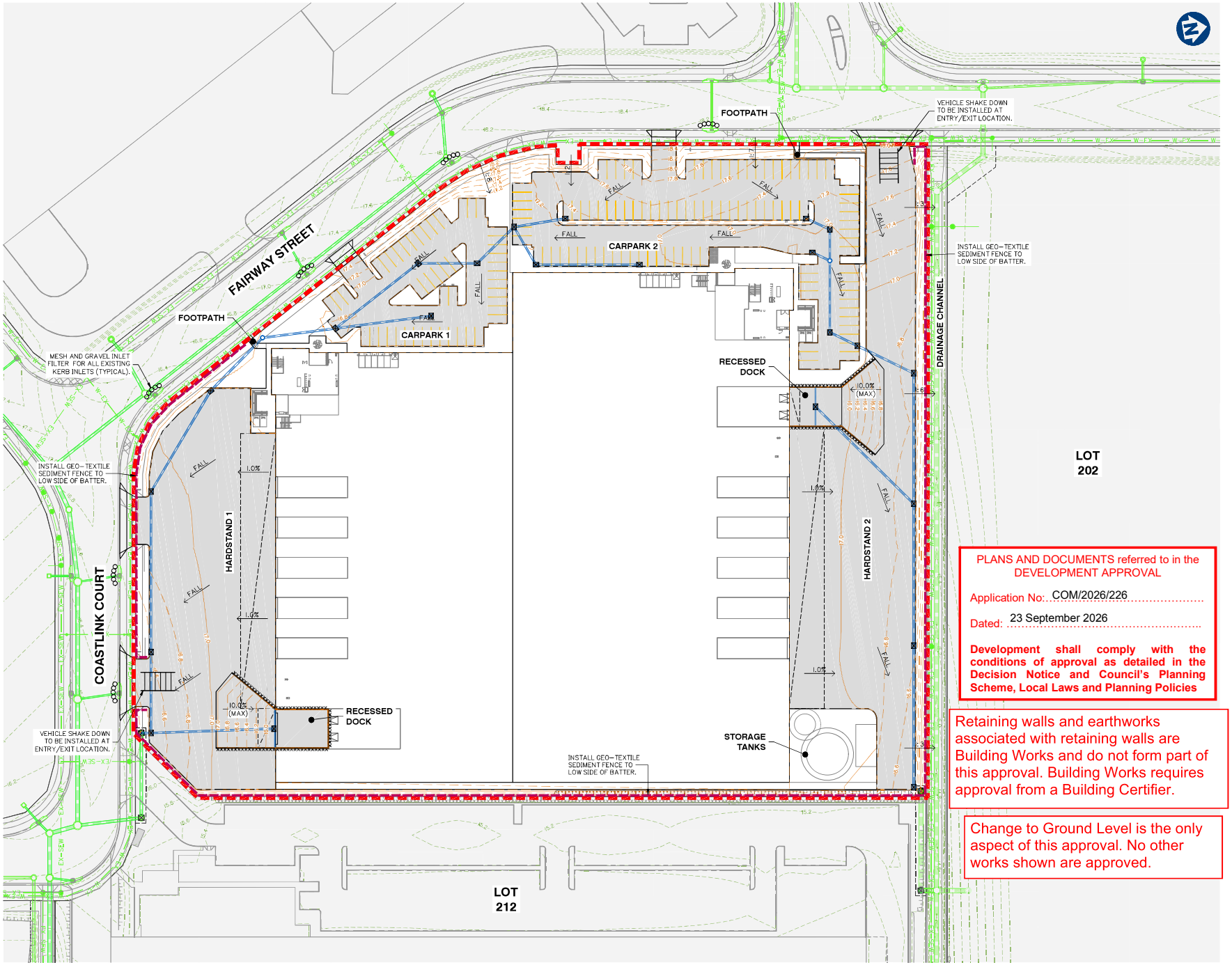

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SEDIMENT AND EROSION CONTROL PLAN

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Drawing Title:

SEDIMENT AND EROSION CONTROL PLAN

Rev	Date	Description	DRN	CHK
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

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

PROJECT NORTH POINT

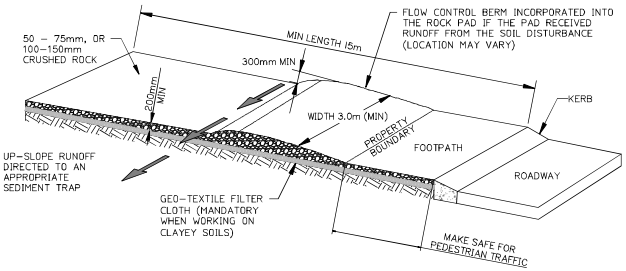
Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026

Drawing No: 6470 ENG BE 050

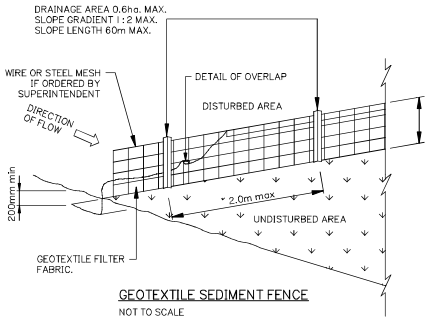
Revision: A

G:\Projects\6470\ENGINEERING\Acad\BULK EARTHWORKS\6470 ENG BE 050.dwg



ENTRY/EXIT PAD FOR CONSTRUCTION SITE

NOT TO SCALE



GEOTEXTILE SEDIMENT FENCE

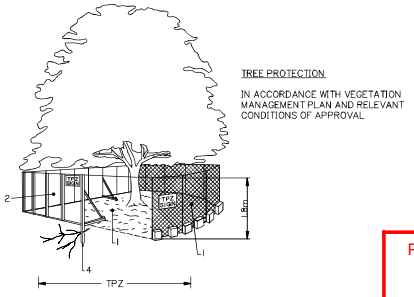
NOT TO SCALE

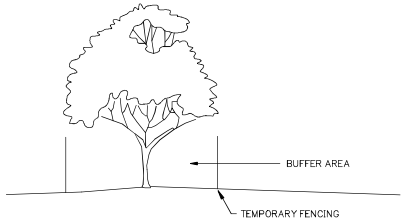
GENERAL NOTES

1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
2. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPAIRED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%.
3. ALL PERIMETER BANK/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
4. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE SUPERINTENDENT AND SHALL BE SEEDED, AS SPECIFIED, WITHIN SEVEN DAYS OF FINAL TRIMMING.
5. EXTENT AND POSITION OF SILT FENCE CONTROL MEASURES TO BE DETERMINED ON SITE BY SUPERINTENDENT. MEASURES SHOWN ON THIS DRAWING ARE MINIMUM REQUIREMENTS ONLY.
6. SCOUR PROTECTION AND SILT MANAGEMENT MEASURES TO BE PROVIDED AT STORMWATER OUTLET HEADWALLS.
7. PROVISION TO BE MADE FOR DIRT/SAND REMOVAL FROM CONSTRUCTION VEHICLES PRIOR TO TRAVEL ON PUBLIC ROADS. METHOD TO BE APPROVED BY SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
8. ANY SILT OR SEDIMENT CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC ON EXISTING ROADS IS TO BE REMOVED DAILY.
9. THE APPLICANT SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PROCEDURES DURING CONSTRUCTION AND MAINTENANCE STAGES OF THE DEVELOPMENT AND SHALL TAKE ALL NECESSARY ACTIONS TO COMPLY WITH THE POLICY OBJECTIVES OF THE GOLD COAST CITY COUNCIL LOCAL PLANNING POLICY – EROSION AND SEDIMENT CONTROL.
10. THE CONTRACTOR IS TO ENSURE THAT NO SILT REACHES THE DOWNSTREAM WATER COURSE AND IS TO PROVIDE ADEQUATE PROTECTION TO PREVENT THIS OCCURRING.

SILT MANAGEMENT PROGRAM

PHASE	DESCRIPTION
ALL WORKS	• SILT FENCES TO BE ERECTED ALONG TOE OF FILL BATTERS OR AS DIRECTED BY SUPERINTENDENT.
SEWER/WATER STORMWATER/SERVICES	• EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH IN ORDER TO PROTECT PIPE WORK AND DIRECT SURFACE FLOW AWAY FROM EXCAVATIONS.
ROADWORKS	• MEASURES ARE TO BE TAKEN TO PREVENT SILT INGRESS TO STORMWATER SYSTEM.
MAINTENANCE PERIOD	• EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER MAJOR EVENTS (> 25mm). ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.





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.

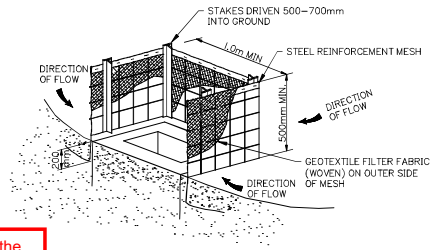
DETERMINING THE TPZ

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



STORMWATER INLET – SEDIMENT TRAP

NOTE:
FOURTH SIDE OF TRAP NOT SHOWN FOR CLARITY

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 2026

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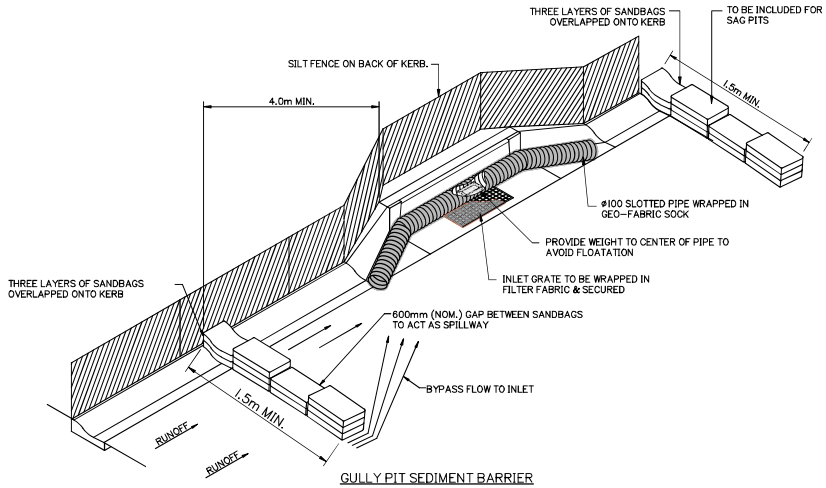

GULLY PIT SEDIMENT BARRIER

SCALE N.T.S.

SEDIMENT AND EROSION NOTES AND DETAILS

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Client:

FPI QUEENSLAND PTY. LTD.

Project:

PROPOSED INDUSTRIAL FACILITY
VANTAGE, YATALA

Site Address:

1 HIGHLANDS STREET
YATALA, QLD

RPD:

Lot:	APPROV. LOT 213 IN
Plan:	LOT 203 ON SP329487
Local Authority:	CoGC
Level Datum:	-
Meridian:	-
PSM:	-
RL:	-

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Drawing Title:

SEDIMENT AND EROSION NOTES AND DETAILS

Rev	Date	Description	DRN	CHK
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

Scale:

NOT TO SCALE

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026
Drawing No:	Revision
6470 ENG BE 051	A

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 2026

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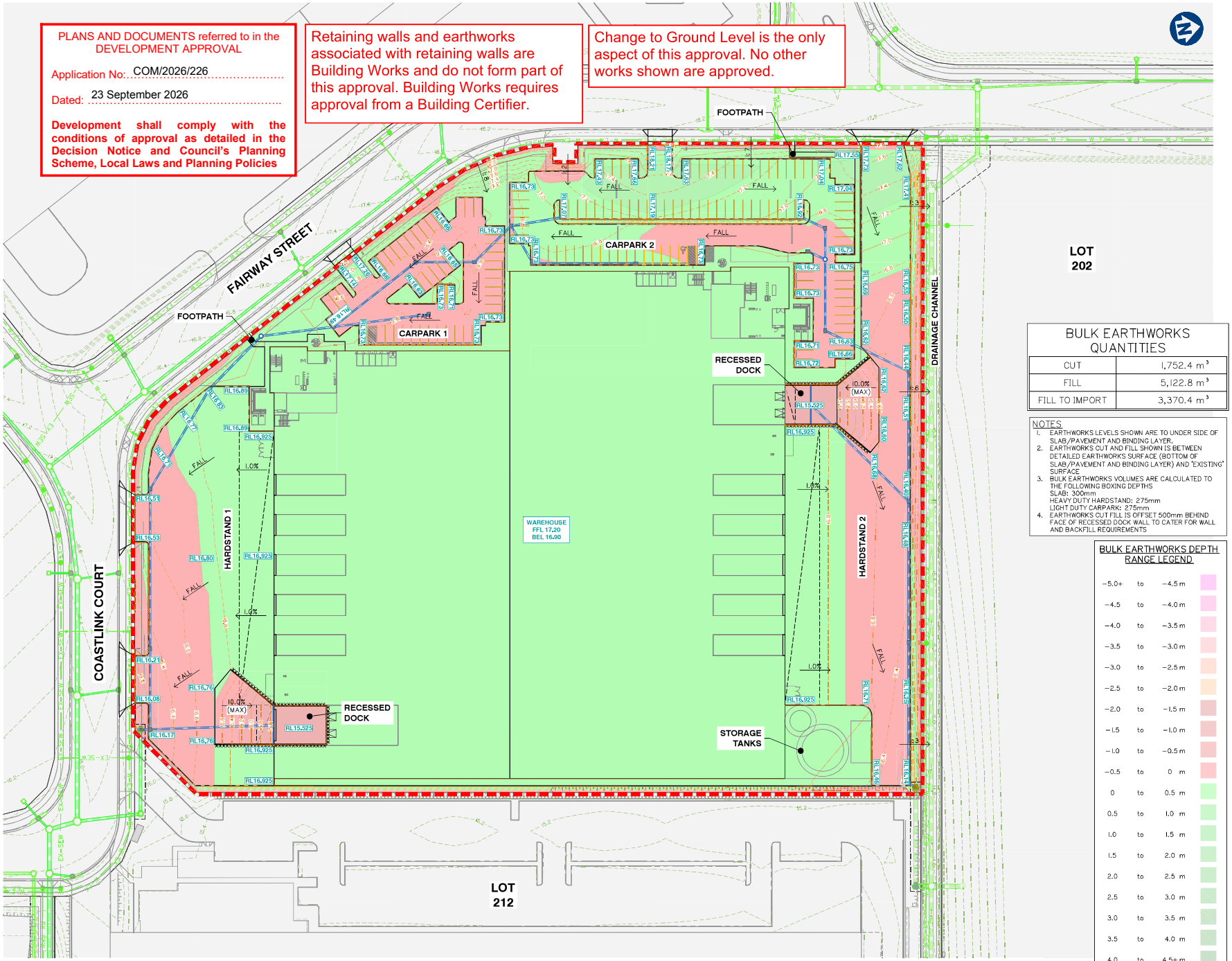

BULK EARTHWORKS QUANTITIES

CUT	1,752.4 m³
FILL	5,122.8 m³
FILL TO IMPORT	3,370.4 m³

NOTES
1. EARTHWORKS LEVELS SHOWN ARE TO UNDER SIDE OF SLAB/PAVEMENT AND BINDING LAYER.
2. EARTHWORKS CUT AND FILL SHOWN IS BETWEEN DETAILED EARTHWORKS SURFACE (BOTTOM OF SLAB/PAVEMENT AND BINDING LAYER) AND 'EXISTING' SURFACE
3. BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE FOLLOWING BOXING DEPTHS
   SLAB: 300mm
   HEAVY DUTY HARDSTAND: 275mm
   LIGHT DUTY CARPARK: 275mm
4. EARTHWORKS CUT FILL IS OFFSET 500mm BEHIND FACE OF RECESSED DOCK WALL TO CATER FOR WALL AND BACKFILL REQUIREMENTS

BULK EARTHWORKS DEPTH RANGE LEGEND

−5.0+	to	−4.5 m	
−4.5	to	−4.0 m	
−4.0	to	−3.5 m	
−3.5	to	−3.0 m	
−3.0	to	−2.5 m	
−2.5	to	−2.0 m	
−2.0	to	−1.5 m	
−1.5	to	−1.0 m	
−1.0	to	−0.5 m	
−0.5	to	0 m	
0	to	0.5 m	
0.5	to	1.0 m	
1.0	to	1.5 m	
1.5	to	2.0 m	
2.0	to	2.5 m	
2.5	to	3.0 m	
3.0	to	3.5 m	
3.5	to	4.0 m	
4.0	to	4.5+ m	

BULK EARTHWORKS LAYOUT PLAN

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Client:
FPI QUEENSLAND PTY. LTD.

Project:
PROPOSED INDUSTRIAL FACILITY
VANTAGE, YATALA

Site Address:
1 HIGHLANDS STREET
YATALA, QLD

RPD:

Lot:	APPROV. LOT 213 IN
Plan:	LOT 203 ON SP329487
Local Authority:	CoGC
Level Datum:	-
Meridian:	-
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BULK EARTHWORKS LAYOUT PLAN

Rev	Date	Description	DRN	CHK
A	10/07/26	ORIGINAL ISSUE	JH	MG

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

A1 UNREDUCED
A3 REDUCED

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

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026
Drawing No:	Revision
6470 ENG BE 100	A

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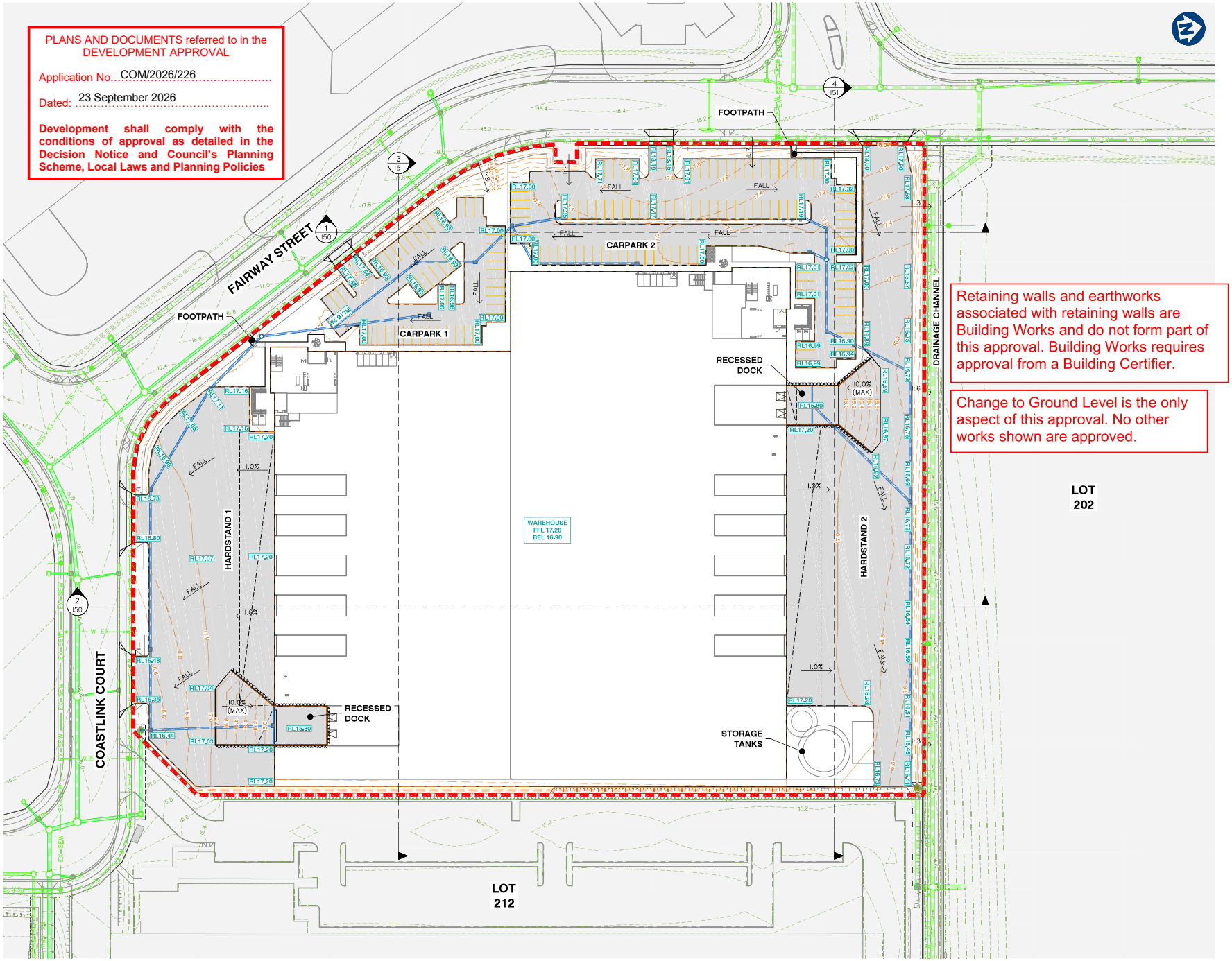
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 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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Change to Ground Level is the only aspect of this approval. No other works shown are approved.

FINISHED SURFACE LAYOUT PLAN

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Client:
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Project:
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VANTAGE, YATALA

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CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

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

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026

Drawing No: 6470 ENG BE 120
Revision: A

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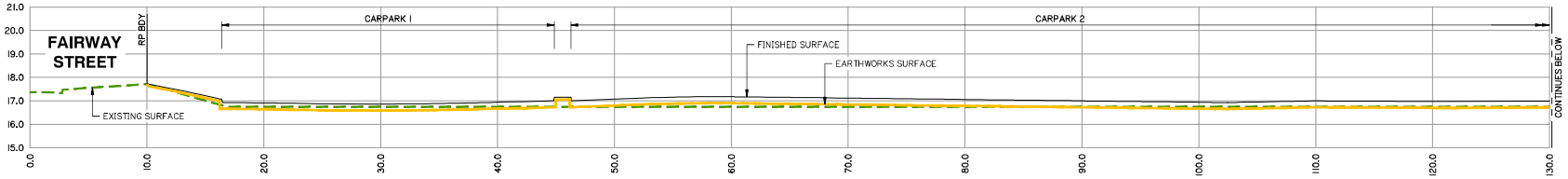

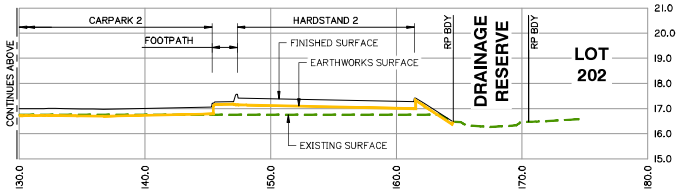

SECTION 1
SCALE:
H: 200 HORIZ.
H: 100 VERT.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/226

Dated: 23 September 2026

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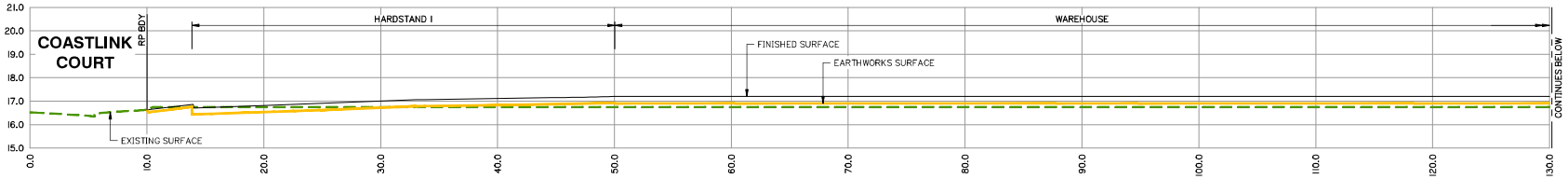
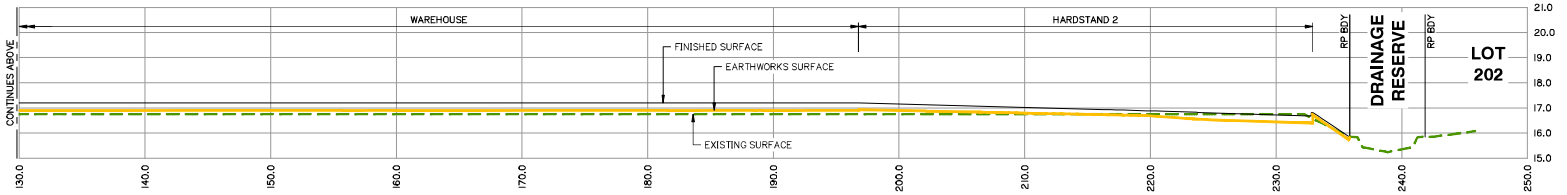
Change to Ground Level is the only aspect of this approval. No other works shown are approved.





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

FINISHED SURFACE SITE SECTIONS SHEET 1 OF 2

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Drawing Title:
FINISHED SURFACE SITE SECTIONS SHEET 1 OF 2

Rev	Date	Description	DRN	CHK
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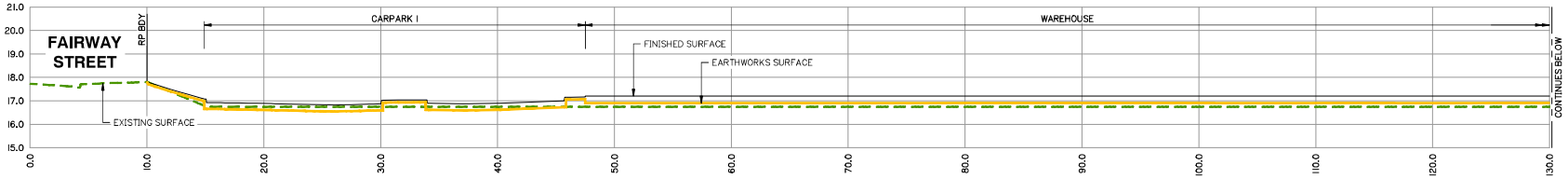
A1 UNREDUCED
A3 REDUCED

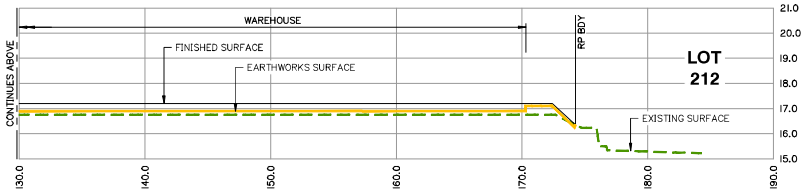
Scale:
0 4 8 12 16m
1:200 (A1) 1:400 (A3)
0 2 4 6 8m
1:100 (A1) 1:200 (A3)

PROJECT NORTH POINT

Project No. 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026
Drawing No:	Revision
6470 ENG BE 150	A





SECTION 3
SCALE:
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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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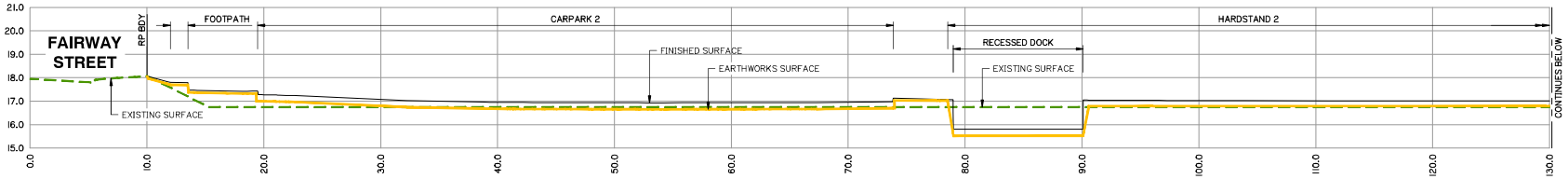

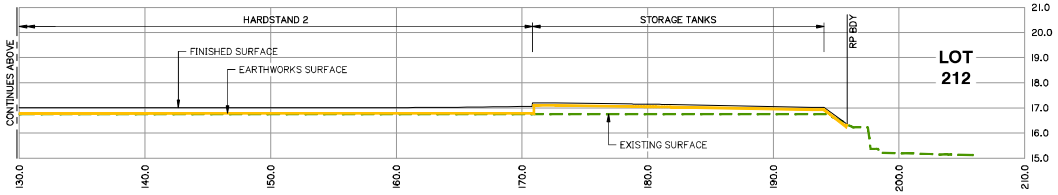

SECTION 4
SCALE:
1: 200 HORIZ.
1: 100 VERT.

FINISHED SURFACE SITE SECTIONS SHEET 2 OF 2

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FINISHED SURFACE SITE SECTIONS SHEET 2 OF 2

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PROJECT NORTH POINT

Project No.: 6470

Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	10/07/2026
Drawing No:	Revision
6470 ENG BE 151	A