

ENGINEERING SERVICES REPORT

RECONFIGURING A LOT – COMMUNITY TITLE SUBDIVISION (STAGE 1, 22 INDUSTRIAL LOTS)

ADDRESS

60 Stapylton Jacobs Well Road, Stapylton

REAL PROPERTY DESCRIPTION

Lot 501 on SP295994

PREPARED FOR

Frasers Property (Australia) Pty. Ltd.

November 2020 (Rev. 1)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2012-20249 SRA

Date: 28 January 2021



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development
perspectives

project coordination
urban + regional planning
landscape + urban design
engineering services
environmental management
visualisation + spatial services
surveying services
advisory services

6.0 SITE BASED STORMWATER MANAGEMENT

6.1 STORMWATER QUANTITY

A stormwater drainage network for Stage 1 has been designed by Gassman Development Perspectives and approved by Council (Council Ref: MIN/2020/464) (refer **Appendix E**) which ensures the proposed lot configuration adequately drains to a Lawful Point of Discharge. A Site Based Stormwater Management Plan has also been prepared by Gassman Development Perspectives and approved by Council for Stage 1 that demonstrates that attenuation measures are able to be incorporated into the proposed development to ensure there is no adverse impacts to downstream properties, waterways or infrastructure as a result of an increase in peak stormwater flow rates discharging from the subject site upon development.

As the proposed Common Property within Stage 1 encompasses the landscaping buffer along Stapylton Jacobs Well Road, easements in favour of Council are proposed to ensure stormwater infrastructure out letting to the basin (Lot 900) from Homestead Drive along with infrastructure providing the LPoD from the stormwater basin to Stapylton Jacobs Well Road are accessible by Council. These easement locations with the OPW-approved stormwater infrastructure underlaid are shown with **Figure 6.1** below.

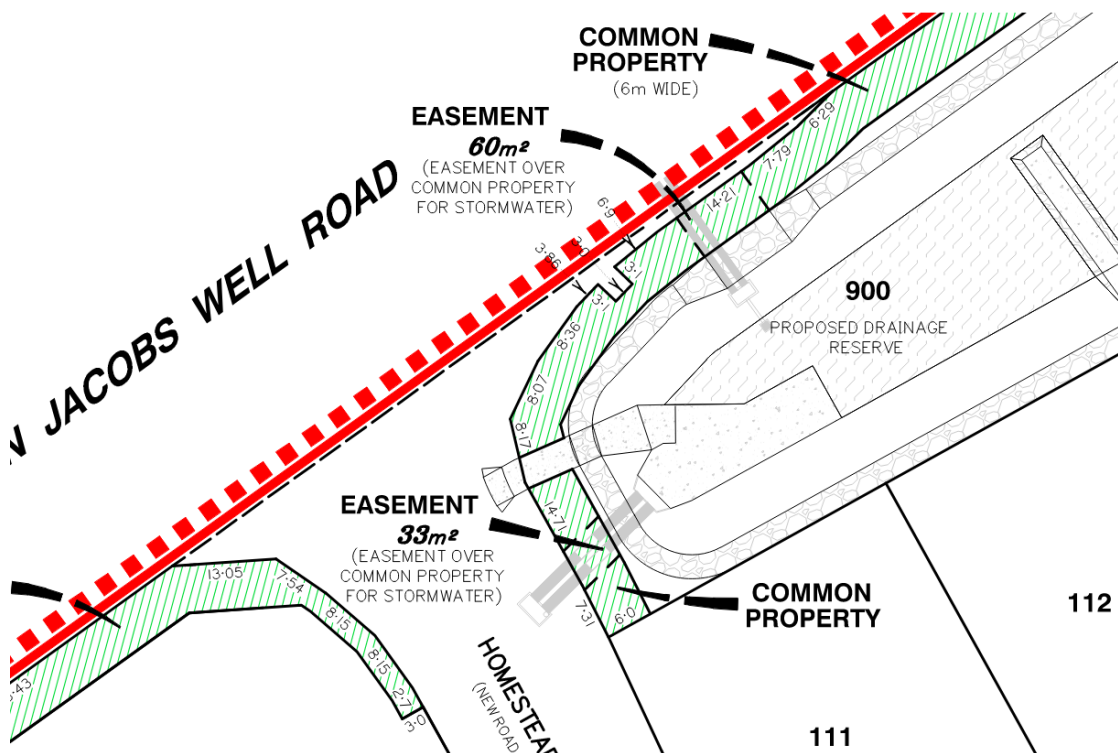


Figure 6.1: Proposed easement locations facilitating stormwater infrastructure in Common Property

6.2 STORMWATER QUALITY

A suitable stormwater treatment train has been designed by Gassman Development Perspectives and approved by Council (Council Ref: MIN/2020/464) (refer **Appendix E**) as part of the existing Stage 1 civil Operational Work approval to ensure the servicing of both the proposed industrial lots and surrounding public road reserves

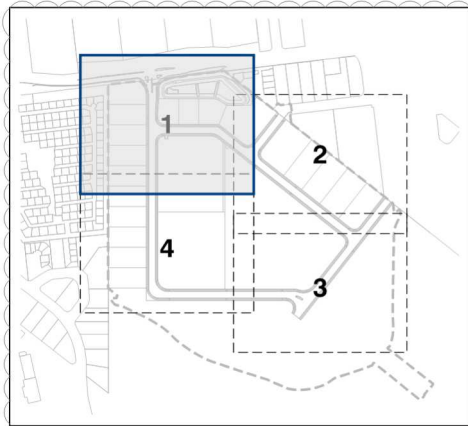
A site based stormwater management plan for the subject site outlining how all necessary steps to ensure that the quality of stormwater discharging from the subject site meets the necessary standards to comply with City of Gold Coast Council's Water Sensitive Urban Design (WSUD) requirements, Queensland Urban Drainage Manual (QUDM) and the performance objectives of the Queensland State Planning Policy (SPP) has been prepared by Gassman Development Perspectives and approved by Council as part of the existing Stage 1 ROL.

The currently approved Stage 1 civil works package (Council Ref: MIN/2020/464) does not require any amendments to facilitate the proposal to adopt a Community Title Scheme (CTS) over the development as the approved Stage 1 stormwater drainage infrastructure remains within proposed Lot 900 to be dedicated to Council.

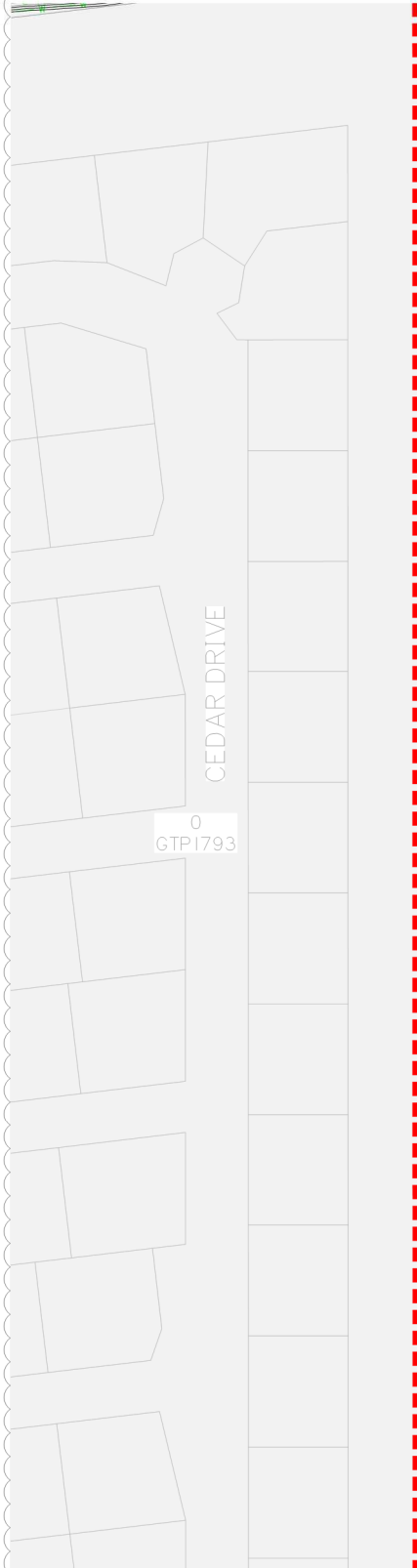
7.0 CONCLUSION

The above reporting demonstrates that proposed development can be undertaken through the construction of Civil Engineering infrastructure and services that meet the requirements of City of Gold Coast City Council's Land Development Guidelines and associated Australian Standards.

Appendix E – Council-approved Civil Servicing Plans

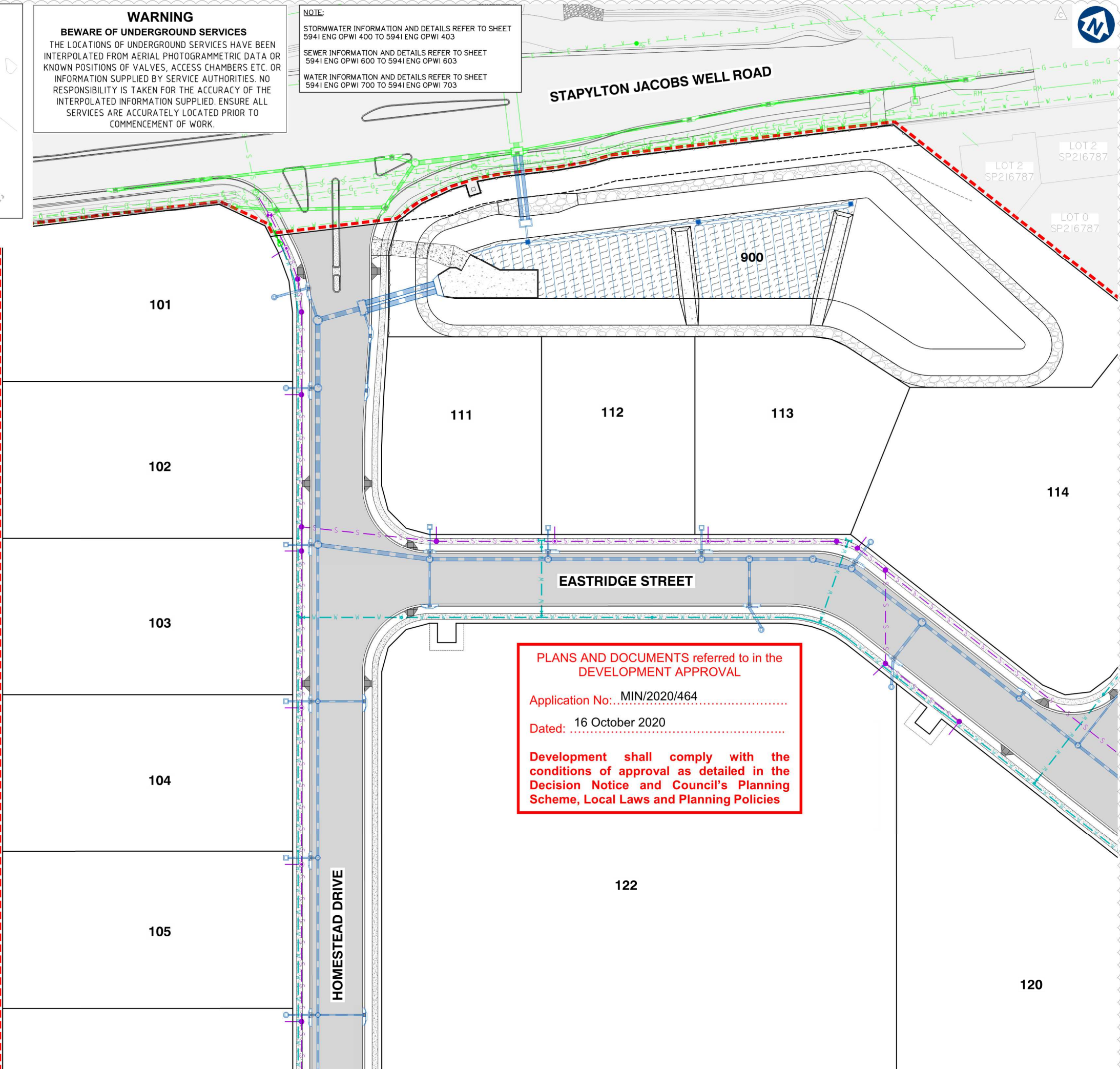


KEY PLAN
SCALE 1: 7500



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NOTE:
STORMWATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG OPW1 400 TO 5941 ENG OPW1 403
SEWER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG OPW1 600 TO 5941 ENG OPW1 603
WATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG OPW1 700 TO 5941 ENG OPW1 703



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: MIN/2020/464
Dated: 16 October 2020

Development shall comply with the
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Client:
FRASERS
PROPERTY
FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:
VANTAGE YATALA
STAGE 1

Site Address:
60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:
Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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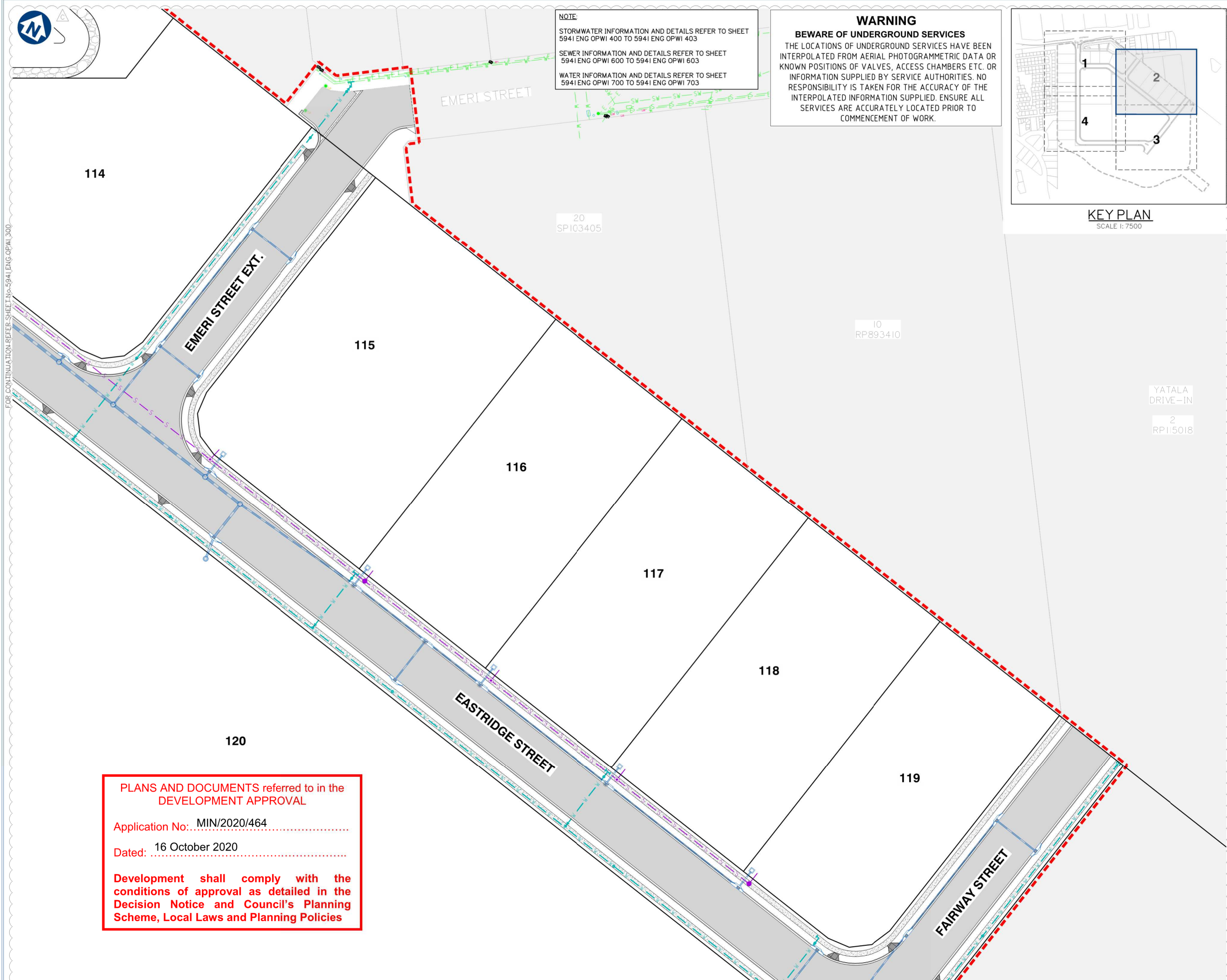
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OVERALL SERVICES LAYOUT
PLAN SHEET 1 OF 4

Issue	Date	Description	BA	MG	BA	MG
C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG		
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG		
A	01-05-2020	ORIGINAL ISSUE	BA	MG		

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1:1000 (HALF SIZE A3)

Scale at A1: 1:500
Designed: IG
Drafted: BA
Approved: MG
RPEQ: 16939
Signed:
Date: 02-09-2020

Drawing No: 5941 ENG OPW1 300
Rev. No: C



NOTE:

STORMWATER INFORMATION AND DETAILS REFER TO SHEET
5941 ENG OPWI 400 TO 5941 ENG OPWI 403

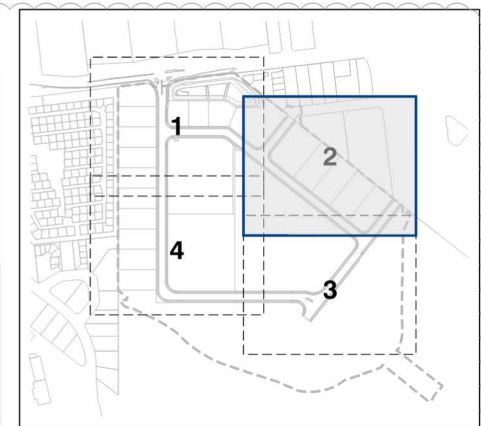
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5941 ENG OPWI 700 TO 5941 ENG OPWI 703

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SCALE 1: 7500



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FOR CONTINUATION REFER SHEET No.594I ENG OPWI 302

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FAIRWAY STREET

HOMESTEAD DRIVE

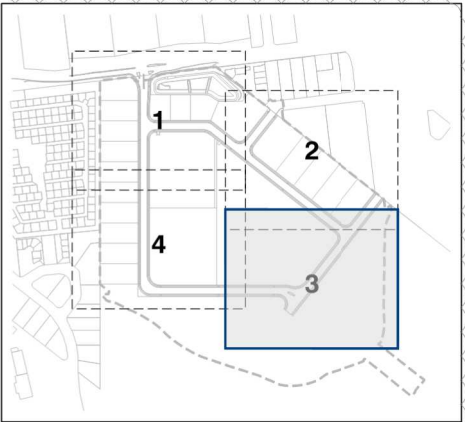
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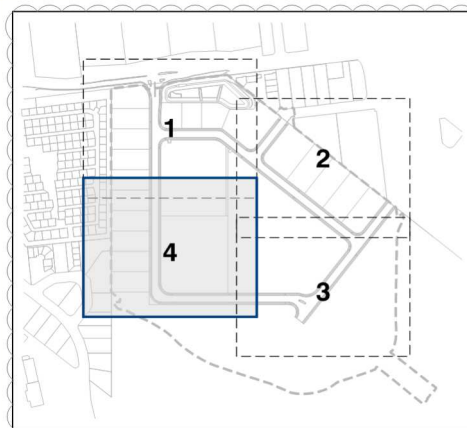
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FUTURE STAGES

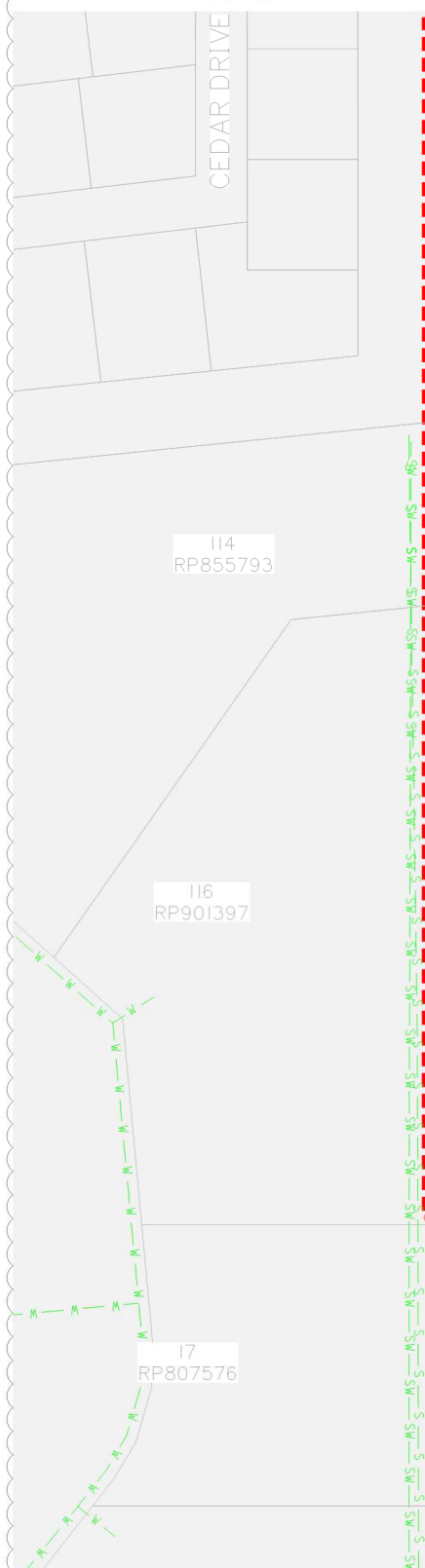
OVERALL SERVICES LAYOUT PLAN SHEET 3 OF 4

FOR CONTINUATION REFER SHEET No. 5941 ENG OPW1 303

FOR CONTINUATION REFER SHEET No. 5941 ENG OPW1 301



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HOMESTEAD DRIVE

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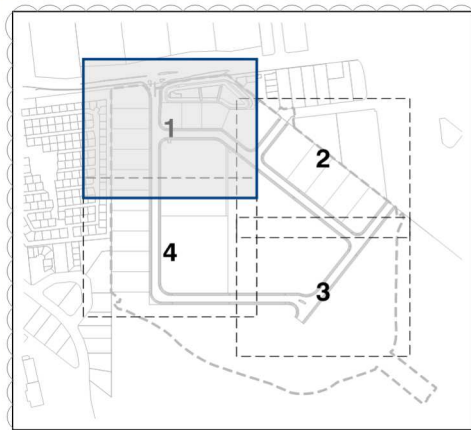
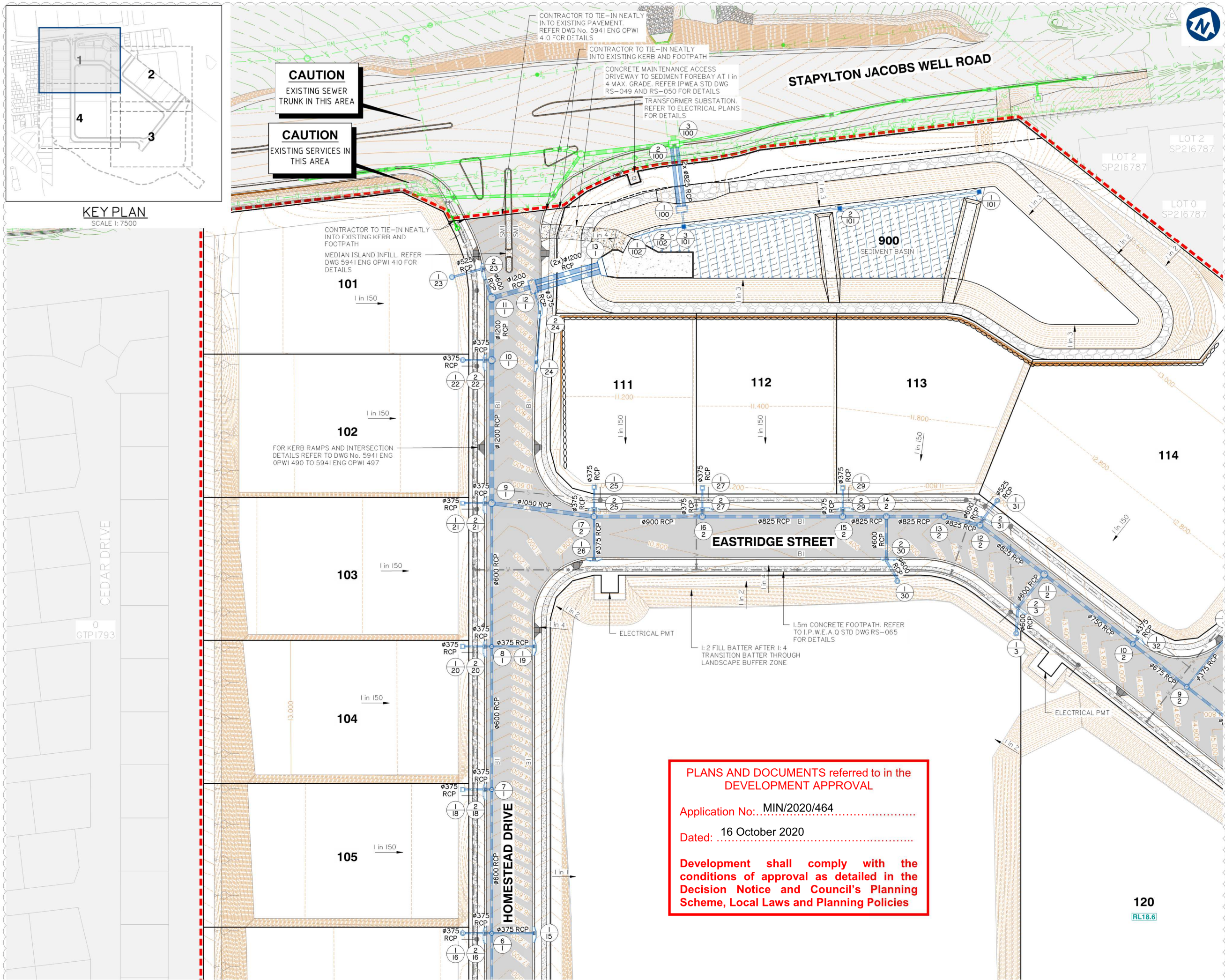
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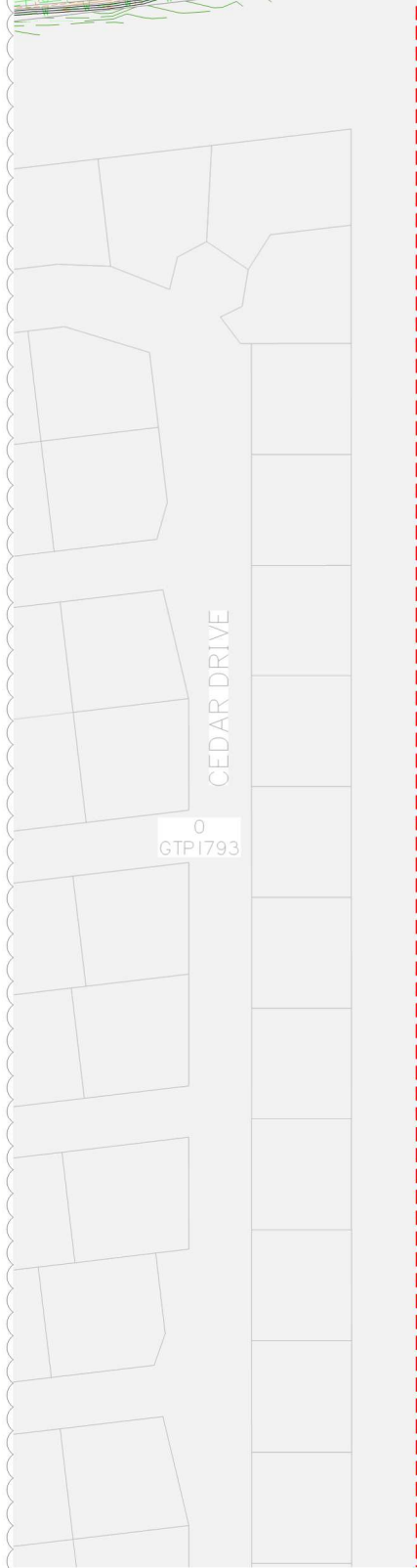
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Drafted:	BA
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RPEQ:	16939
Signed:	
Date:	02-09-2020

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KEY PLAN
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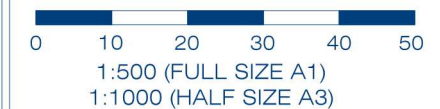
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DRAWING TITLE
ROADWORKS AND
DRAINAGE LAYOUT PLAN
SHEET 1 OF 4

Issue	Date	Description	BA	MG	BA	MG
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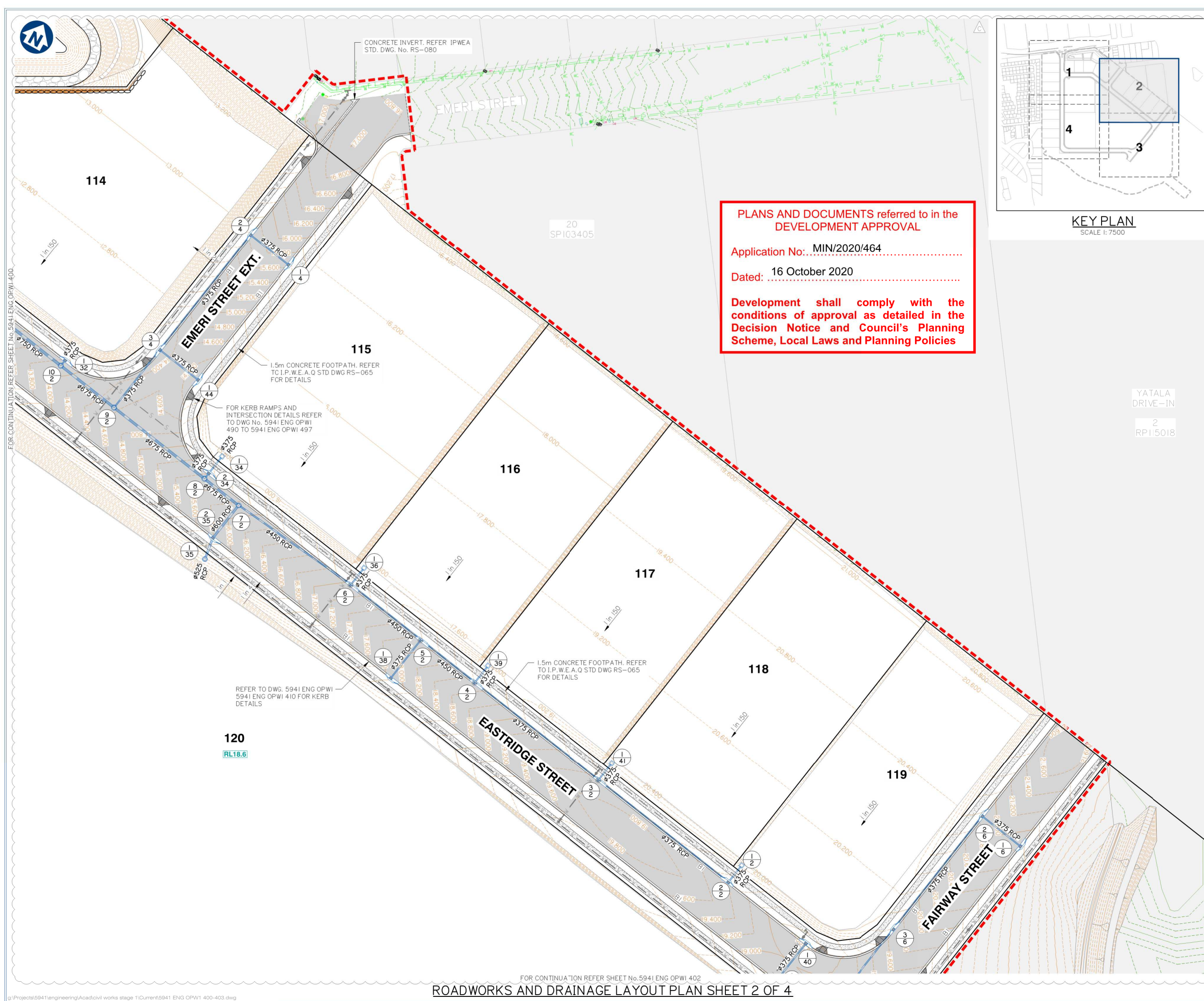
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Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

Drawing No: 5941 ENG OPW1 400
Rev. No: C



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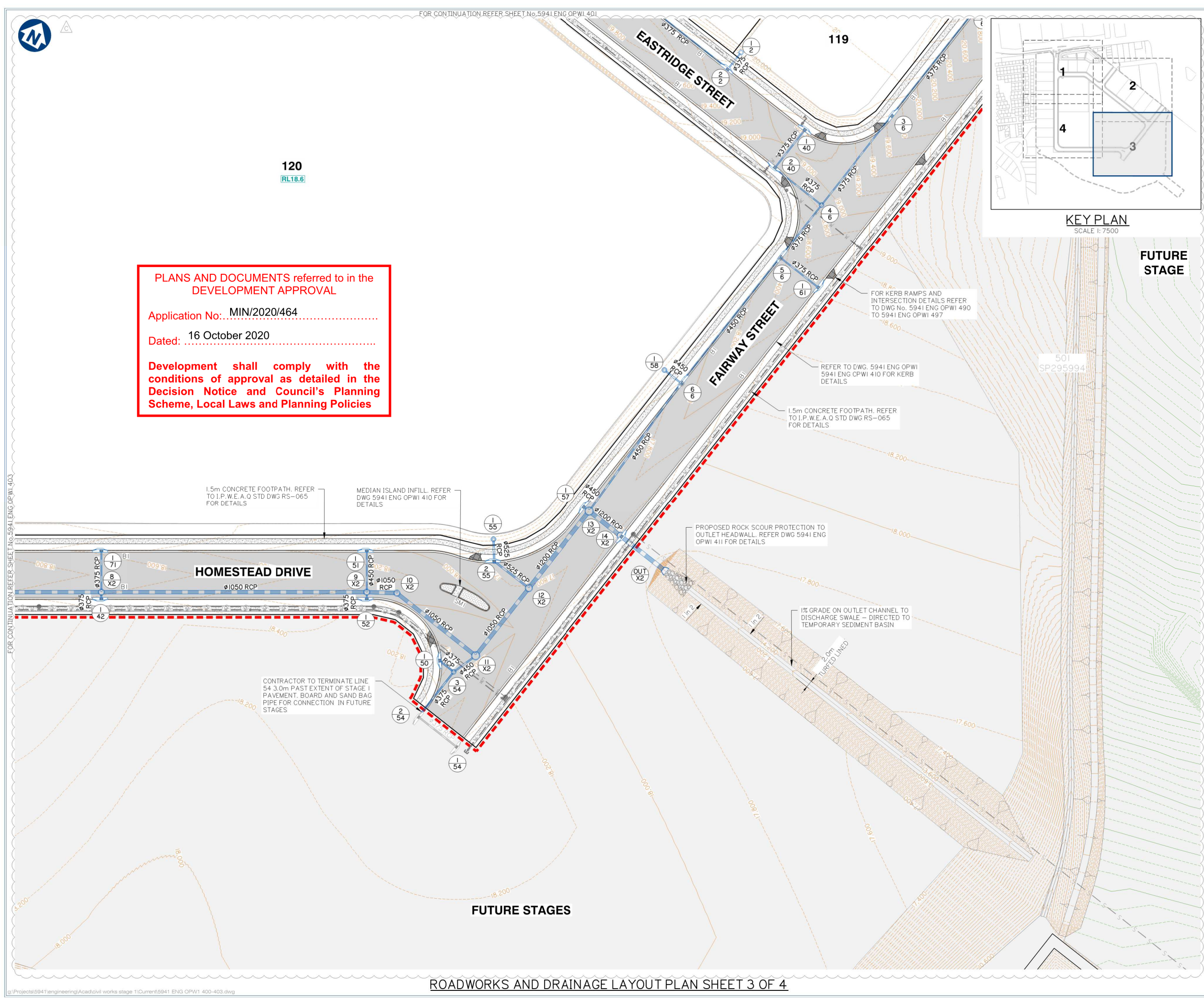
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Drawing No:	5941 ENG OPW1 401	Rev. No:	C
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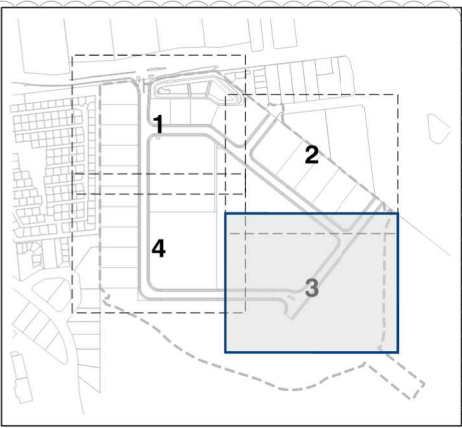


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KEY PLAN
SCALE 1:7500

FUTURE
STAGE

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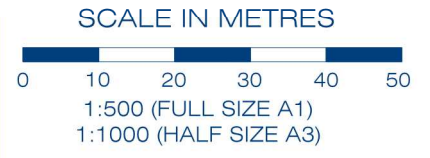
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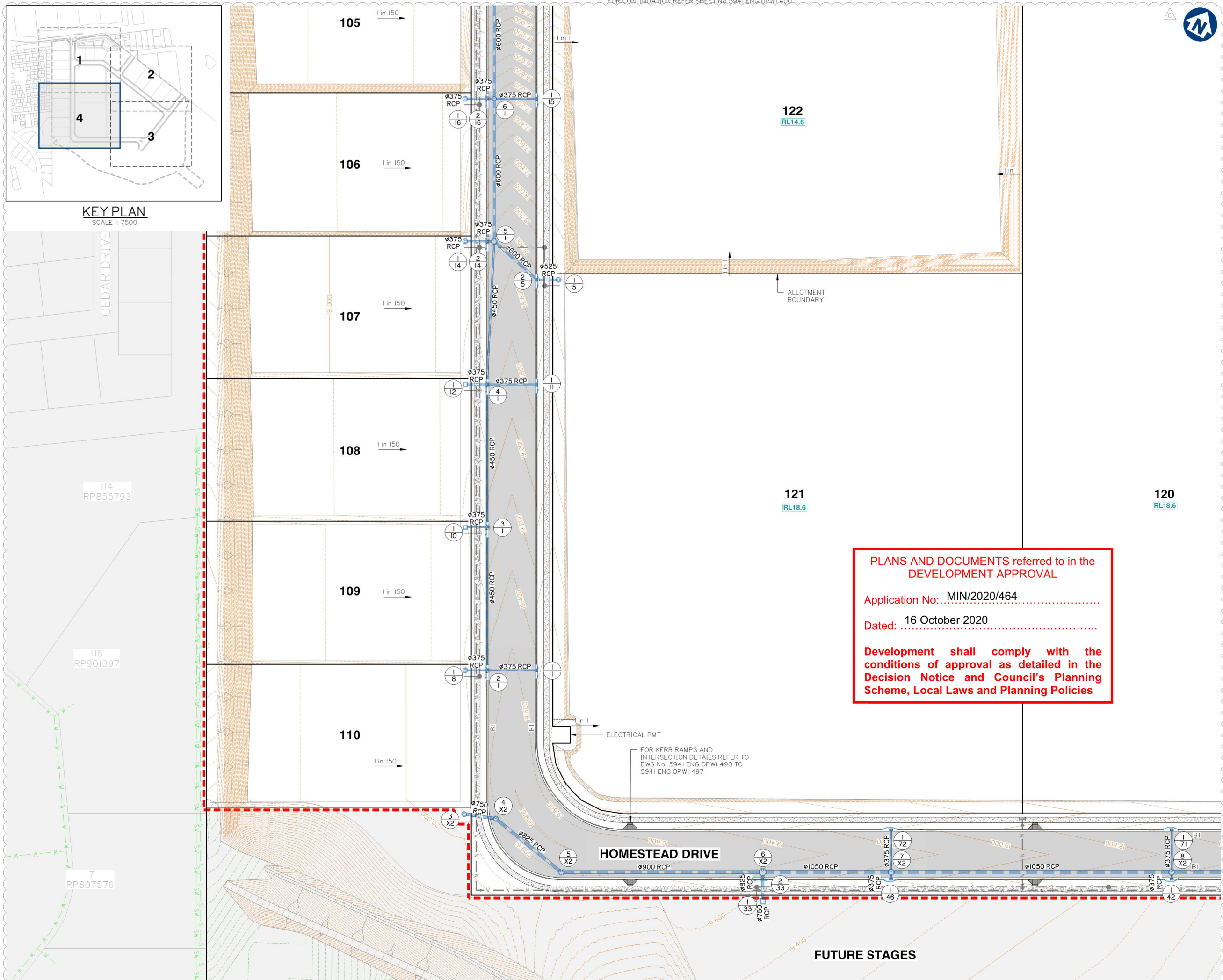
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**ROADWORKS AND DRAINAGE LAYOUT PLAN
SHEET 3 OF 4**

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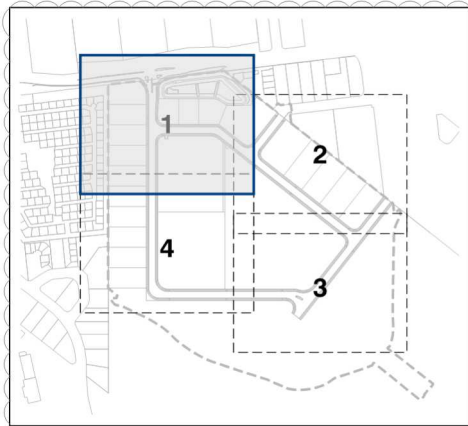
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1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1:	1:500
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

Drawing No: 5941 ENG OPW1 403
Rev. No: C



KEY PLAN
SCALE 1:7500

SEWER STRUCTURE SETOUT TABLE

STRUCTURE NO.	EASTING	NORTHING
SI5/1	2368.90	6688.885
SI4/1	2349.29	6724.281
SI3/1	2329.68	6759.677
SI2/1	2310.071	6795.073
SI1/1	2290.461	6830.469
SI0/1	2270.851	6865.865
S9/1	2251.241	6901.261
S8/1	2231.631	6936.657
S7/1	2228.555	6942.211
S6/1	2212.022	6972.053
S5/1	2201.684	6990.713
S4/1	2196.694	6997.665
S3/1	2190.233	7003.277
S2/1	2182.335	7008.663
SI/1	2176.367	7012.026
SI1/2	2654.719	6958.586
SI0/2	2607.803	6966.203
S9/2	2562.897	6973.492
S8/2	2517.991	6980.782
S7/2	2462.883	6989.728
S6/2	2365.966	7005.462
S5/2	2356.880	7006.937
S4/2	2351.295	7005.964
S3/2	2322.216	6989.854
S2/2	2287.605	6970.679
SI/2	2260.911	6955.890
S7/1	2228.555	6942.211
SI/3	2377.653	6984.367
S6/2	2365.966	7005.462
SI/4	2394.873	6981.571
SI/3	2377.653	6984.367
S7/5	2466.432	6674.779
S6/5	2553.455	6722.991
S5/5	2638.359	6770.028
S4/5	2645.503	6772.099
S3/5	2684.442	6765.600
S2/5	2694.062	6824.858
SI/5	3072.962	6763.348
SI/6	2326.009	6803.990
S2/6	2331.422	6794.501
SI/LOT 101	2188.125	6999.412
SI/LOT 102	2208.26	6969.969
SI/LOT 103	2227.870	6934.573
SI/LOT 104	2247.480	6899.177
SI/LOT 105	2267.090	6863.781
SI/LOT 111	2259.093	6959.170
SI/LOT 112	2285.788	6973.959
SI/LOT 113	2320.398	6993.134
SI/LOT 114	2357.481	7010.638
SI/LOT 120	2401.559	6980.486
SI/LOT 122	2377.653	6984.367

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

CAUTION
EXISTING GAS, WATER AND ELECTRICAL IN THIS AREA

NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

MANHOLE COVERS AND SURROUNDS:
INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS D TRAFFICABLE LIDS WITH COMPOSITE LIDS (NON-CORROSIVE) AND FRAMES IN ACCORDANCE WITH SEWERAGE STANDARD DRAWING SEQ-SEW-1308-I, 9, 10, 11.
INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE HOLES AS PER CLAUSE 7.6.2 OF SEQ D&C CODE VERSION 2 (JULY 2019)

CONTRACTOR TO CONNECT INTO EXISTING TRUNK SEWER STUB. WORKS TO BE COMPLETED UNDER GCWW SUPERVISION AT DEVELOPER'S EXPENSE.

101

102

103

104

105

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112

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114

122

120

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

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

LIVE WORKS SCHEDULE – SEWER

No	DESCRIPTION	DIA SEWER	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	FSL	ESL	IL	DEPTH TO INVERT
1(A)	PNEUMATIC PLUG TO REMAIN IN PLACE AND BE REMOVED FOLLOWING SUCCESSFUL ON MAINTENANCE INSPECTION BY GCWW	150	SI/1	-	-	-	7.032	7.032	3.926	3.106

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 1 OF 4

C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	01-05-2020	ORIGINAL ISSUE	BA	MG
ISSUE	Date	Description	DRN	CHK

SCALE IN METRES



1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed: IG

Drafted: BA

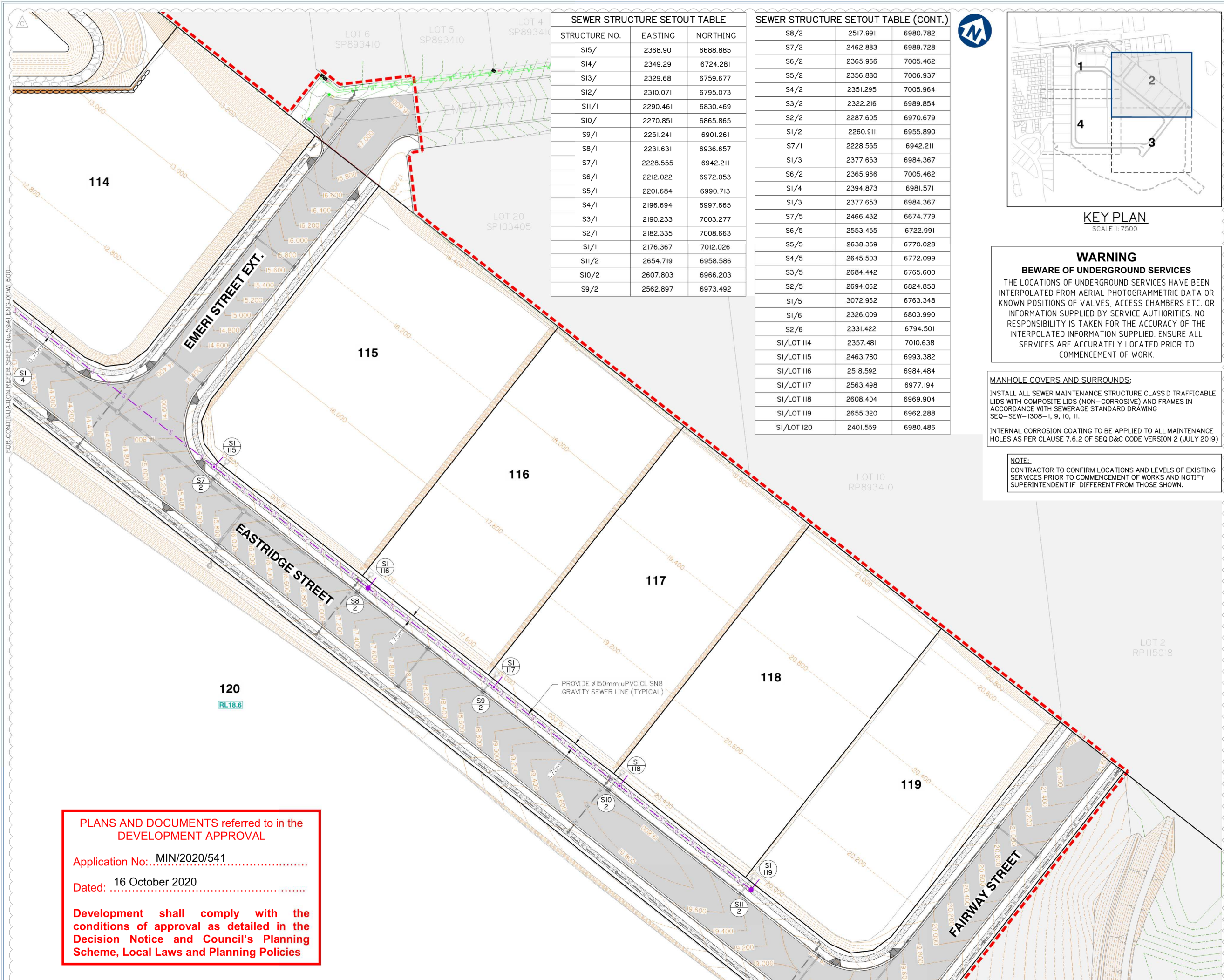
Approved: MG

RPEQ: 16939

Signed:

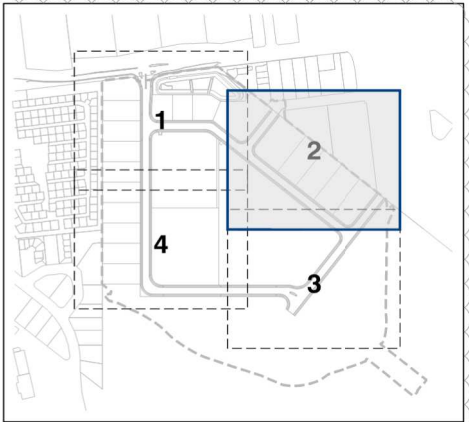
Date: 02-09-2020

Drawing No: 5941 ENG OPW1 600
Rev. No: C



SEWER STRUCTURE SETOUT TABLE		
STRUCTURE NO.	EASTING	NORTHING
SI5/1	2368.90	6688.885
SI4/1	2349.29	6724.281
SI3/1	2329.68	6759.677
SI2/1	2310.071	6795.073
SI1/1	2290.461	6830.469
SI0/1	2270.851	6865.865
S9/1	2251.241	6901.261
S8/1	2231.631	6936.657
S7/1	2228.555	6942.211
S6/1	2212.022	6972.053
S5/1	2201.684	6990.713
S4/1	2196.694	6997.665
S3/1	2190.233	7003.277
S2/1	2182.335	7008.663
SI/1	2176.367	7012.026
SI1/2	2654.719	6958.586
SI0/2	2607.803	6966.203
S9/2	2562.897	6973.492

SEWER STRUCTURE SETOUT TABLE (CONT.)		
S8/2	2517.991	6980.782
S7/2	2462.883	6989.728
S6/2	2365.966	7005.462
S5/2	2356.880	7006.937
S4/2	2351.295	7005.964
S3/2	2322.216	6989.854
S2/2	2287.605	6970.679
SI/2	2260.911	6955.890
S7/1	2228.555	6942.211
SI/3	2377.653	6984.367
S6/2	2365.966	7005.462
SI/4	2394.873	6981.571
SI/3	2377.653	6984.367
S7/5	2466.432	6674.779
S6/5	2553.455	6722.991
S5/5	2638.359	6770.028
S4/5	2645.503	6772.099
S3/5	2684.442	6765.600
S2/5	2694.062	6824.858
SI/5	3072.962	6763.348
SI/6	2326.009	6803.990
S2/6	2331.422	6794.501
SI/LOT 114	2357.481	7010.638
SI/LOT 115	2463.780	6993.382
SI/LOT 116	2518.592	6984.484
SI/LOT 117	2563.498	6977.194
SI/LOT 118	2608.404	6969.904
SI/LOT 119	2655.320	6962.288
SI/LOT 120	2401.559	6980.486



KEY PLAN
SCALE 1: 7500

WARNING

BEWARE OF UNDERGROUND SERVICES

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MANHOLE COVERS AND SURROUNDS:

INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS D TRAFFICABLE LIDS WITH COMPOSITE LIDS (NON-CORROSIVE) AND FRAMES IN ACCORDANCE WITH SEWERAGE STANDARD DRAWING SEQ-SEW-1308-1, 9, 10, 11.

INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE HOLES AS PER CLAUSE 7.6.2 OF SEQ D&C CODE VERSION 2 (JULY 2019)

NOTE:

CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

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

FOR CONTINUATION REFER SHEET No. 5941 ENG OPW1 600

SEWER RETICULATION LAYOUT PLAN SHEET 2 OF 4

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 2 OF 4

SCALE IN METRES

0 10 20 30 40 50
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed: IG

Drafted: BA

Approved: MG

RPEQ: 16939

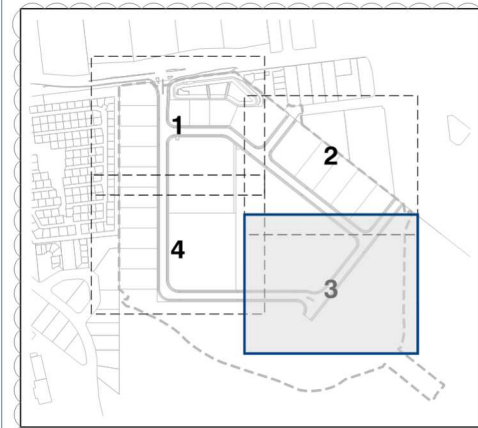
Signed:

Date: 02-09-2020

Drawing No:
5941 ENG OPW1 601

Rev. No:
C

FOR CONTINUATION REFER SHEET No.5941 ENG OPW1 603



KEY PLAN
SCALE 1: 7500

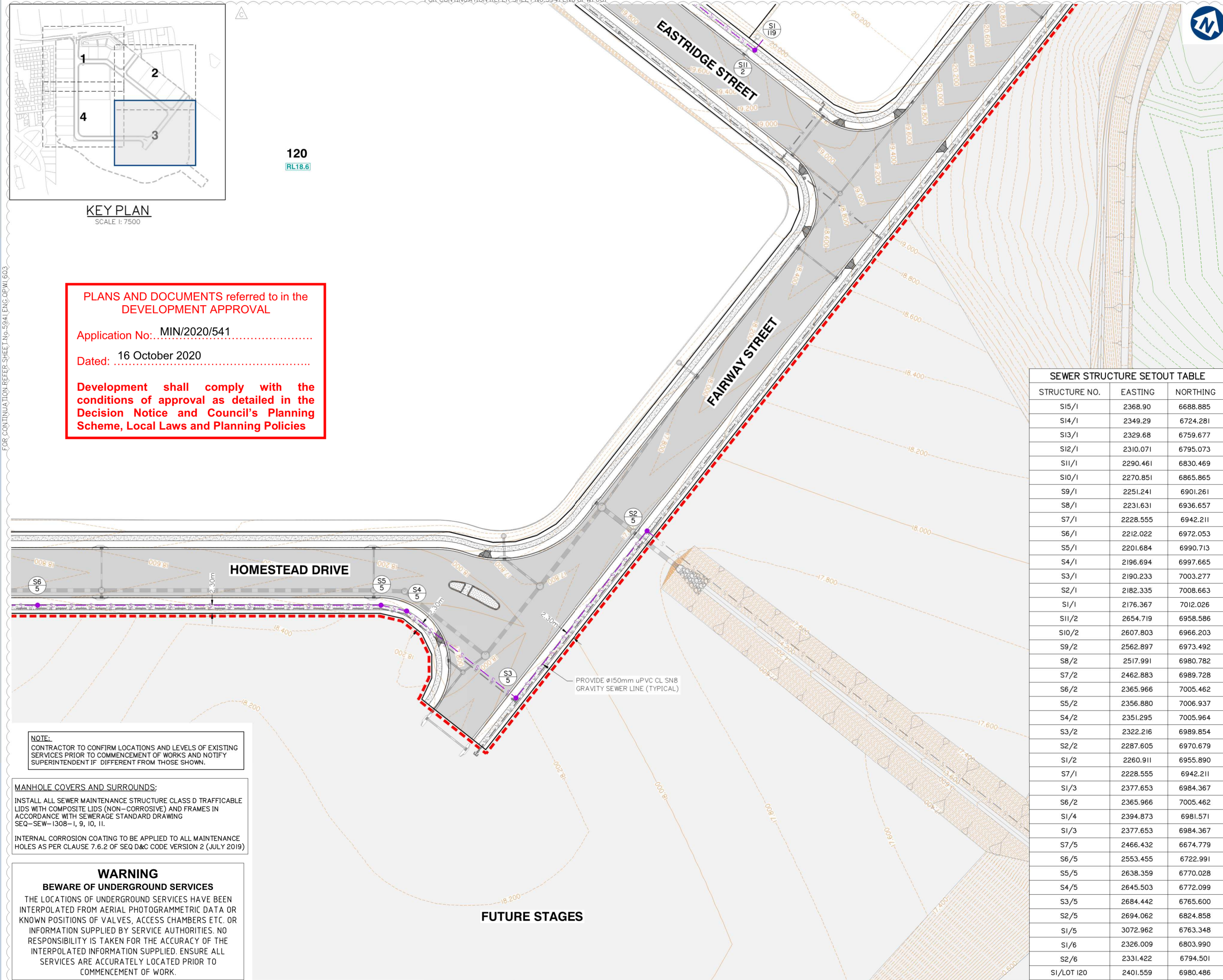
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RL18.6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

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NOTE:
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MANHOLE COVERS AND SURROUNDS:

INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS D TRAFFICABLE
LIDS WITH COMPOSITE LIDS (NON-CORROSIVE) AND FRAMES IN
ACCORDANCE WITH SEWERAGE STANDARD DRAWING
SEQ-SEW-1308-I, 9, 10, 11.

INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE
HOLES AS PER CLAUSE 7.6.2 OF SEQ D&C CODE VERSION 2 (JULY 2019)

WARNING

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SERVICES ARE ACCURATELY LOCATED PRIOR TO
COMMENCEMENT OF WORK.

FUTURE STAGES

SEWER STRUCTURE SETOUT TABLE		
STRUCTURE NO.	EASTING	NORTHING
S15/1	2368.90	6688.885
S14/1	2349.29	6724.281
S13/1	2329.68	6759.677
S12/1	2310.071	6795.073
S11/1	2290.461	6830.469
S10/1	2270.851	6865.865
S9/1	2251.241	6901.261
S8/1	2231.631	6936.657
S7/1	2228.555	6942.211
S6/1	2212.022	6972.053
S5/1	2201.684	6990.713
S4/1	2196.694	6997.665
S3/1	2190.233	7003.277
S2/1	2182.335	7008.663
S1/1	2176.367	7012.026
S11/2	2654.719	6958.586
S10/2	2607.803	6966.203
S9/2	2562.897	6973.492
S8/2	2517.991	6980.782
S7/2	2462.883	6989.728
S6/2	2365.966	7005.462
S5/2	2356.880	7006.937
S4/2	2351.295	7005.964
S3/2	2322.216	6989.854
S2/2	2287.605	6970.679
S1/2	2260.911	6955.890
S7/1	2228.555	6942.211
S1/3	2377.653	6984.367
S6/2	2365.966	7005.462
S1/4	2394.873	6981.571
S1/3	2377.653	6984.367
S7/5	2466.432	6674.779
S6/5	2553.455	6722.991
S5/5	2638.359	6770.028
S4/5	2645.503	6772.099
S3/5	2684.442	6765.600
S2/5	2694.062	6824.858
S1/5	3072.962	6763.348
S1/6	2326.009	6803.990
S2/6	2331.422	6794.501
S1/LOT 120	2401.559	6980.486

Client:

FRASERS
PROPERTY
FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 3 OF 4

Issue	Date	Description	BA	MG	BA	MG
C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG		
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG		
A	01-05-2020	ORIGINAL ISSUE	BA	MG		

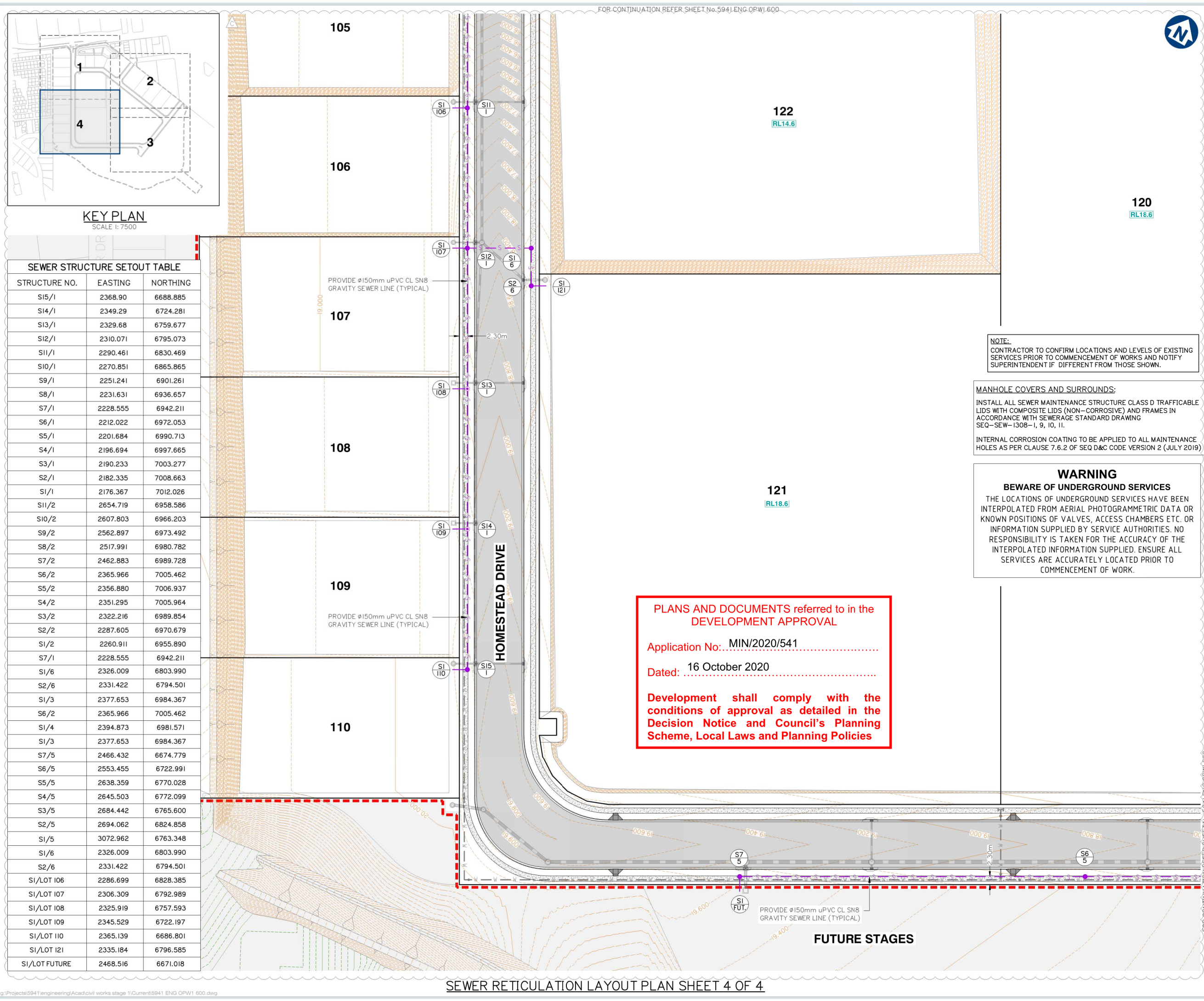
SCALE IN METRES

0 10 20 30 40 50
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

Drawing No: 5941 ENG OPW1 602
Rev. No: C



KEY PLAN
SCALE 1: 7500

SEWER STRUCTURE SETOUT TABLE

STRUCTURE NO.	EASTING	NORTHING
SI5/1	2368.90	6688.885
SI4/1	2349.29	6724.281
SI3/1	2329.68	6759.677
SI2/1	2310.071	6795.073
SI1/1	2290.461	6830.469
SI0/1	2270.851	6865.865
S9/1	2251.241	6901.261
S8/1	2231.631	6936.657
S7/1	2228.555	6942.211
S6/1	2212.022	6972.053
S5/1	2201.684	6990.713
S4/1	2196.694	6997.665
S3/1	2190.233	7003.277
S2/1	2182.335	7008.663
SI/1	2176.367	7012.026
SI1/2	2654.719	6958.586
SI0/2	2607.803	6966.203
S9/2	2562.897	6973.492
S8/2	2517.991	6980.782
S7/2	2462.883	6989.728
S6/2	2365.966	7005.462
S5/2	2356.880	7006.937
S4/2	2351.295	7005.964
S3/2	2322.216	6989.854
S2/2	2287.605	6970.679
SI/2	2260.911	6955.890
S7/1	2228.555	6942.211
SI/6	2326.009	6803.990
S2/6	2331.422	6794.501
SI/3	2377.653	6984.367
S6/2	2365.966	7005.462
SI/4	2394.873	6981.571
SI/3	2377.653	6984.367
S7/5	2466.432	6674.779
S6/5	2553.455	6722.991
S5/5	2638.359	6770.028
S4/5	2645.503	6772.099
S3/5	2684.442	6765.600
S2/5	2694.062	6824.858
SI/5	3072.962	6763.348
SI/6	2326.009	6803.990
S2/6	2331.422	6794.501
SI/LOT 106	2286.699	6828.385
SI/LOT 107	2306.309	6792.989
SI/LOT 108	2325.919	6757.593
SI/LOT 109	2345.529	6722.197
SI/LOT 110	2365.139	6686.801
SI/LOT 121	2335.184	6796.585
SI/LOT FUTURE	2468.516	6671.018



**gassman
development
perspectives**
est 1985

planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:



**FRASERS
PROPERTY**

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot:

501

Plan:

SP295994

Local Authority:

CITY OF GOLD COAST
COUNCIL

Level Datum:

AHD

Meridian:

-

Contour Interval:

-

PSM:

-

RL:

-

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DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 4 OF 4

Rev	Date	Description	By	Check
C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	01-05-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES



1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1:	1:500
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

Drawing No: 5941 ENG OPW1 603

Rev. No: C

NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

MANHOLE COVERS AND SURROUNDS:
INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS D TRAFFICABLE LIDS WITH COMPOSITE LIDS (NON-CORROSIVE) AND FRAMES IN ACCORDANCE WITH SEWERAGE STANDARD DRAWING SEQ-SEW-1308-1, 9, 10, 11.
INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE HOLES AS PER CLAUSE 7.6.2 OF SEQ D&C CODE VERSION 2 (JULY 2019)

WARNING
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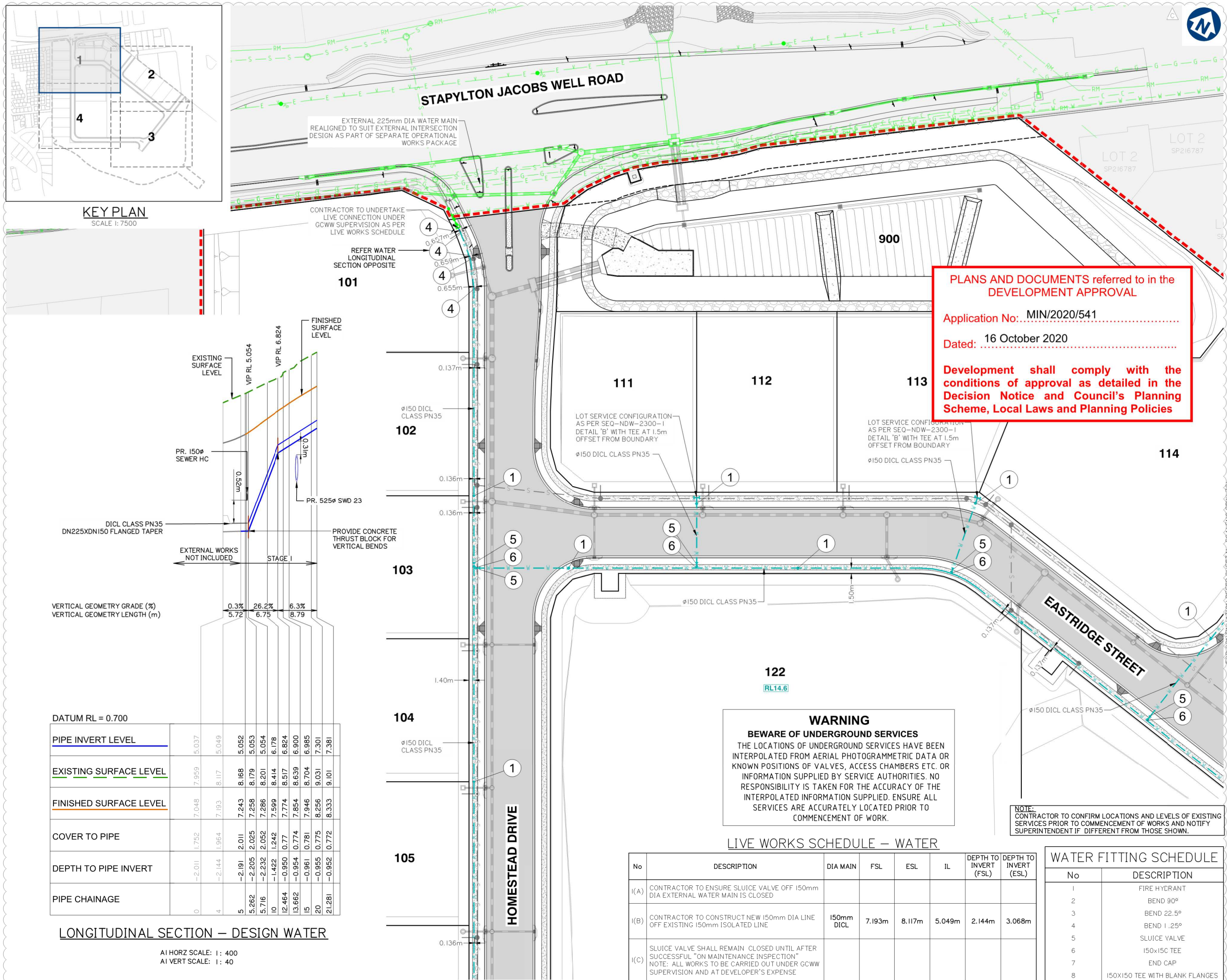
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

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

FOR CONTINUATION REFER SHEET No. 5941-ENG-OPW1 602



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
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RPD:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

WATER RETICULATION
LAYOUT PLAN SHEET 1 OF 4

C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	01-05-2020	ORIGINAL ISSUE	BA	MG
ISSUE	Date	Description	DRN	CHK

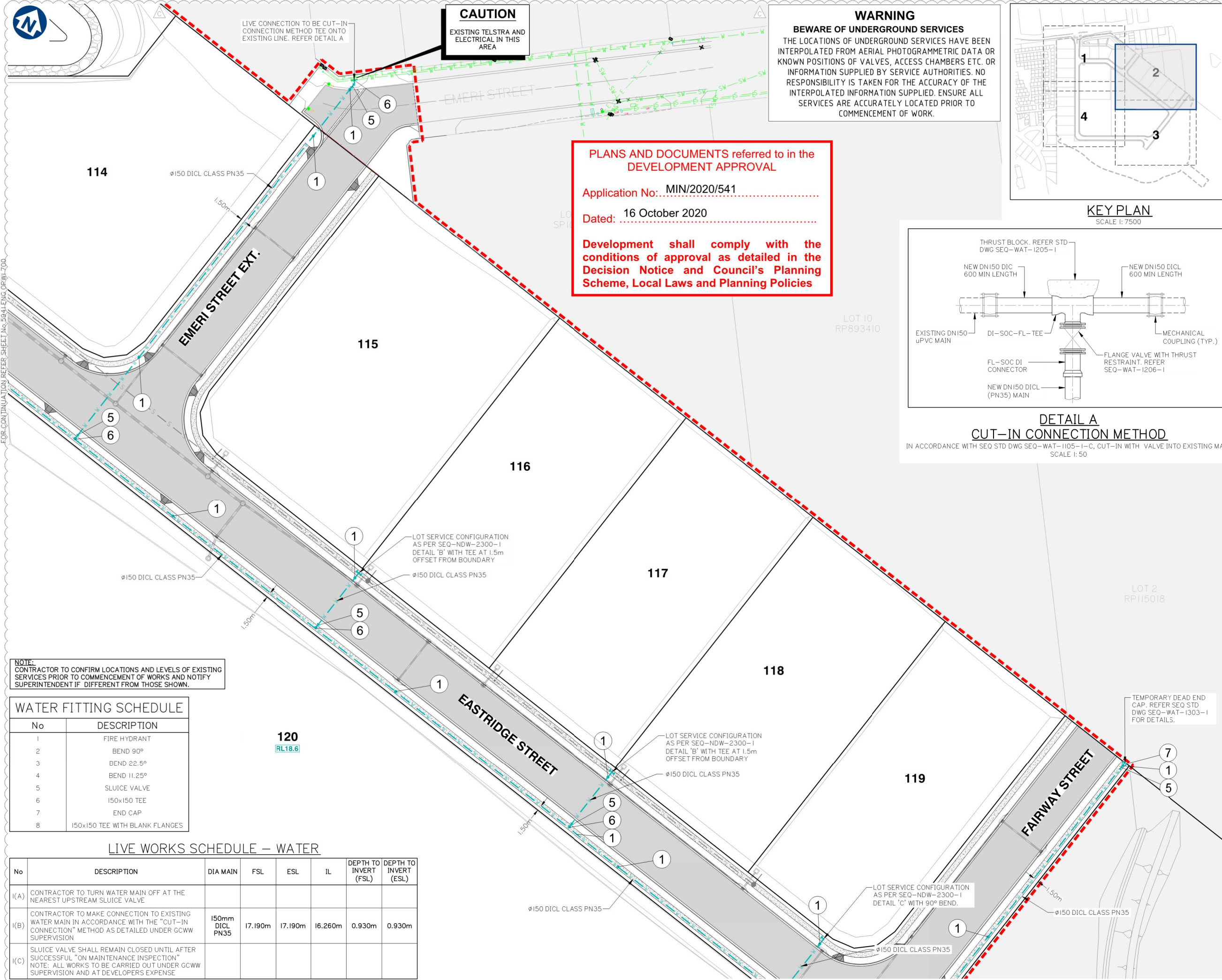
SCALE IN METRES

0 10 20 30 40 50
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed: IG
Drafted: BA
Approved: MG
RPEQ: 16939
Signed:
Date: 02-09-2020

Drawing No: 5941 ENG OPW1 700
Rev. No: C



FOR CONTINUATION REFER SHEET No. 5941 ENG OPW1 700

NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

WATER FITTING SCHEDULE	
No	DESCRIPTION
1	FIRE HYDRANT
2	BEND 90°
3	BEND 22.5°
4	BEND 11.25°
5	SLUIICE VALVE
6	150x150 TEE
7	END CAP
8	150x150 TEE WITH BLANK FLANGES

LIVE WORKS SCHEDULE – WATER							
No	DESCRIPTION	DIA MAIN	FSL	ESL	IL	DEPTH TO INVERT (FSL)	DEPTH TO INVERT (ESL)
I(A)	CONTRACTOR TO TURN WATER MAIN OFF AT THE NEAREST UPSTREAM SLUIICE VALVE						
I(B)	CONTRACTOR TO MAKE CONNECTION TO EXISTING WATER MAIN IN ACCORDANCE WITH THE "CUT-IN CONNECTION" METHOD AS DETAILED UNDER GCWW SUPERVISION	150mm DI CL PN35	17.190m	17.190m	16.260m	0.930m	0.930m
I(C)	SLUIICE VALVE SHALL REMAIN CLOSED UNTIL AFTER SUCCESSFUL "ON MAINTENANCE INSPECTION" NOTE: ALL WORKS TO BE CARRIED OUT UNDER GCWW SUPERVISION AND AT DEVELOPERS EXPENSE						

CAUTION
EXISTING TELSTRA AND ELECTRICAL IN THIS AREA

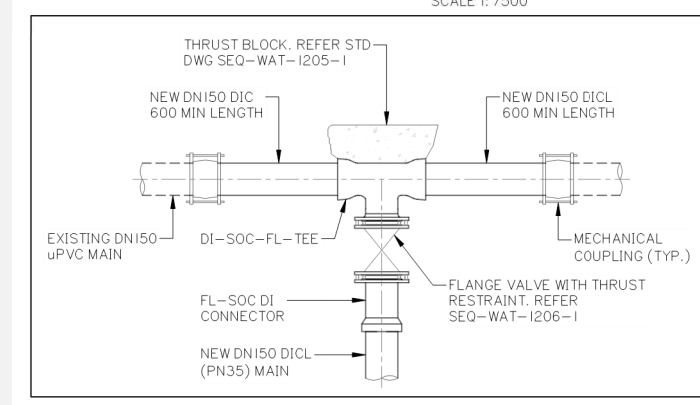
WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2020/541

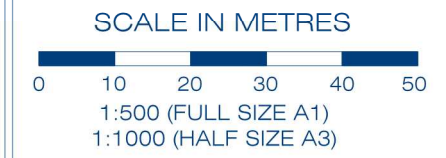
Dated: 16 October 2020

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



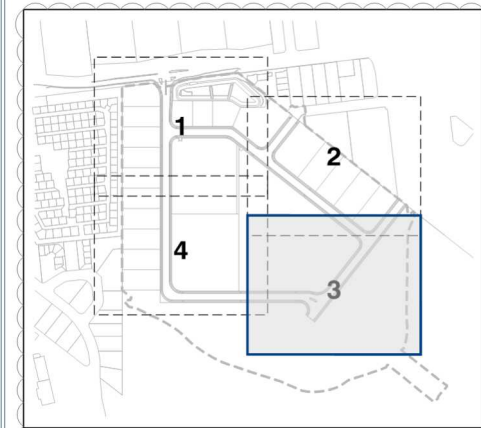
DETAIL A
CUT-IN CONNECTION METHOD
IN ACCORDANCE WITH SEQ STD DWG SEQ-WAT-1105-I-C, CUT-IN WITH VALVE INTO EXISTING MAIN
SCALE 1: 50

Rev	Date	Description	BA	MG
C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	01-05-2020	ORIGINAL ISSUE	BA	MG
ISSUE	Date	Description	BA	MG



Scale at A1:	1:500
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	<i>[Signature]</i>
Date:	02-09-2020

FOR CONTINUATION REFER SHEET No.5941 ENG OPW1 703



KEY PLAN
SCALE 1: 7500

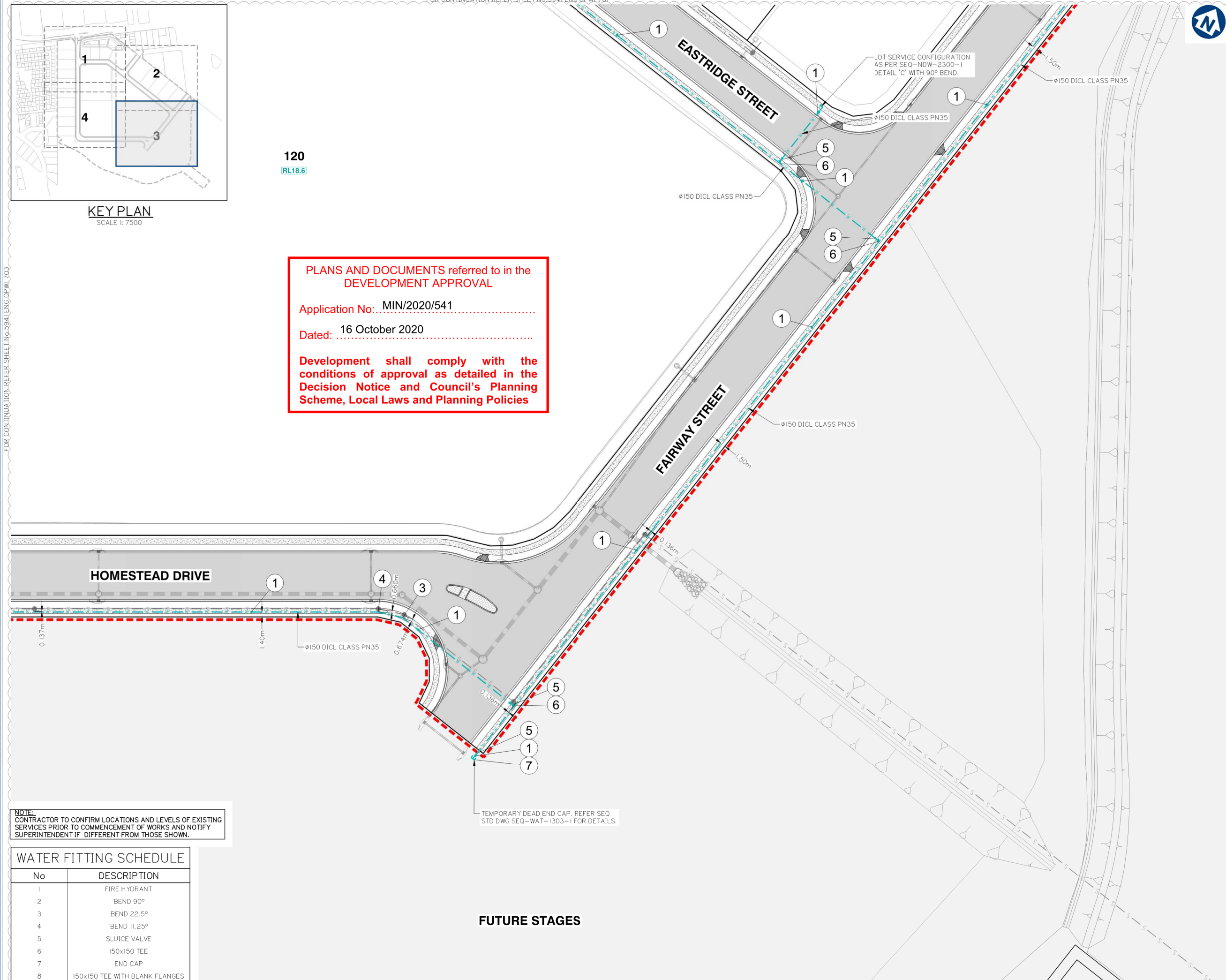
120
RL18.6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

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WATER FITTING SCHEDULE

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6	150x150 TEE
7	END CAP
8	150x150 TEE WITH BLANK FLANGES

FUTURE STAGES

WATER RETICULATION LAYOUT PLAN SHEET 3 OF 4

Client:



Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

WATER RETICULATION
LAYOUT PLAN SHEET 3 OF 4

Issue	Date	Description	BA	MG	BA	MG
C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG		
B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG		
A	01-05-2020	ORIGINAL ISSUE	BA	MG		

SCALE IN METRES

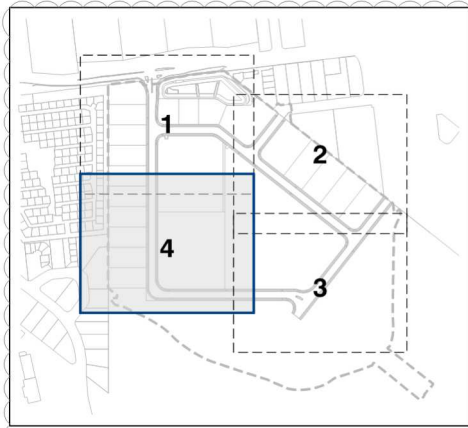


1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

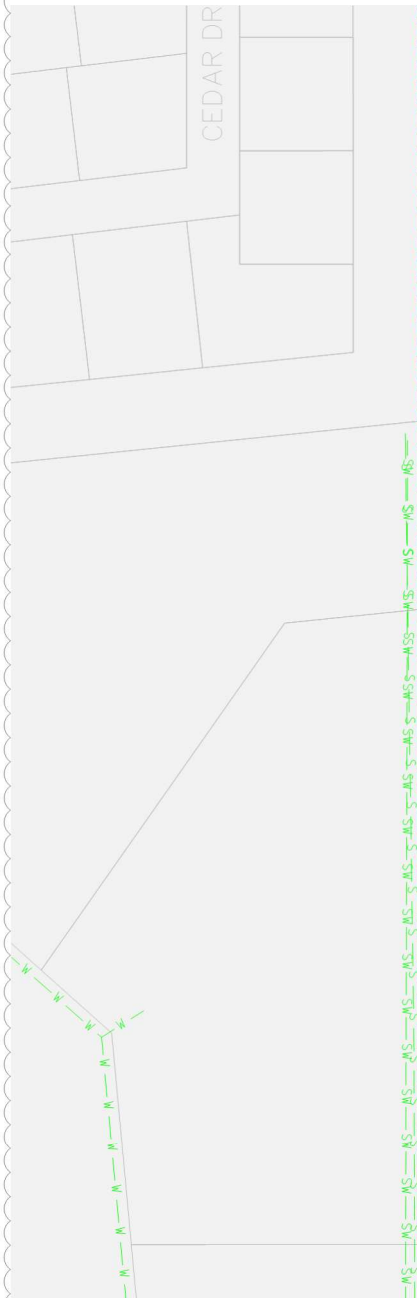
Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

Drawing No: 5941 ENG OPW1 702
Rev. No: C



KEY PLAN
SCALE 1: 7500



WATER FITTING SCHEDULE	
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DEVELOPMENT APPROVAL

Application No: MIN/2020/541

Dated: 16 October 2020

Development shall comply with the
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FUTURE STAGES

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planning | environment | landscape | engineering | survey

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

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

Client:

FRASERS
PROPERTY

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RL:	-

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DRAWING TITLE

WATER RETICULATION
LAYOUT PLAN SHEET 4 OF 4

C	02-09-2020	MINOR CHANGE TO STAGE 1	BA	MG
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Issue	Date	Description	DRN	CHK

SCALE IN METRES

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1:500 (FULL SIZE A1)
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