



SARA reference: 2012-20249 SRA
Council reference: ROL/2020/123
Applicant reference: 5941 (Stage 1 CMS)

28 January 2021

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Attention: mail@goldcoast.qld.gov.au

Dear Sir/Madam

SARA response—60 Stapylton Jacobs Well Road, Stapylton

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 15 December 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	28 January 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development Permit for Reconfiguring a Lot (Community Title Subdivision to Create 1 into 22 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development application exceeding thresholds in Schedule 20 of the Planning Regulation 2017 Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1

(Planning Regulation 2017) – Reconfiguration of a lot within proximity of a state-controlled road

SARA reference: 2012-20249 SRA

Assessment Manager: Gold Coast City Council

Street address: 60 Stapylton Jacobs Well Road, Stapylton

Real property description: Lot 501 SP295994

Applicant name: Frasers Property Australia
C/- Gassman Development Perspectives

Applicant contact details: PO Box 392
Beenleigh QLD 4207
admin@gassman.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Lorna Scally, Senior Planning Officer, on 07 5644 3221 or via email SEQSouthPlanning@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Gareth Richardson
Manager, Planning and Development Services (SEQ South)

cc Frasers Property Australia c/- Gassman Development Perspectives, admin@gassman.com.au

enc **Attachment 1** - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Development Permit for Reconfiguring a Lot		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 under Planning Regulation 2017 — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	(a) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the State-controlled road or land supporting this infrastructure, or cause similar adverse impacts. (b) RPEQ certification with supporting documentation must be provided to the South Coast Region (southcoast@tmr.qld.gov.au) of the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times. (b) Prior to submitting the Plan of Survey to the local government for approval.
2.	(a) Road works comprising of a signalised intersection at the site entrance and a second lane on Stapylton - Jacobs Well Road westbound, between the site access and the eastern roundabout on interchange 38, must be provided generally in accordance with the following plans: - Roadworks and Drainage Layout Plan, Sheet 1 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 400 and revision B - Roadworks and Drainage Layout Plan, Sheet 2 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 401 and revision B - Roadworks and Drainage Layout Plan, Sheet 3 of 4 prepared by Gassman Development Perspectives dated 3 September 2020, reference 5941 ENG EXTINT 402 and revision C - Roadworks and Drainage Layout Plan Sheet 4 of 4 prepared by Gassman Development Perspectives dated 20 July 2020, reference 5941 ENG EXTINT 403 and revision B. (b) The road works must be designed and constructed in accordance with Road Planning and Design Manual (2nd edition), prepared by Department of Transport and Main Roads, 2016.	Prior to submitting the Plan of Survey to the local government for approval.
3.	(a) The development must be carried out generally in accordance with Section 6 of the Engineering Services Report prepared by Gassman Development Perspectives, dated 29 October 2020, reference 5941 and revision 1. (b) RPEQ certification with supporting documentation must be provided to the South Coast Region (southcoast@tmr.qld.gov.au) of the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times. (b) Prior to submitting the Plan of Survey to the local government for approval.

4.	(a) The road access location is to be located generally in accordance with the Proposed Staged, Community Title Scheme Reconfiguration of Land prepared by Gassman Development Perspectives, dated 16 November 2020 and drawing number 5941 P Stage 1 001. (b) Road access works comprising construction of a signalised intersection on Stapylton Jacobs Well Road must be provided generally in accordance with the Roadworks and Drainage Layout Plan Sheet 3 of 4 prepared by Gassman Development Perspectives dated 3 September 2020, reference 5941 ENG EXTINT 402 and revision C. (c) The road access works must be designed and constructed in accordance with Road Planning and Design Manual (2nd edition), prepared by Department of Transport and Main Roads, 2016.	Prior to submitting the Plan of Survey to the local government for approval.
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Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), version 2.6. If a word remains undefined it has its ordinary meaning.
State transport networks	
2.	<i>Public Utility Plant</i> Pursuant to section 80 of the <i>Transport Infrastructure Act 1994</i>, the construction, augmentation, alteration or maintenance of public utility plant in a State-controlled road corridor must be undertaken in accordance with the Department of Transport and Main Roads' (DTMR) requirements and at the expense of the owner of the plant. The owner of the plant must also obtain approval from DTMR prior to commencement of any works. Applications for approval should be made to southcoast@tmr.qld.gov.au. Additional information regarding the installation of public utility plant can be obtained from DTMR's <i>Technical Note 163: Third Party Utility Infrastructure Installation in State Controlled Roads Technical Guidelines</i> (available at http://www.tmr.qld.gov.au/businessindustry/Technical-standards-publications/Technical-Notes/Road-design).

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The proposed development complies with the relevant performance outcomes of State code 1: 'Development in a state-controlled road environment' and State code 6: 'Protection of state transport networks' of the State Development and Assessment Provisions (version 2.6), subject to the conditions included in this referral agency response.
- The proposed development will not result in a worsening of the safety, infrastructure condition or operating condition of the state-controlled road network.
- The proposed development will not generate an actionable nuisance or worsening of stormwater, flooding or drainage impacts to the adjacent state-controlled road.
- The proposed development is not located near any existing public passenger transport infrastructure.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*.

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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.

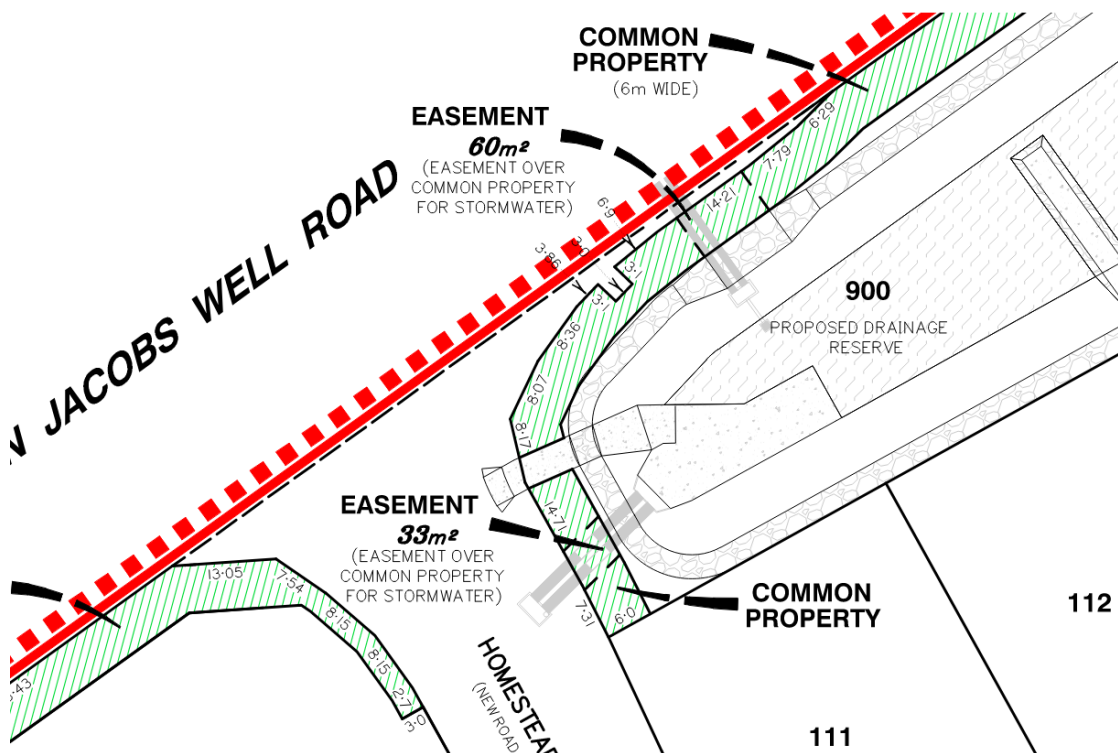


Figure 6.1: Proposed easement locations facilitating stormwater infrastructure in Common Property

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

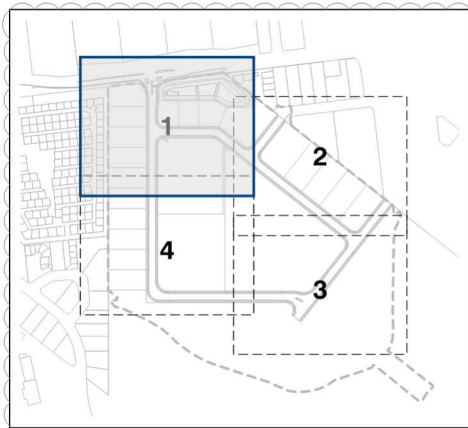
A site based stormwater management plan for the subject site outlining how all necessary steps to ensure that the quality of stormwater discharging from the subject site meets the necessary standards to comply with City of Gold Coast Council's Water Sensitive Urban Design (WSUD) requirements, Queensland 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.

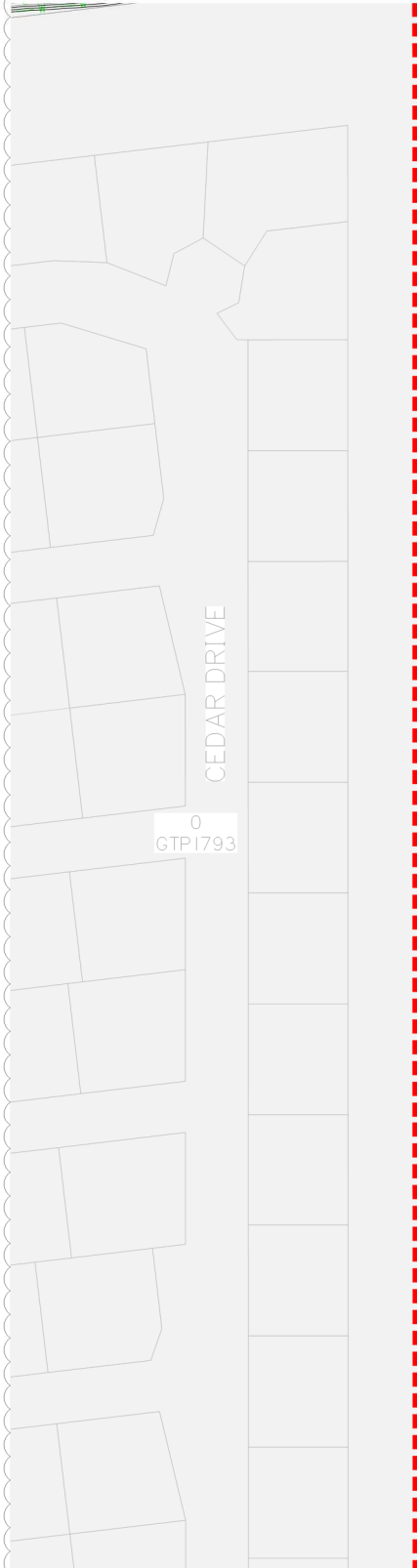
7.0 CONCLUSION

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

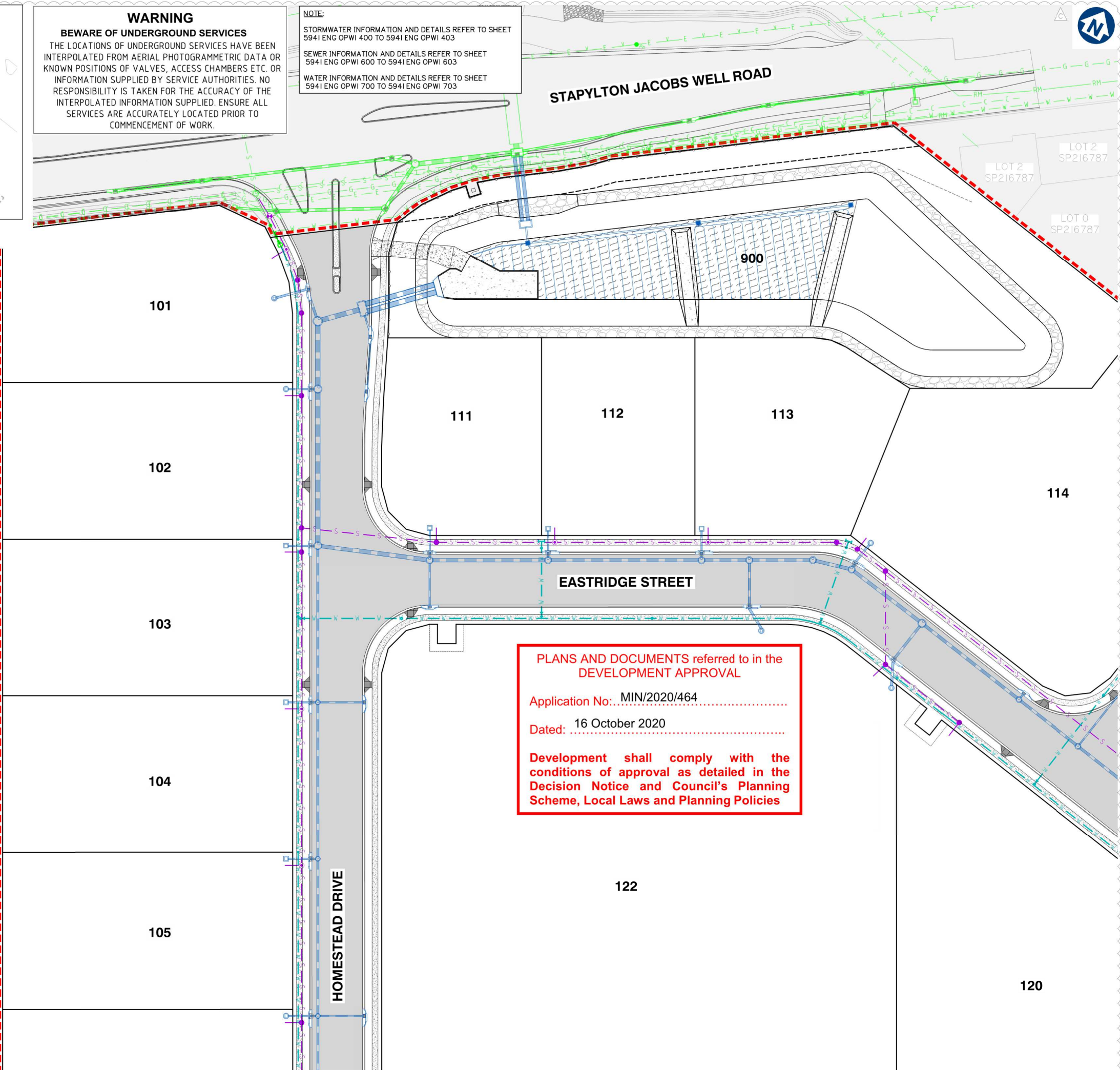


KEY PLAN
SCALE 1: 7500



WARNING
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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 conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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: -
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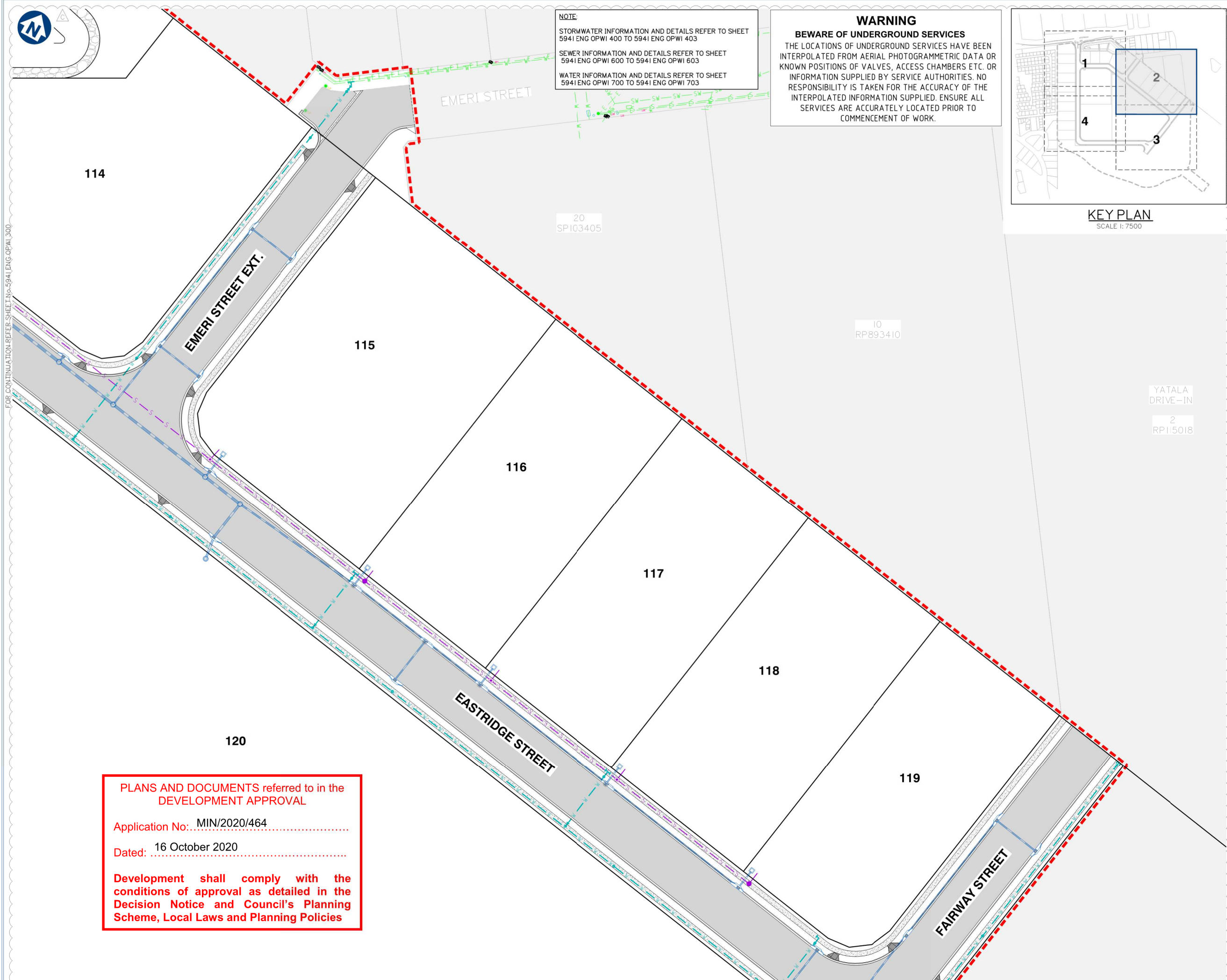
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B	12-06-2020	INFORMATION REQUEST RESPONSE	BA	MG		
A	01-05-2020	ORIGINAL ISSUE	BA	MG		

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

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



NOTE:

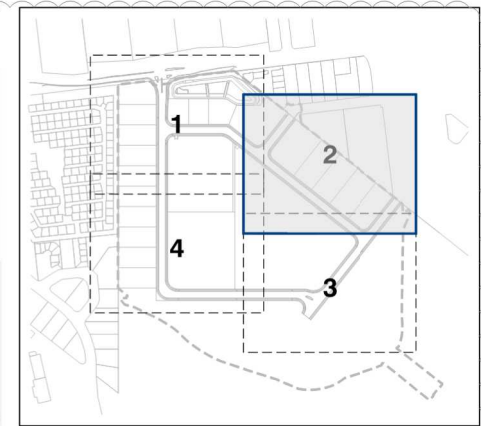
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5941 ENG OPWI 400 TO 5941 ENG OPWI 403

SEWER INFORMATION AND DETAILS REFER TO SHEET
5941 ENG OPWI 600 TO 5941 ENG OPWI 603

WATER INFORMATION AND DETAILS REFER TO SHEET
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Gold Coast & Logan | 176 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

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OVERALL SERVICES LAYOUT
PLAN SHEET 2 OF 4

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A	01-05-2020	ORIGINAL ISSUE		BA	MG
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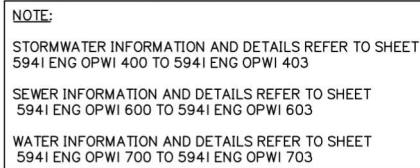
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FOR CONTINUATION REFER SHEET No.594I ENG OPWI 302

OVERALL SERVICES LAYOUT PLAN SHEET 2 OF 4



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A close-up photograph of a white rectangular road sign with the words "FAIRWAY STREET" in bold, black, sans-serif capital letters. The sign is mounted on a metal post and is slightly tilted. In the background, a road with a dashed white line and a blue-painted curb is visible.

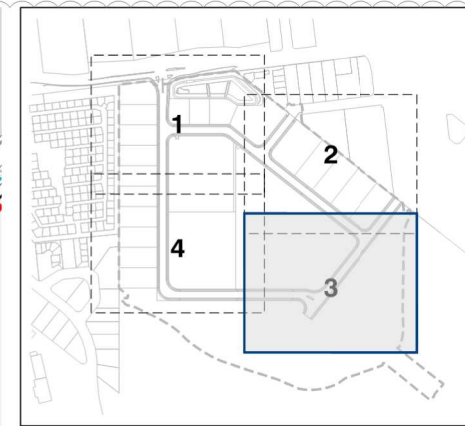
HOMESTEAD DRIVE

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

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PLAN SHEET 3 OF 4

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A	01-10-2020		ORIGINAL ISSUE	BA	MG
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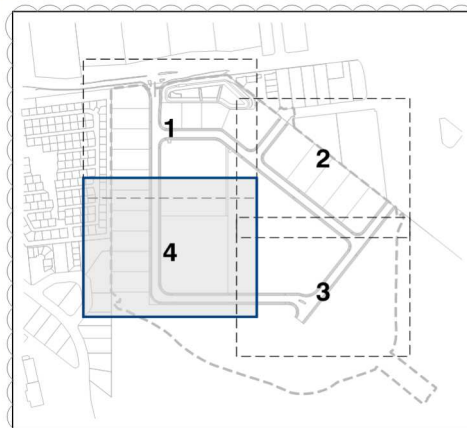
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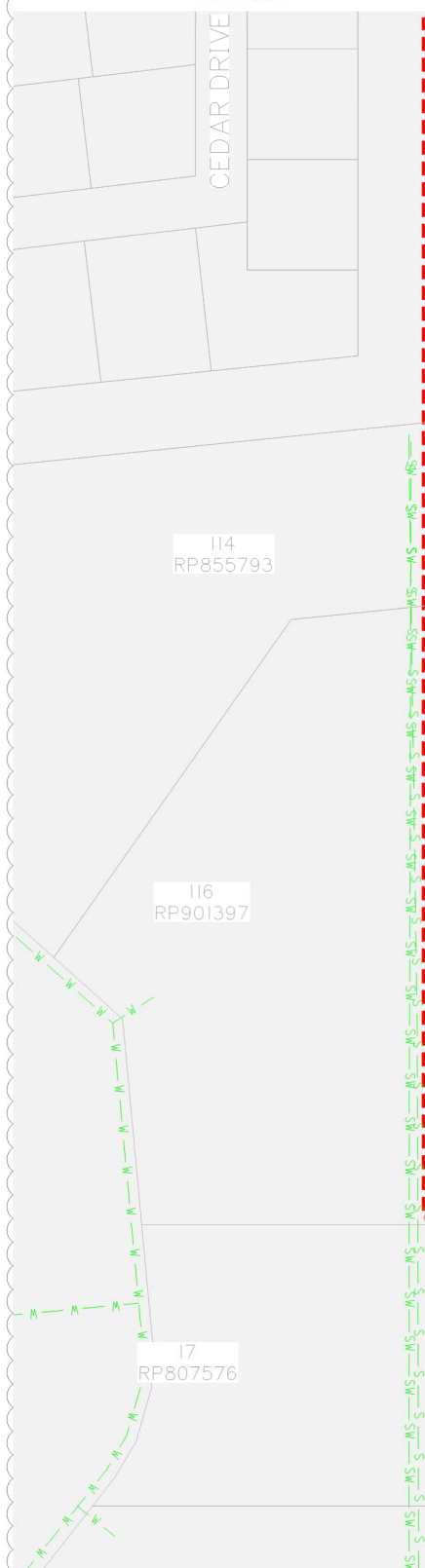
FUTURE STAGES

OVERALL SERVICES LAYOUT PLAN SHEET 3 OF 4

FOR CONTINUATION REFER SHEET No. 594 LENG OPW 1303



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HOMESTEAD DRIVE

HOMESTEAD DRIVE

PLANS AND DOCUMENTS referred to in the
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Dated: 16 October 2020

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PROPERTY
FRASERS PROPERTY
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VANTAGE YATALA
STAGE 1

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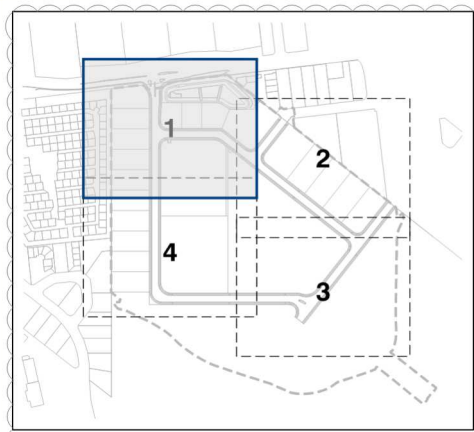
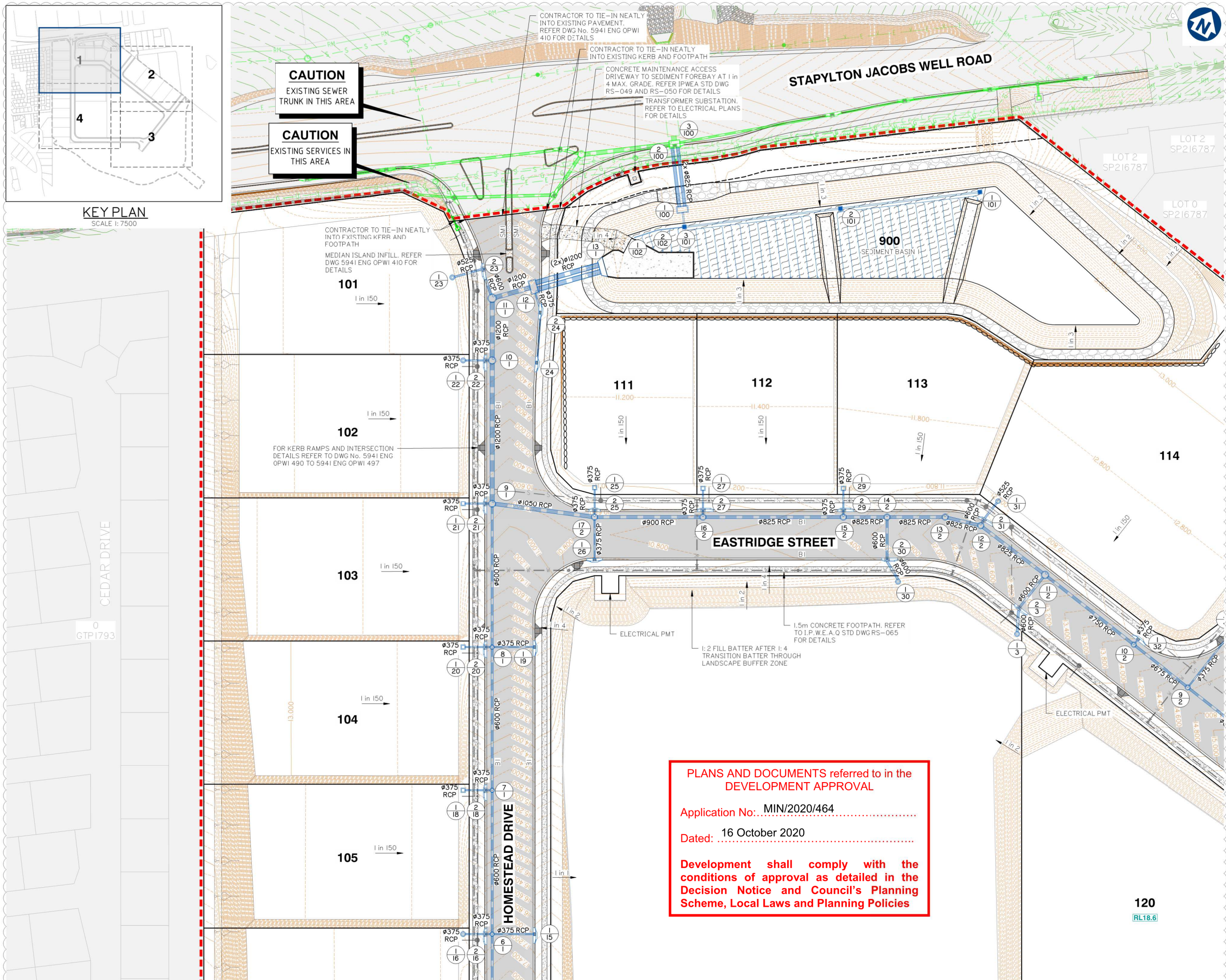
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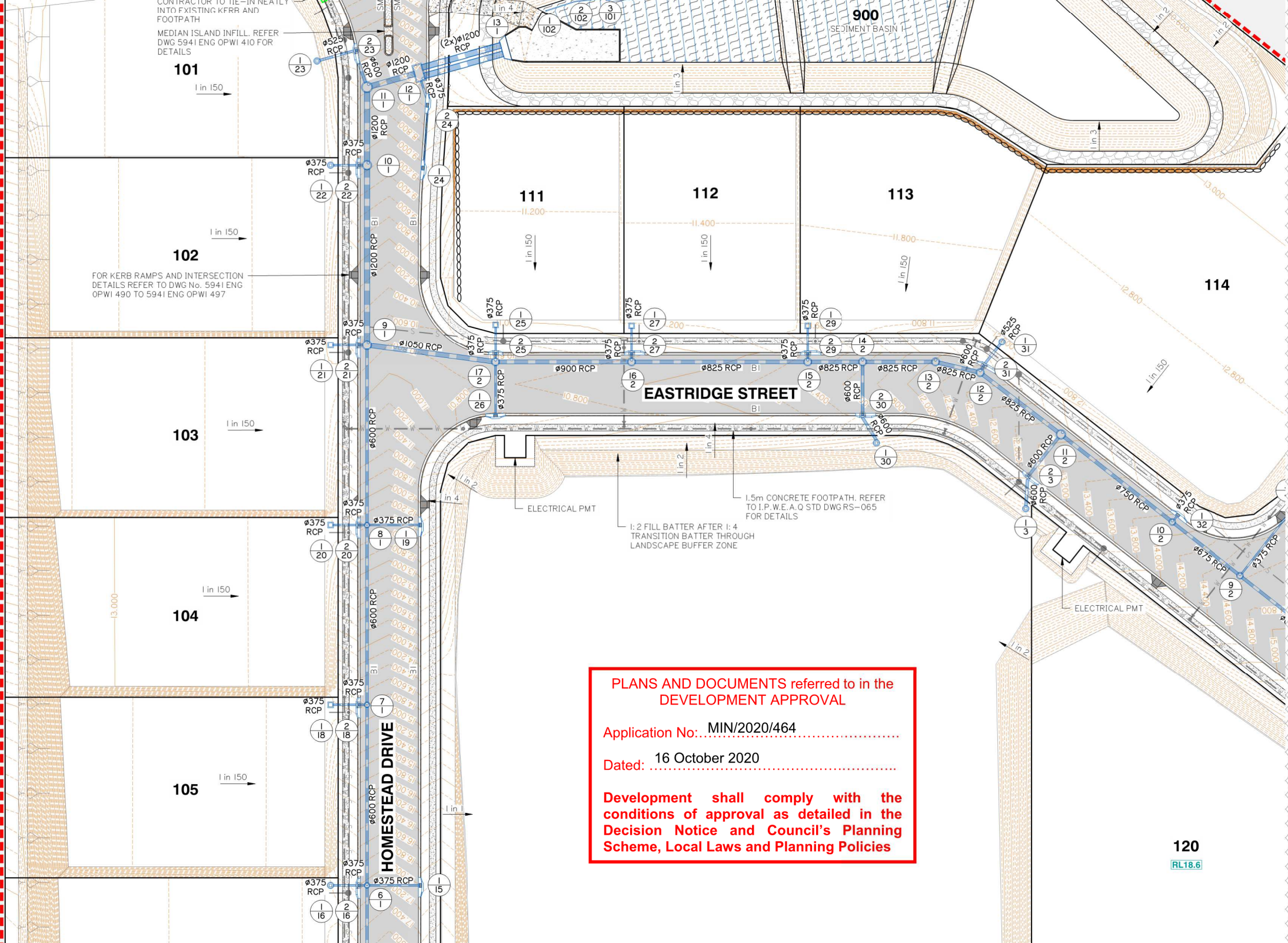
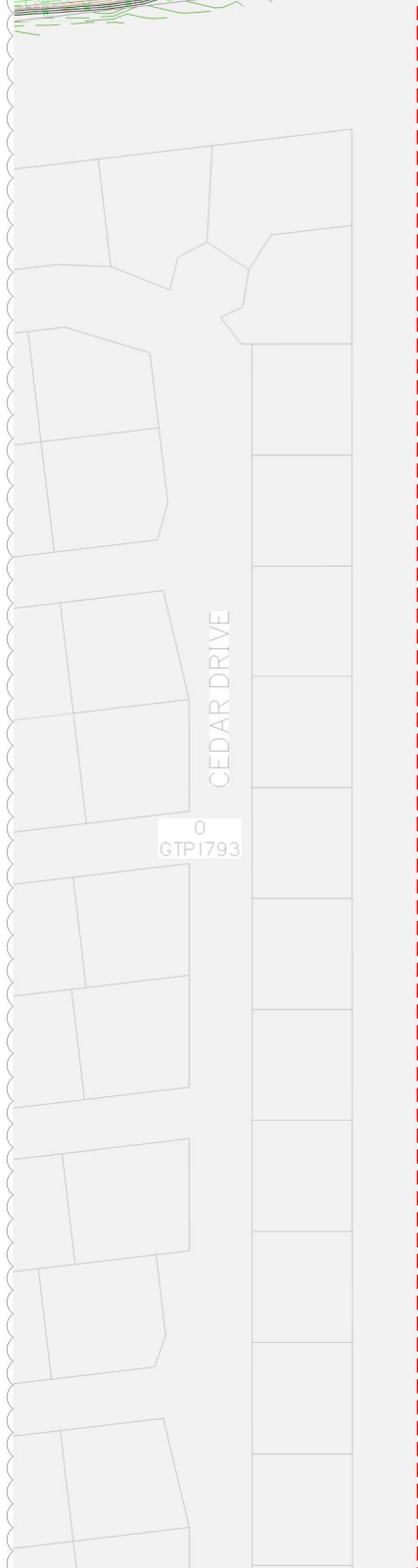
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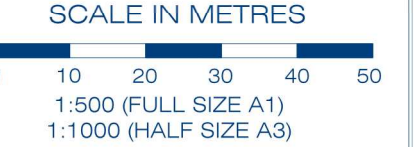
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DEVELOPMENT APPROVAL

Application No.: MIN/2020/464

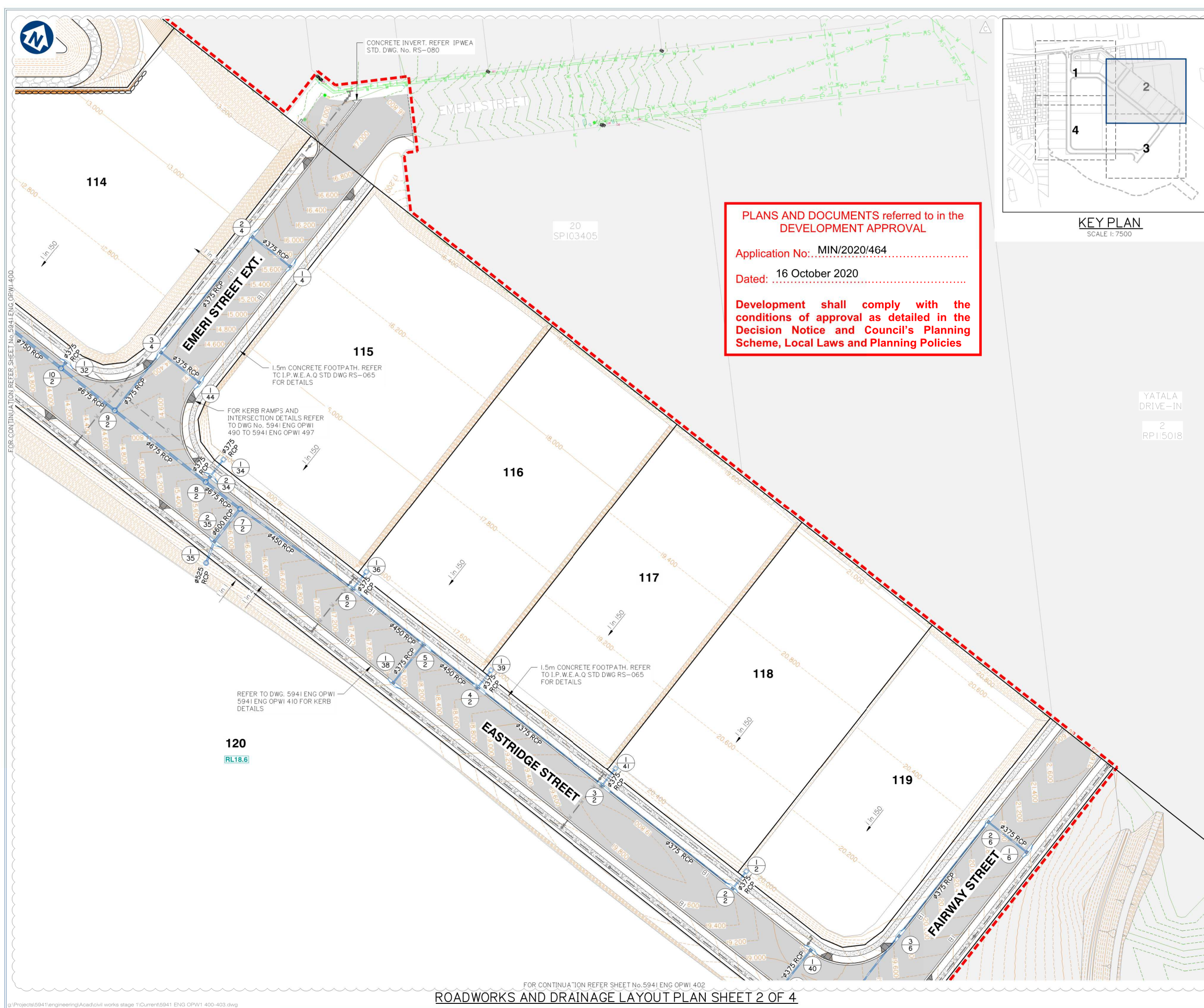
Dated: 16 October 2020

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

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



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2020/464

Dated: 16 October 2020

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planning | environment | landscape | engineering | survey
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Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

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:	-

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DRAWING TITLE

ROADWORKS AND
DRAINAGE LAYOUT PLAN
SHEET 2 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

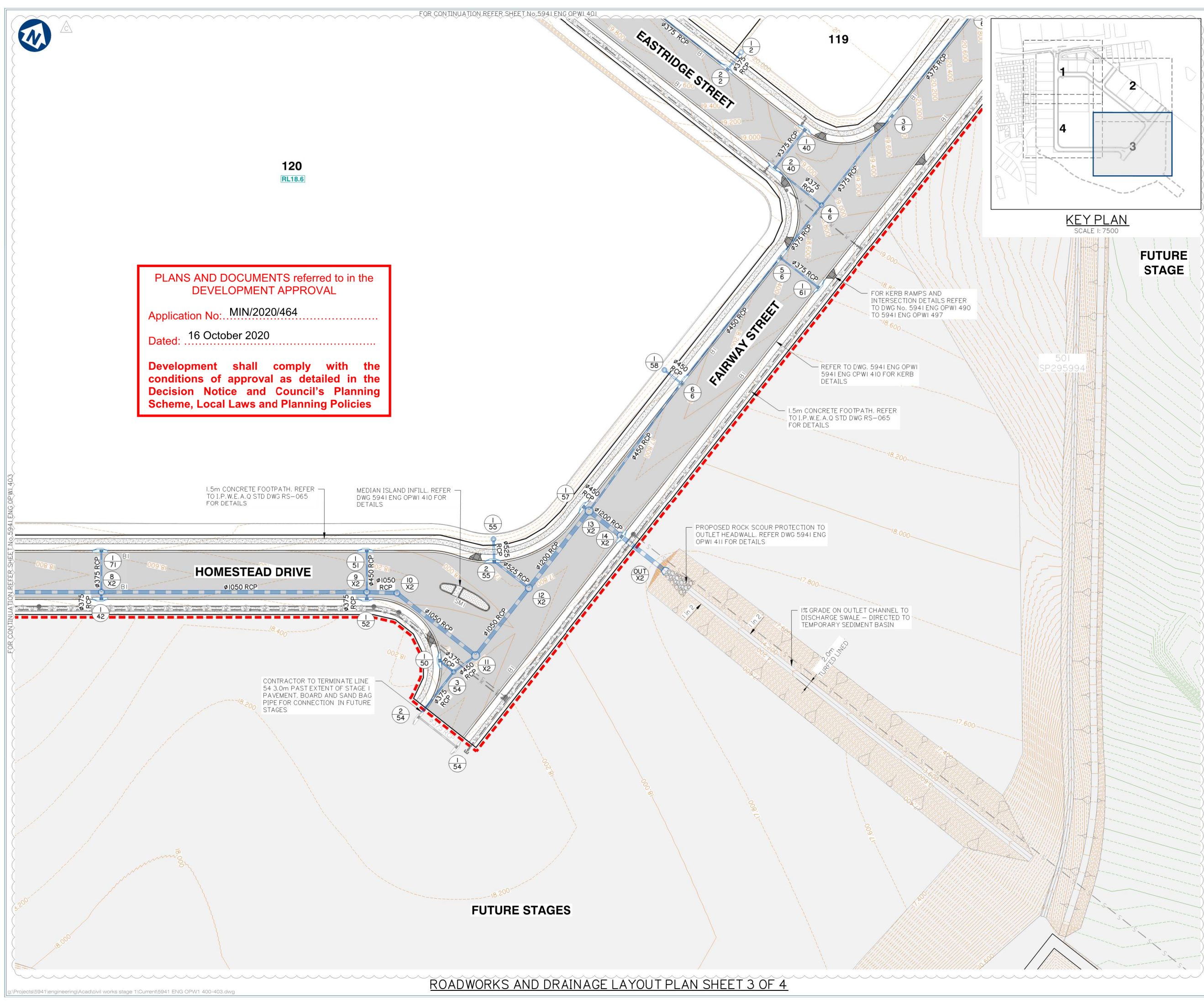
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

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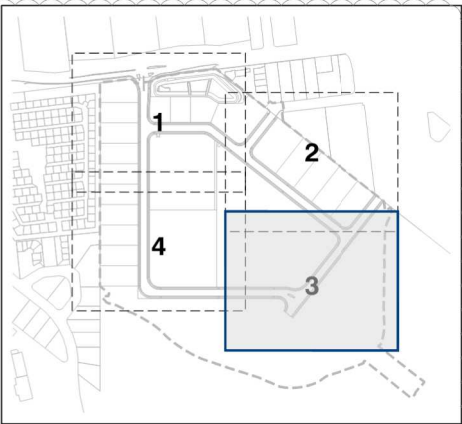


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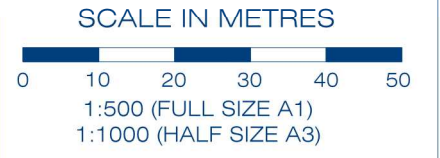


KEY PLAN
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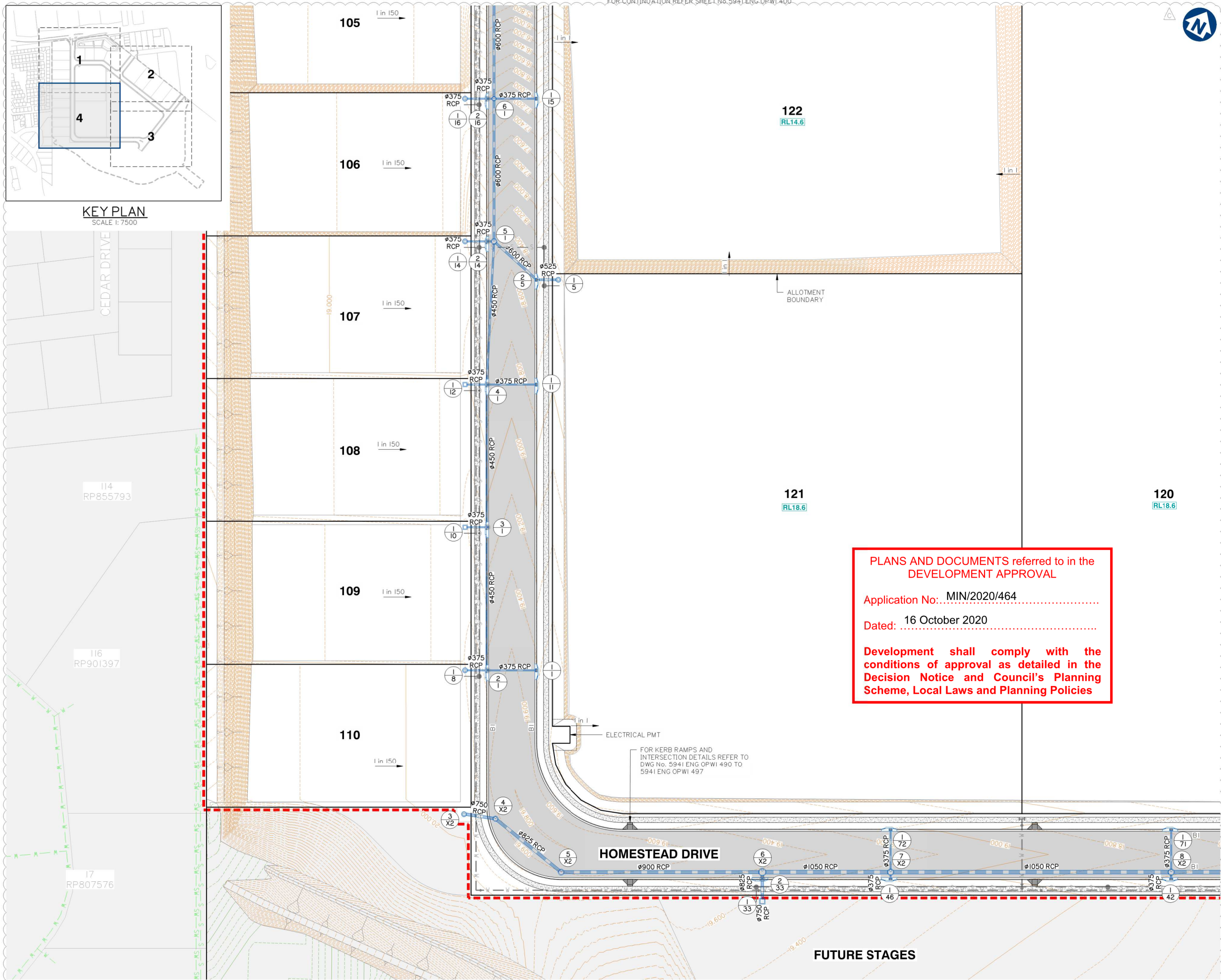
FUTURE STAGE

DRAWING TITLE
ROADWORKS AND DRAINAGE LAYOUT PLAN
SHEET 3 OF 4

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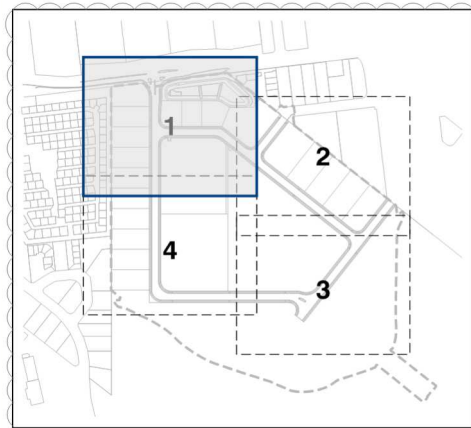


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Scale at A1:	1:500
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020



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 III	2259.093	6959.170
SI/LOT II2	2285.788	6973.959
SI/LOT II3	2320.398	6993.134
SI/LOT II4	2357.481	7010.638
SI/LOT I20	2401.559	6980.486
SI/LOT I22	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

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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

LIVE WORKS SCHEDULE – SEWER

No	DESCRIPTION	DIA SEWER	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	FSL	ESL	IL	DEPTH TO INVERT
I(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
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Project:

VANTAGE YATALA
STAGE 1

Site Address:

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Contour Interval: -
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RL: -

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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

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

Scale at A1: 1:500

Designed: IG

Drafted: BA

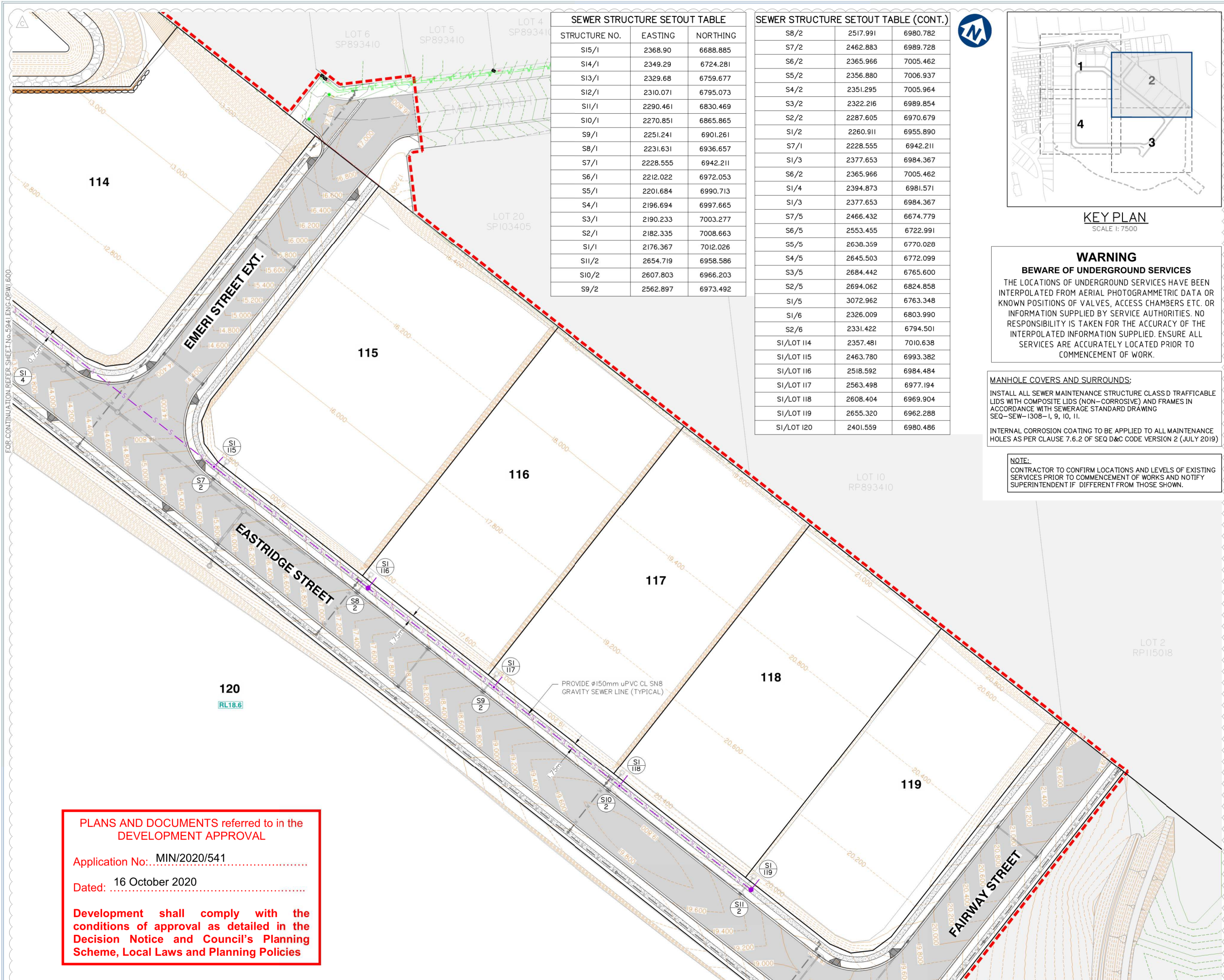
Approved: MG

RPEQ: 16939

Signed:

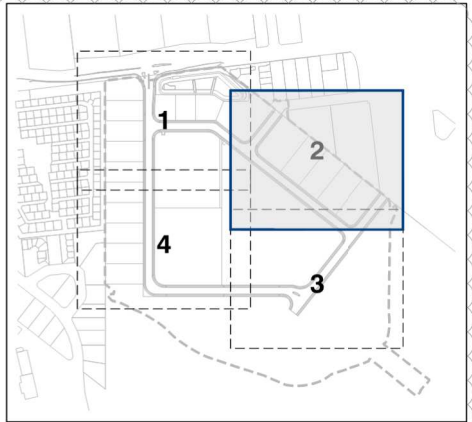
Date: 02-09-2020

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



SEWER STRUCTURE SETOUT TABLE		
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SI4/1	2349.29	6724.281
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SI2/1	2310.071	6795.073
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SI0/1	2270.851	6865.865
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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 II4	2357.481	7010.638
SI/LOT II5	2463.780	6993.382
SI/LOT II6	2518.592	6984.484
SI/LOT II7	2563.498	6977.194
SI/LOT II8	2608.404	6969.904
SI/LOT II9	2655.320	6962.288
SI/LOT I20	2401.559	6980.486



KEY PLAN
SCALE 1: 7500

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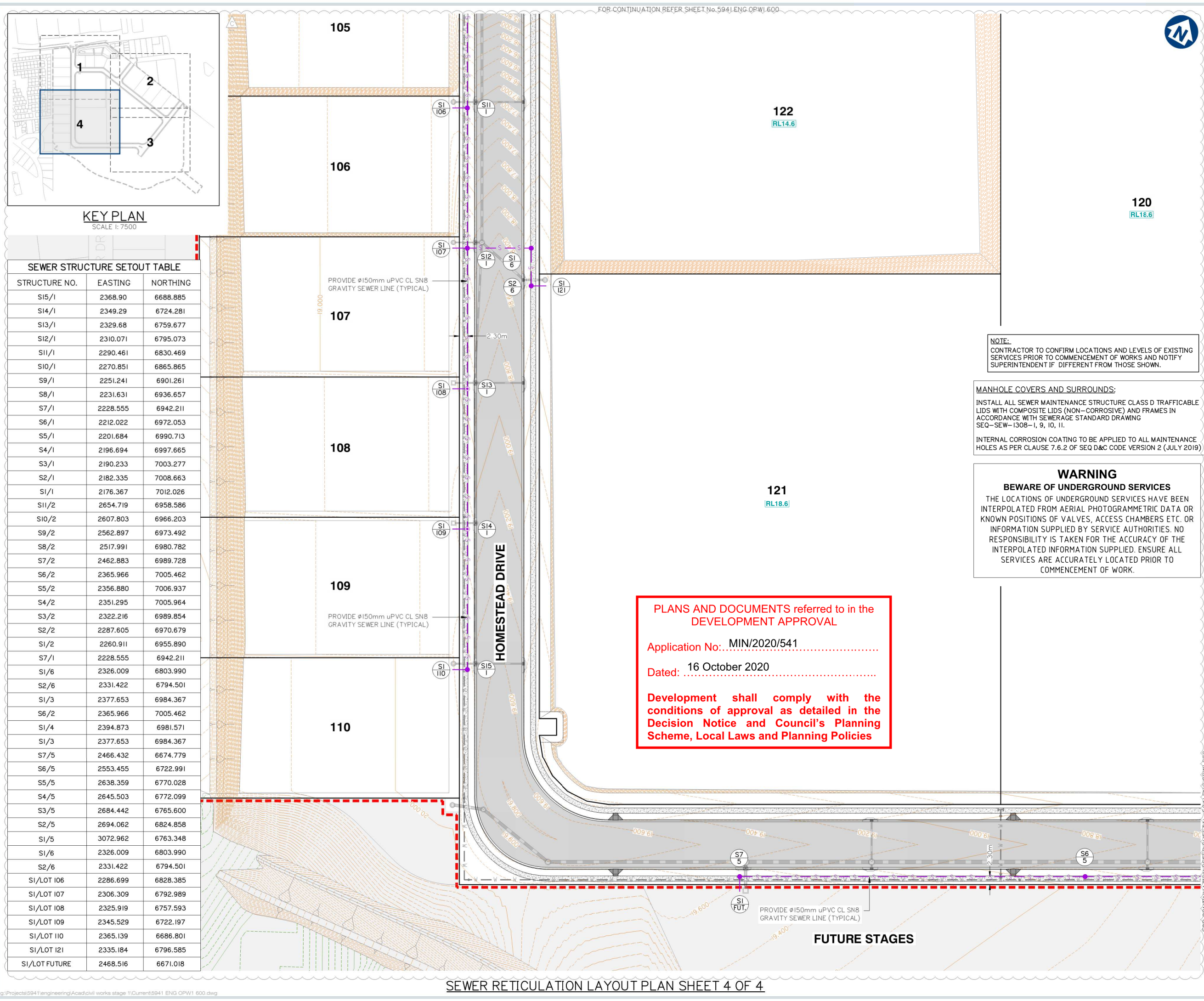
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	02-09-2020

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2020/541

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Client:

FRASERS
PROPERTY

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(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

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

SCALE IN METRES

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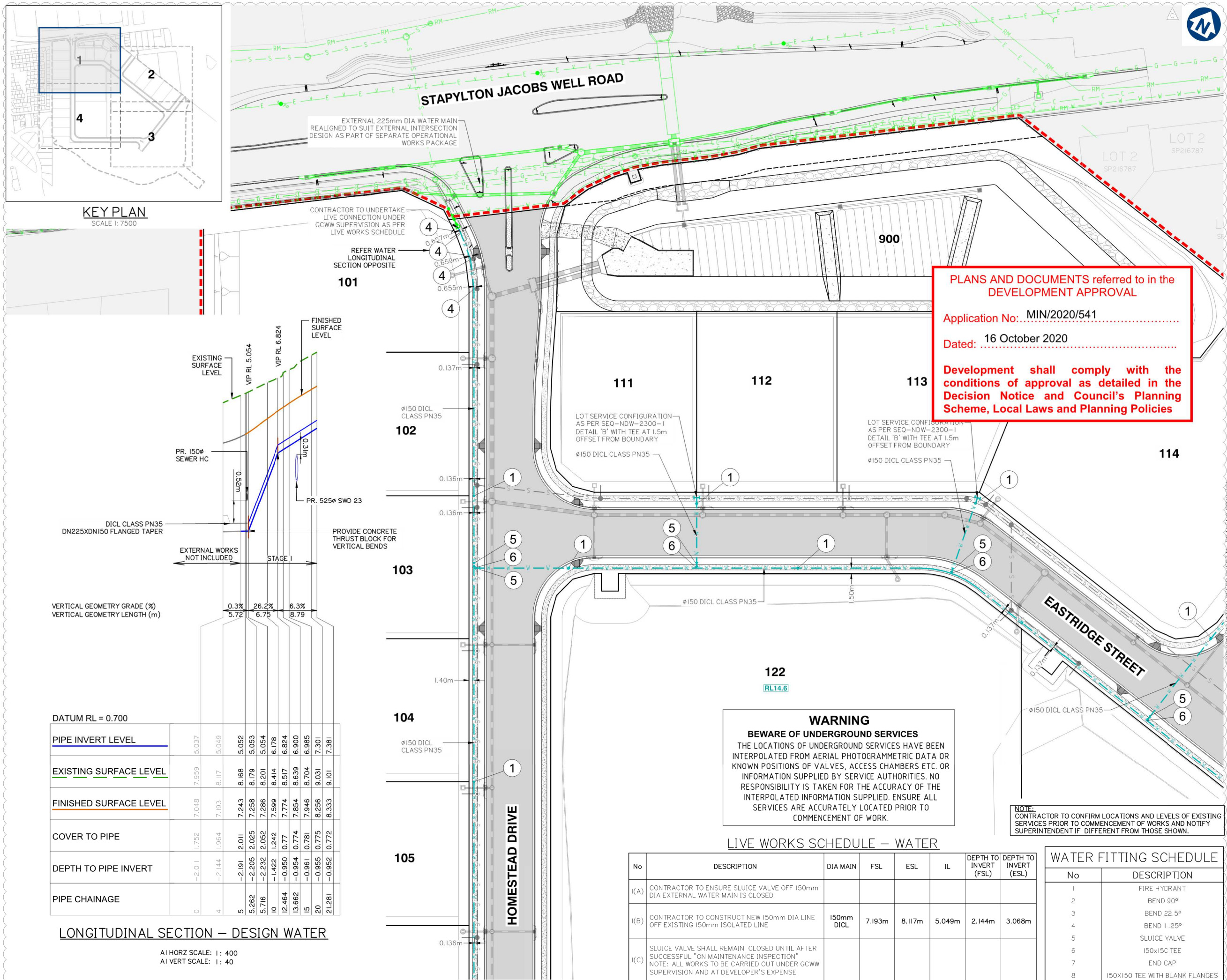
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1:1000 (HALF SIZE A3)

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

Drawing No: 5941 ENG OPW1 603

Rev. No: C



Client:



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(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 1

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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

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1:1000 (HALF SIZE A3)

Scale at A1:

1:500

Designed:

IG

Drafted:

BA

Approved:

MG

RPEQ:

16939

Signed:

[Signature]

Date:

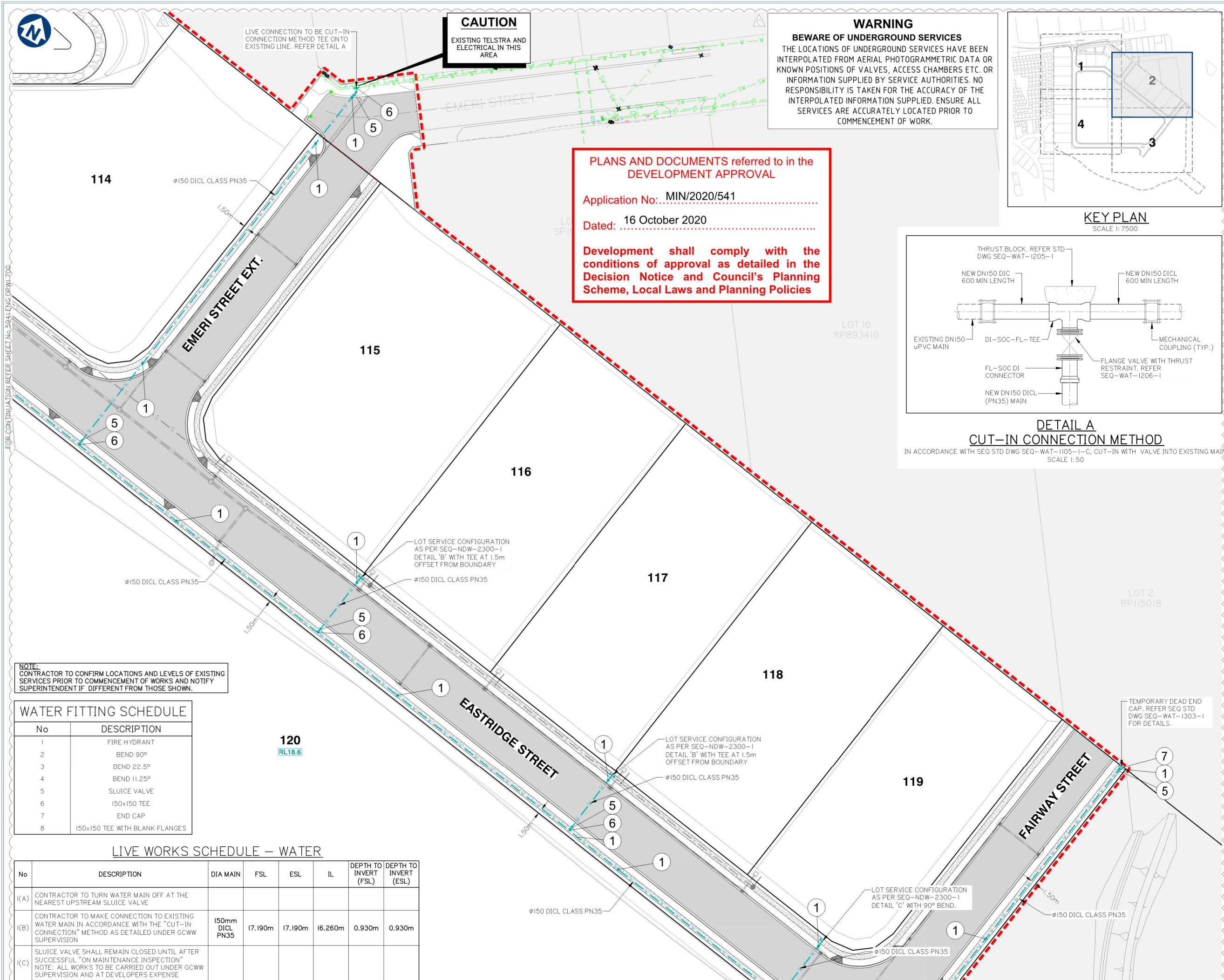
02-09-2020

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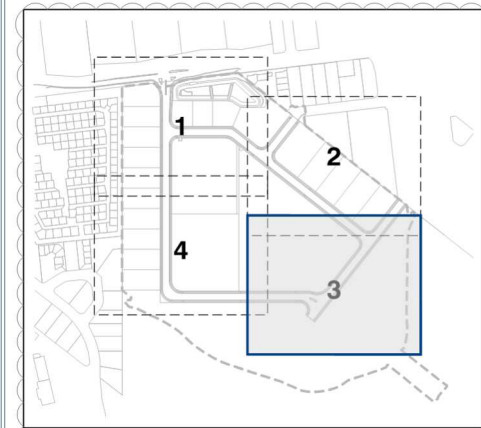
5941 ENG OPW1 700

Rev. No:

C



FOR CONTINUATION REFER SHEET No.5941 ENG OPW1 703



KEY PLAN
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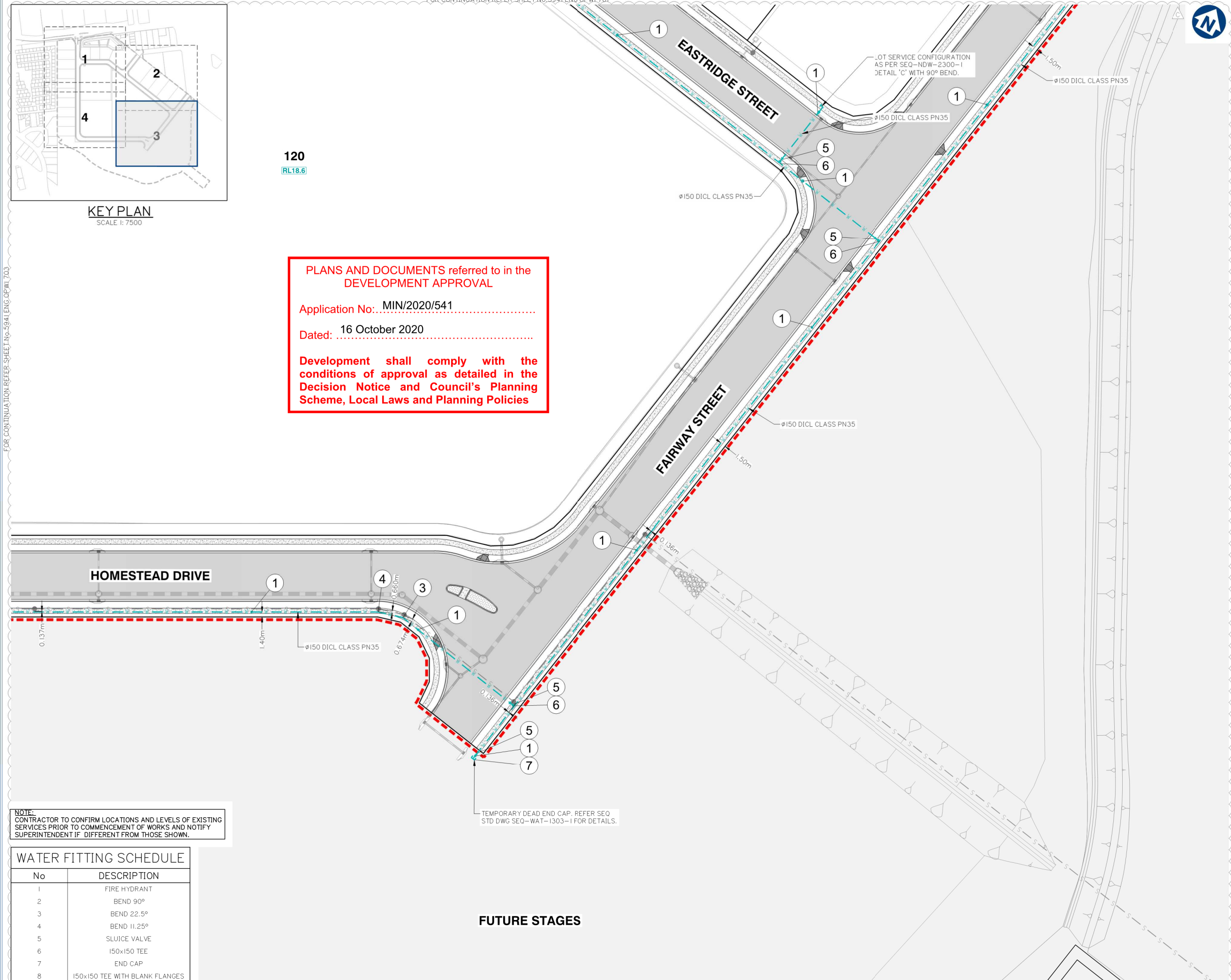
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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2020/541

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NOTE:
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WATER FITTING SCHEDULE

No	DESCRIPTION
1	FIRE HYDRANT
2	BEND 90°
3	BEND 22.5°
4	BEND 11.25°
5	SLUICE VALVE
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

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RPD:

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WATER RETICULATION
LAYOUT PLAN SHEET 3 OF 4

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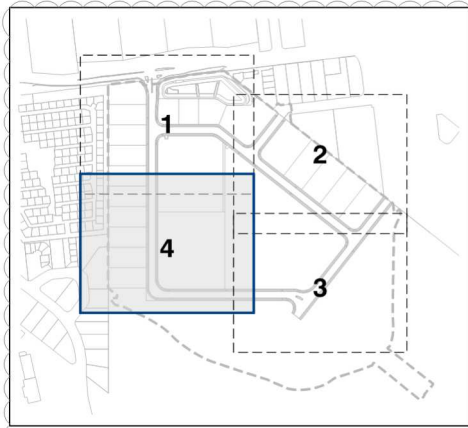
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1:500 (FULL SIZE A1)
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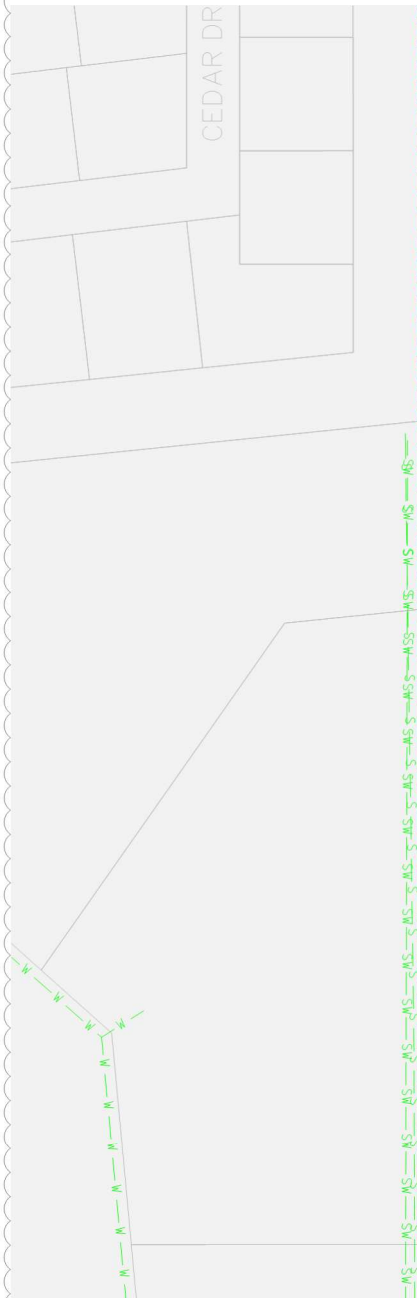
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Approved:	MG
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Drawing No: 5941 ENG OPW1 702
Rev. No: C



KEY PLAN
SCALE 1: 7500



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

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WATER RETICULATION LAYOUT PLAN SHEET 4 OF 4



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DRAWING TITLE

WATER RETICULATION
LAYOUT PLAN SHEET 4 OF 4

Issue	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

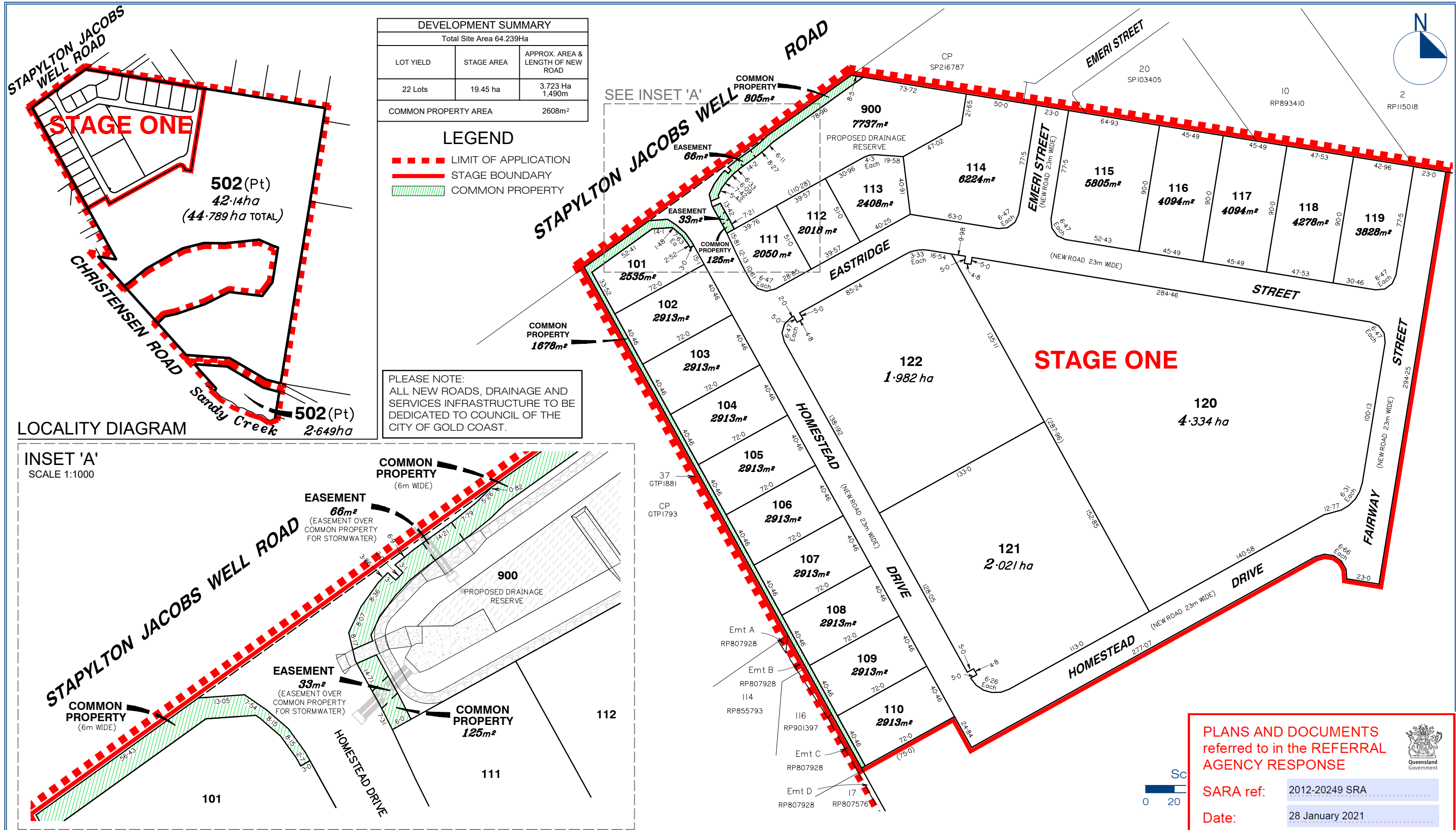
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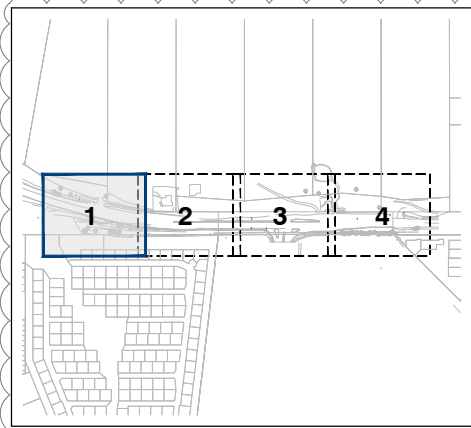
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1:1000 (HALF SIZE A3)

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

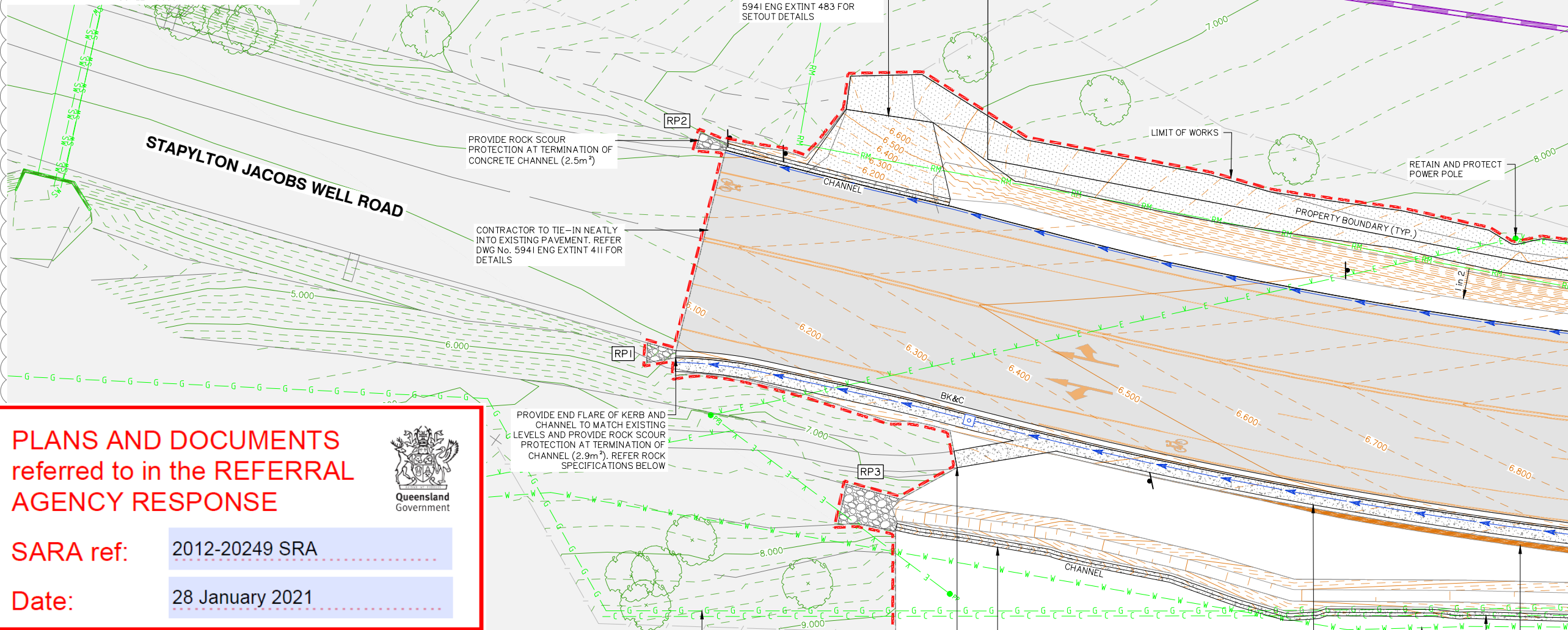
Drawing No: 5941 ENG OPW1 703
Rev. No: C



 gassman development perspectives est 1985 planning environment landscape engineering survey T: 3807 3333 F: 3287 5461 www.gassman.com.au 76 Business Street, Yatala QLD PO Box 392, Beenleigh 4207	Scale at A3: 1:2500 Date: 16-11-20 Design: IG Drawn: SH Checked: GS/AWG	Project: VantageYatala Client: FRASERS PROPERTY	©2012 Gassman Development Perspectives All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives. This plan has been prepared for the exclusive use of the client as stated on this plan for the purpose of application to the relevant local authority for material change of use, and/or reconfiguration of the land as described and should not be used by any other person or corporation and for any other purpose. All dimensions and area's are approximate only and subject to survey. Gassman Development Perspectives Pty. Ltd. hereby grants permission for the local authority as noted to reproduce all relevant information contained hereon for the purposes stated in the Sustainable Planning Act 2009. It should be noted that granting of this consent by the copyright holder does not sign away copyright approval under the Commonwealth Copyright Act 1968.	Drawing Title: Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (Lot 900) & New Road CANCELLING LOT: 501 on SP295994 LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD Drawing No: 5941 P STAGE1 001 Revision No:										
	<table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> <th>DRN</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>11/1/2020</td> <td>ORIGINAL ISSUE</td> <td>SJH</td> <td>GS</td> <td></td> </tr> </tbody> </table>	Issue	Date	Description	DRN	CHK	11/1/2020	ORIGINAL ISSUE	SJH	GS				
	Issue	Date	Description	DRN	CHK									
	11/1/2020	ORIGINAL ISSUE	SJH	GS										



KEY PLAN
SCALE 1:5000



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2012-20249 SRA
Date: 28 January 2021

ROCK SCOUR PROTECTION

UNDERLAY ROCK PROTECTION WITH 'TERRAFIX' XP310 GEOFABRIC OR APPROVED EQUIVALENT. ROCKS SHALL BE DENSE, HARD & DURABLE. ANGULAR ROCK TO BE LAYED WITH LARGEST FACE VISIBLE. REFER GRADATION TABLE ON DWG 5941 ENG EXTINT 411

RP1:
MINIMUM ROCK SIZE (d50): 150mm
TOTAL LAYER THICKNESS: 400mm
LENGTH OF ROCK PROTECTION: 2500mm
ROCK PROTECTION AREA: 2.9m²

RP2:
MINIMUM ROCK SIZE (d50): 150mm
TOTAL LAYER THICKNESS: 400mm
LENGTH OF ROCK PROTECTION: 2500mm
ROCK PROTECTION AREA: 2.5m²

RP3:
MINIMUM ROCK SIZE (d50): 150mm
TOTAL LAYER THICKNESS: 400mm
LENGTH OF ROCK PROTECTION: 4400mm
ROCK PROTECTION AREA: 14.4m²

EXISTING CLASS 300 TRANSMISSION GAS MAIN (APA)

TERMINATE CONCRETE FOOTPATH. TIE INTO EXISTING CONCRETE

PROVIDE TYPE 22 CONCRETE CHANNEL TO INSIDE EDGE OF CATCH BANK

PROPOSED 1.2m WIDE CONCRETE FOOTPATH. REFER TO IPWEA STD DWG RS-065 FOR DETAILS

EXISTING WATER

EXISTING COMMUNICATIONS
SUPPORTED 10° CUT BATTER (TYPICAL). REFER TO DETAIL ON DWG 5941 ENG EXTINT 413

37
GTP1881

0
GTP1793

120
GTP2132

121
GTP2132

21
GTP1881

38
GTP1937

22
GTP1881

39
GTP1937

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

SIGNALISED INTERSECTION FOR
VANTAGE YATALA - STAGE 1

Site Address:

STAPYLTON JACOBS
WELL ROAD, YATALA

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot:

Plan:

Local Authority:

Level Datum:

Meridian:

Contour Interval:

PSM:

RL:



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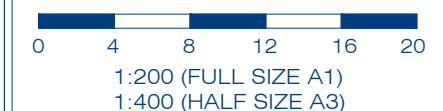
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DRAWING TITLE ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 1 OF 4

Issue	Date	Description	BA	MG
A	14-05-2020	ORIGINAL ISSUE	BA	MG
B	20-07-2020	INFORMATION REQUEST RESPONSE	BA	MG

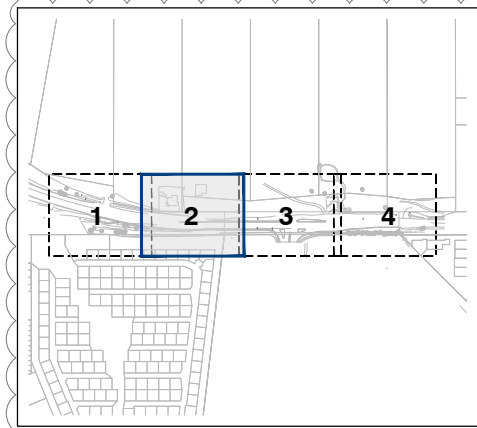
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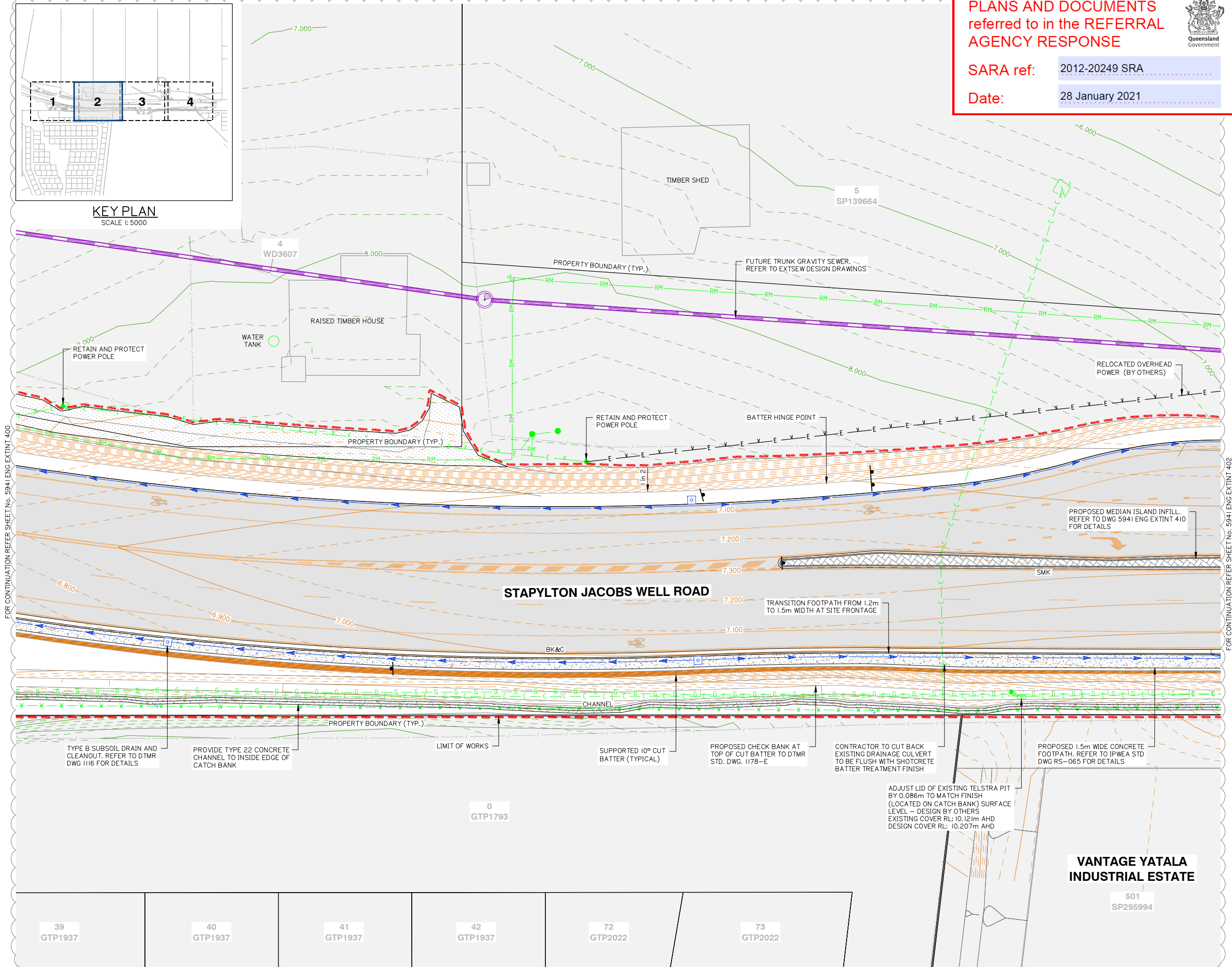
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-07-2020

Drawing No: 5941 ENG EXTINT 400
Rev. No: B



KEY PLAN
SCALE 1:5000



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2012-20249 SRA

Date: 28 January 2021



Client:



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(AUSTRALIA) PTY. LTD.

Project:

SIGNALISED INTERSECTION FOR
VANTAGE YATALA - STAGE 1

Site Address:

STAPYLTON JACOBS
WELL ROAD, YATALA

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot:

Plan:

Local Authority:

Level Datum:

Meridian:

Contour Interval:

PSM:

RL:

CITY OF GOLD COAST
COUNCIL
AHD

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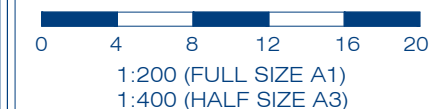
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DRAWING TITLE
ROADWORKS AND
DRAINAGE LAYOUT PLAN
SHEET 2 OF 4

Issue	Date	Description	BA	MG
B	20-07-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	14-05-2020	ORIGINAL ISSUE	BA	MG

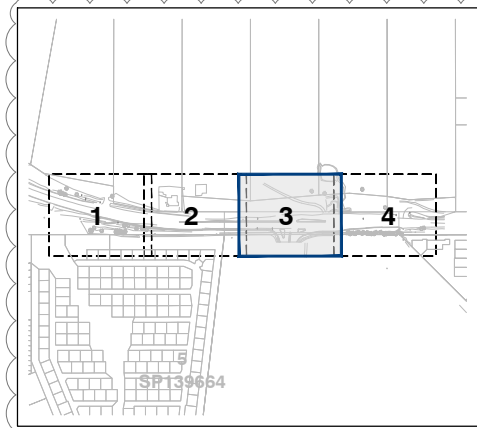
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-07-2020

Drawing No: 5941 ENG EXTINT 401 Rev. No: B



KEY PLAN
SCALE 1:5000

ROCK SCOUR PROTECTION

UNDERLAY ROCK PROTECTION WITH 'TERRAFIX' XP310
GEOFABRIC OR APPROVED EQUIVALENT.
ROCKS SHALL BE DENSE, HARD & DURABLE ANGULAR
ROCK TO BE LAYED WITH LARGEST FACE VISIBLE.
REFER GRADATION TABLE ON DWG 5941 ENG EXTINT 411

RP4: (v=1.294 m/s)
MINIMUM ROCK SIZE (d50): 200mm
TOTAL LAYER THICKNESS: 600mm
LENGTH OF ROCK PROTECTION: 6300mm
ROCK PROTECTION AREA: 19.8m²

RP5: (v=1.321 m/s)
MINIMUM ROCK SIZE (d50): 200mm
TOTAL LAYER THICKNESS: 600mm
LENGTH OF ROCK PROTECTION: 10700mm
ROCK PROTECTION AREA: 44.4m²

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2012-20249 SRA

Date: 28 January 2021



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

SIGNALISED INTERSECTION FOR
VANTAGE YATALA - STAGE 1

Site Address:
STAPYLTON JACOBS
WELL ROAD, YATALA

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

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

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DRAWING TITLE ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 3 OF 4

Rev	Date	Description	By	Check
C	03-09-2020	FURTHER INFORMATION REQUEST RESPONSE	BA	MG
B	20-07-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	14-05-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	By	Check

SCALE IN METRES

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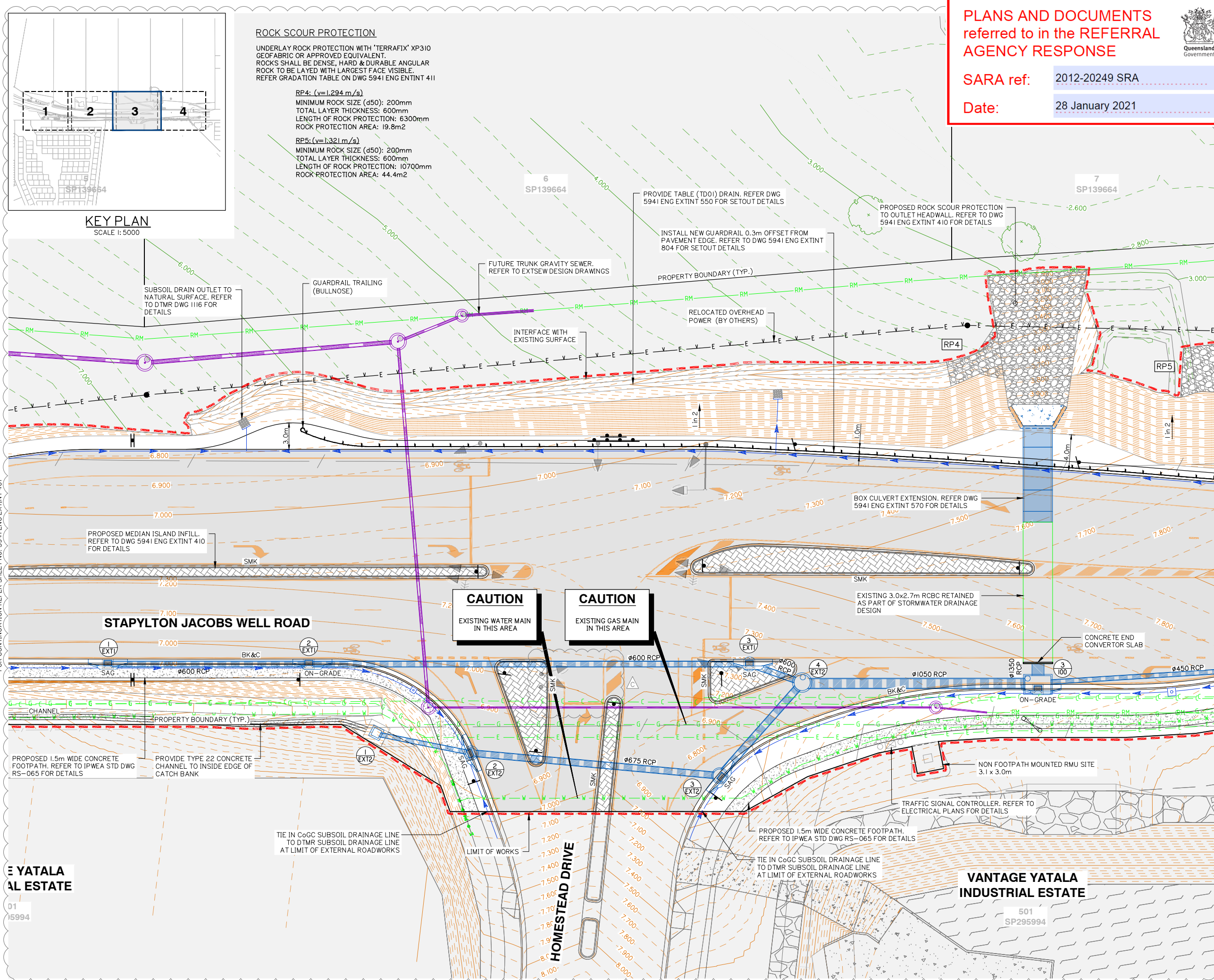
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	03-09-2020

Drawing No: 5941 ENG EXTINT 402
Rev. No: C

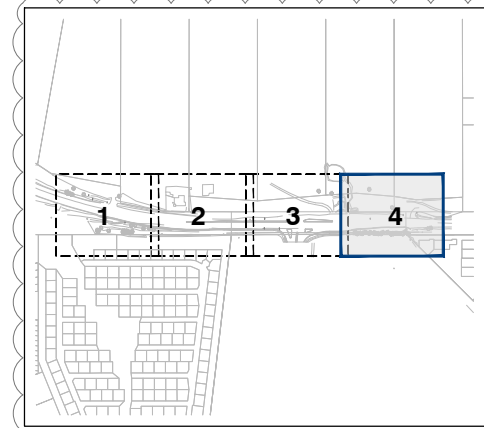
FOR CONTINUATION REFER SHEET No. 5941 ENG EXTINT 401

FOR CONTINUATION REFER SHEET No. 5941 ENG EXTINT 403



YATALA
AL ESTATE

01
15994

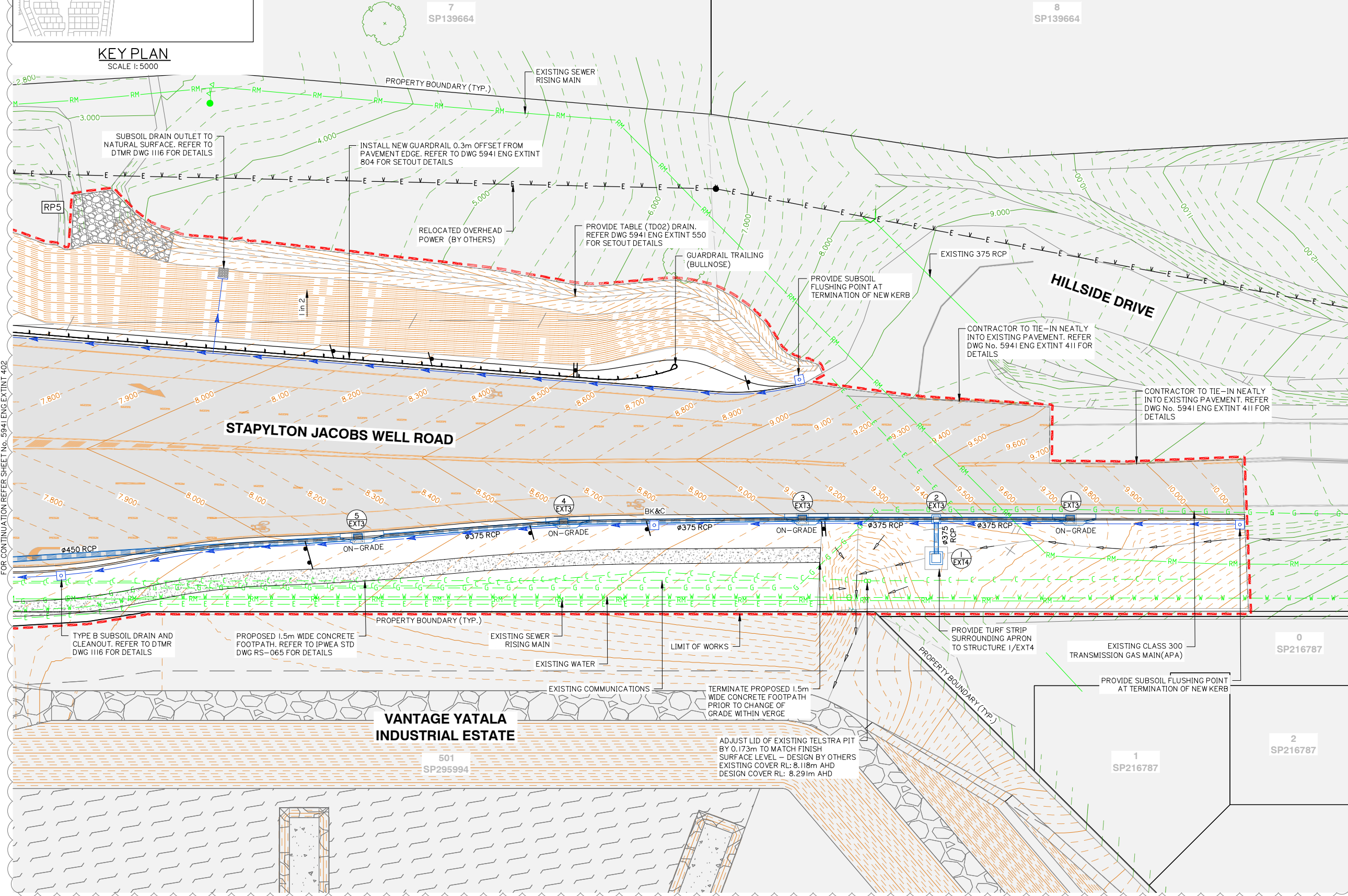


ROCK SCOUR PROTECTION

UNDERLAY ROCK PROTECTION WITH 'TERRAFIX' XP310
GEOTEXTILE OR APPROVED EQUIVALENT.
ROCKS SHALL BE DENSE, HARD & DURABLE ANGULAR
ROCK TO BE LAYED WITH LARGEST FACE VISIBLE.
REFER GRADATION TABLE ON DWG 5941 ENG EXTINT 411

RP5: (v=1.321 m/s)
MINIMUM ROCK SIZE (d50): 200mm
TOTAL LAYER THICKNESS: 600mm
LENGTH OF ROCK PROTECTION: 10700mm
ROCK PROTECTION AREA: 44.4m²

KEY PLAN SCALE 1:5000



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2012-20249 SRA

Date: 28 January 2021



planning | environment | landscape | engineering | survey
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Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



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(AUSTRALIA) PTY. LTD.

Project:

SIGNALISED INTERSECTION FOR
VANTAGE YATALA - STAGE 1

Site Address:

STAPYLTON JACOBS
WELL ROAD, YATALA

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RPD:

Lot:

Plan:

Local Authority:

Level Datum:

Meridian:

Contour Interval:

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RL:



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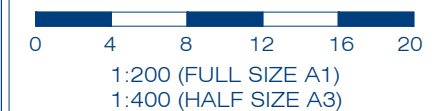
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DRAWING TITLE ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 4 OF 4

Issue	Date	Description	BA	MG
B	20-07-2020	INFORMATION REQUEST RESPONSE	BA	MG
A	14-05-2020	ORIGINAL ISSUE	BA	MG

SCALE IN METRES



Scale at A1: 1:200

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-07-2020

Drawing No: 5941 ENG EXTINT 403 Rev. No: B