

OUR REF: 5941
YOUR REF: COM/2020/262

26 November 2021

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Dear Sir/Madam,

**RE: REQUEST TO MAKE A MINOR CHANGE APPLICATION TO DEVELOPMENT PERMIT
FOR RECONFIGURING A LOT; AND OPERATIONAL WORKS (CHANGE TO GROUND
LEVEL)**

AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207 (LOT 501 ON SP295994)

We act on behalf of the FPI Queensland Pty Ltd, who seek a request to make a minor change application under s78 of the *Planning Act 2016* (the Act) for the above mentioned property.

We enclose the following:

- Forms and Consent, **Appendix A**;
- Current Approval Package COM/2020/262, **Appendix B**;
- Amended ROL Plan, **Appendix C**;
- Amended Change to Ground Level Plans and Amended SWMP, **Appendix D**.

As the application will be lodged electronically, the prescribed fee of **\$3,858.80** (20% of \$19,294.00) will be paid upon receipt of Council's invoice.

Whilst the State Assessment and Referral Agency was triggered as a referral agency for the original decision, they are not defined as an Affected Entity for this change application under s.80 of the Act. Therefore, no affected entities are triggered for this change application.

1.0 SITE DESCRIPTION

Table 1 - Site Summary	
Site Address	60 Stapylton Jacobs Well Road, Stapylton QLD 4207
Real Property Description	Lot 501 on SP295994
Total Site Area	642,390m ²
Current Site Use	Industry
Local Authority	Council of the City of Gold Coast
Zoning	- Low impact industry zone (Future low impact industry precinct) - Medium impact industry zone (Future medium impact industry precinct) - High impact industry

2.0 APPROVAL HISTORY

Table 2 - Approval History	
Approval Reference	Comment
MCU201100650 Dated: 6 May 2013	Preliminary Approval for Making a Material Change of Use (Impact Assessment) to Override The Planning Scheme for Industry Uses
MCU201601390 Dated: 1 November 2016	Request to Change an Existing Approval (Extended 3 May 2023)
MCU201701550 Dated: 23 November 2017	Change Application approval including amended suite of development conditions for MCU201100650
MCU201701550 Dated: 6 March 2018	Submission to satisfy conditions of approval (Land use Classification and Staging Plan, and Generations Industrial Park Place Code)
MCU201800656 Dated: 27 November 2018	Change application approval including amended suite of development conditions for MCU201100650
OPW201800486 Dated: 27 November 2018	Development approval for Operational Work – Tree Works
OPW201800485 Dated: 27 November 2018	Development approval for Operational Work – Change to Ground Level/Carparking
OPW201801219 Dated: 12 December 2018	Development approval for Operational Work – Tree Works
OPW201801218 Dated: 12 December 2018	Development approval for Operational Work – Change to Ground Level/Carparking

ROL/2018/79 Dated: 1 March 2019	Development application approving Stage 1 ROL under the preliminary approval with supporting civil design and vegetation clearing.
MIN/2019/27 Dated: 20 February 2019	Change application to the Preliminary Approval to amend staging and associated conditions.
MIN/2019/761 Dated: 4 June 2020	Change application to Stage 1 of the industrial development to facilitate revised lot layout and amendment to staging boundary.
MIN/2020/454 Dated: 2 November 2020	Change application to ROL/2018/79 seeking to amend suite of development conditions and associated ROL and bulk earthworks drawings.
COM/2020/262 Dated: 27 April 2021	Development application approving Stage 2, for Reconfiguring a Lot- Subdivision (1 lot into 7 lots) with associated earthworks. This minor change seeks to change this approval.
OPW/2021/1255 Dated: 27 October 2021	Operational works for infrastructure works for Stage 2 of the Vantage Industrial Estate (civil works).

3.0 BACKGROUND

Since its original approval, the Vantage Industrial Estate is underway, with earthworks commencing on site in preparation for future industrial development. Whilst the core form and intent of the approved Stage 2 development is maintained, some future industrial users require minor augmentations of the lot boundaries to cater for their specific needs.

4.0 CHANGES REQUESTED UNDER S.78 OF THE *PLANNING ACT 2016*

The proposed changes seek to sub-stage (2a and 2b) the ROL plan in order to not only facilitate a fit for purpose industrial lot for a future user on approved Lot 205 but to allow flexibility to realign internal lot boundaries within Stage 2B as future industrial users and their specific spatial requirements present to the market. Sub-stage 2a will see the boundary realignment of Lot 205 to facilitate the fit for purpose industrial lot for the future user. To enable this, Lot 205's western boundary is realigned approximately 17m to the west to provide additional lot area within Lot 205, whilst reducing the total area of approved Lot 206. The proposed lot configuration within sub-stage 2b has not been altered with the intent of sub-staging to facilitate a staged plan sealing and registration of lot approach which in turn provides maximum flexibility to amended internal lot boundary locations as large users present to the market without introducing significant relocation works to inter-allotment stormwater drainage infrastructure.

Consequentially, revised change to ground level (CGL) engineering drawings and an associated stormwater management plan are provided to cater for the boundary relocation. The CGL drawings include the introduction of new retaining wall structures within Lot 205 in favour of the previously approved temporary interface batters between the surrounding road reserves and the Lot 205 pad level now that a site-specific industrial user has been allocated to the lot. Civil services to each lot affected (being Lots 205 and 206) will be augmented via a separate change to the relevant Civil OPW.

The Applicant proposes the conditions be amended as outlined below:

Table 3 Summary of Requested Condition Changes			
Condition No.	Condition Aspect	Requested Change	Justification
PART A – RECONFIGURING A LOT			
2	Approved drawings	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
3	Approved plans	Amend condition	Amend condition to reflect updated Stormwater Management Plan, date, drawing number and version. Deletion of parts 'a' and 'b' as these amendments have been made.
5	Community Management Statement (CMS)	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
6	Land transfer	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
9	Requirement to register easement	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
10	Requirement to register stormwater drainage easement/s	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
17	New roads / intersections	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
18	Existing roads / intersections	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
19	Footpaths	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
20	Street lighting	Amend condition	Amend condition to reflect updated ROL Plan, date, drawing number and version.
30	Certification of works – Hydraulics and Water Quality	Amend condition	Amend condition to reflect updated Stormwater Management Plan, date, drawing number and version.
PART B – OPERATIONAL WORK			
2	Amended drawings	Amend condition	Amend Condition to reflect updated Change to Ground Level plans, date, drawing number and version.

5.0 PLANNING ACT 2016 LEGISLATIVE AND STATUTORY CONSIDERATIONS

5.1 PLANNING ACT 2016 – MINOR CHANGE ASSESSMENT PROVISIONS

To assist the determination of this minor change application, detailed assessment of the requested changes has been undertaken against the assessment provisions as outlined within section 81 of the Act in which the responsible.

The outcome of this assessment is as follows:

s.81(3)(a) ***must assess against, or have regard to, the matters that applied when the development application was made; and***

Comment: The original development application was made under an existing preliminary approval that altered the effect of the Planning Scheme. This request does not alter the matters that applied when the development application was made.

s.81(3)(b) ***may assess against, or have regard to, the matters that applied when the change application was made.***

Comment: The preliminary approval under which the original development application was made is still in effect over the subject site. The proposed changes will maintain consistency with the existing preliminary approval.

5.2 PLANNING ACT 2016 SCHEDULE 2 (DICTIONARY)

Chapter 1 Section 6 of the Act provides the Definitions and meanings of particular words used throughout the Act, and refers specifically to the Dictionary in Schedule 2.

Schedule 2 provides the definition of ‘minor change’:

- (a) for a development application; and
- (b) for a development approval.

For this particular application request, a minor change ‘for a development approval’ is relevant.

The definition assists in providing a guideline to the compliance within meaning of minor change, and is presented in the below table.

Table 4 Minor Change	
(b) for a development approval-	Comment/Compliance
(i) would not result in substantially different development; and	Complies The proposal does not result in substantially different development, as indicated in Table 5 below. It is the same land use, within the same development footprint and site area for the same amount of industrial lots. As such, the proposal is seen as generally consistent with the original approval.
(ii) if a development application for a development including the change, were	

Table 4 Minor Change	
(b) for a development approval-	Comment/Compliance
made when the change application is made would not cause –	
(A) the inclusion of prohibited development in the development; or	Complies The proposed change would not result in prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Not Applicable There were referral agencies triggered for the original development application.
(C) referral to extra referral agencies, other than to the chief executive officer; or	Complies No extra referral agencies will be triggered for referral.
(D) a referral agency to assess the application against, or have regard to, matters prescribed by a regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	Complies No additional assessment matters are required to be assessed by a referral agency.
(E) public notification if public notification was not required for the development application.	Complies Public notification was not required for the original development application, nor will it be required because of the change.

Table 5 DA Rules Schedule 1 – Substantially different development	
A change may be considered to result in a substantially different development if the proposed change:	
Test	Comment/Compliance
(a) involves a new use; or	Complies Proposal does not involve a new use or additional impacts above what was originally approved.
(b) results in the application applying to a new parcel of land; or	Complies The proposal is over the same parcels of land.

(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies The proposal does not involve a dramatic change in built form in terms of scale, bulk and appearance.
(d) changes the ability of the proposed development to operate as intended; or	Complies The proposal does not change the ability of the land use to function or operate.
(e) removes a component that is integral to the operation of the development; or	Complies The proposal does not remove any integral component to the proposed development or operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The proposal will not increase the amount of lots, nor developable industrial area. All traffic impacts are consistent with those already modelled and approved under the overarching preliminary approvals.
(g) introduces new impacts or increase the severity of known impacts; or	Complies The extent of the change will not introduce any new impacts, nor increase the severity of any known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies The proposal does not remove any incentive or offset component in relation to the proposed development.
(i) impacts on infrastructure provisions.	Complies The proposal does not involve a change that would impact on the provision of planned infrastructure.

Given the above, we are of the position that the proposed changes generally comply with the relevant provisions under the Act.

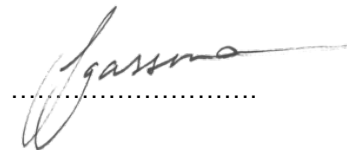
6.0 CONCLUSION

Having consideration to the above compliance statement and attached information, it is considered that the proposed change to the conditions of approval are relatively minor in nature and are consistent with those that are generally envisaged under s.78 of the Act.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD

A handwritten signature in black ink, appearing to read 'Fraser Gassman', is written over a horizontal dotted line.

FRASER GASSMAN

TOWN PLANNER

Enclosed: Appendix A: Forms and Consent
 Appendix B: Current Approval Package – COM/2020/262
 Appendix C: Amended ROL Plan
 Appendix D: Amended Change to Ground Level Plans and Amended SWMP



APPENDIX B

CURRENT APPROVAL PACKAGE COM/2020/262



Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

- (a) the respondent for the appeal; and
- (b) each co-respondent for the appeal; and
- (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
- (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise,

whether by the Supreme Court, another court, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications For a development application other than an excluded application, an appeal may be made against— (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.
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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager’s decision on the extension application; or (b) a deemed refusal of the extension application.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or <i>Examples of errors in applying an adopted charge—</i> - the incorrect application of gross floor area for a non-residential development - applying an incorrect ‘use category’, under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

Table 2 Appeals to the P&E Court only			
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

Table 3 Appeals to a tribunal only			
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the <i>Plumbing and Drainage Act 2018</i> , other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—
5. Failure to make a decision about an application or other matter under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, if an information notice about the decision was required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—

Date: 30 April 2021
Contact: Alexandra Ponomareva
Location: City Development
Telephone: 07 5582 8866
Your reference: 5941 – Stage 2
Our reference: COM/2020/262

Frasers Property Australia Pty Ltd
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Decision Notice

Property description	Lot 501 SP295994
Property location	60 Stapylton Jacobs Well Road, STAPYLTON QLD 4207
Application details	Combined Application

Please find enclosed the decision notice for the proposed development identified above.

For further information regarding the assessment of this application, access the Planning and Development page on City of Gold Coast's website cityofgoldcoast.com.au and reference application number COM/2020/262.

If you are unable to access the website, please email your query to mail@goldcoast.qld.gov.au and reference your application number.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours sincerely

City Development Branch
Planning & Environment Directorate
For the Chief Executive Officer
Council of the City of Gold Coast

enc. 5

Our reference: COM/2020/262

Your reference: 5941 – Stage 2

Decision notice—approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 30 April 2021

Applicant details

Applicant name: Fraser Property Australia Pty Ltd

Applicant contact details: C/- Gassman Development Perspectives
PO Box 392
Beenleigh QLD 4207

Application details

Application number: COM/2020/262

Approval sought: Development permit for Reconfiguring a Lot; and
Development permit for Operational works (Change to ground Level)
(Code Assessment)

Details of proposed development: Development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road); and
Development permit for Operational works (Change to ground level).

Location details

Street address: 60 Stapylton Jacobs Well Road, Stapylton

Real property description: Lot 501 on SP295994

Decision

Date of decision 27 April 2021

Decision details: Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
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	Queensland Treasury (Planning Group)	Concurrence Agency	South East Queensland (South) regional office Level 1, 7 Short Street, Southport PO Box 3290, Australia Fair,

Regulation 2017			Southport QLD 4215
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			

Details of the approval

Development permit	Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial Lots, Common Property, Balance Lot, Stormwater Lot and New Road); and Development permit for Operational works (Change to ground level).
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Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – Infrastructure;
- Operational works – Landscape works (Private);
- Operational works – Landscape works (Public); and
- Connections / disconnections: Application to work on the City's Infrastructure.

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the *Planning Act 2016*)

Reconfiguring a Lot

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years.

Operational works (Change to ground level)

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

For further information please contact Alex Ponomareva, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Lara Dawes
Supervising Planner (North)
 For the Chief Executive Officer
 Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager
 Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 Appeal rights extract

PART A – RECONFIGURING A LOT																			
General																			
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																		
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gassman development perspectives</td><td>31/03/2021</td><td>5941 P STAGE 2 001 A</td><td>-</td></tr></table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-					
Drawing Title	Author	Date	Drawing No.	Ver															
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-															
3	Approved Plans The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan: <table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton</td><td>Gassman development perspectives</td><td>31 March 2021</td><td>Job Number: 5941</td><td>3</td></tr></table> The following amendments must be included: a Runoff from external catchments will be appropriately captured and conveyed to the lawful point of discharge for all design storm events up to 1% AEP, without causing any adverse impact. External flows will bypass the proposed stormwater basin for all design storm events up to 1% AEP, unless otherwise approved by Council. Advisory Note: If the above stated bypass arrangement is not considered suitable for the proposed development, the detailed design drawings (to be) submitted with future Operational works (infrastructure) application is required to include clarification statement that the external flow management strategy is adopted for the sole benefit of the development. b Major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. Also ensure overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).				Hydraulics and Water Quality					Plan Title	Author	Date	Plan Reference No.	Ver	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton	Gassman development perspectives	31 March 2021	Job Number: 5941	3
Hydraulics and Water Quality																			
Plan Title	Author	Date	Plan Reference No.	Ver															
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton	Gassman development perspectives	31 March 2021	Job Number: 5941	3															

Trunk Development Infrastructure

4 Necessary trunk infrastructure (LGIP identified)

a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision, unless otherwise approved by Water and Waste:

- GST01A – 55 metres of DN225 gravity sewer
- GST01B – 530 metres of DN 225 gravity sewer

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
Sewer infrastructure	City Plan 4.4.2	Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP 2019) - Stapylton Sewerage Catchment Hydraulic Modelling Report	COGC	August 2020	1

b Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – [“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”](#)

Trunk Sewer Network

An offset/refund against the levied charge applies for the provision of trunk sewer infrastructure required by the City of Gold Coast's (City) Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP)) and s128(2) of the *Planning Act 2016* and conditioned under development approval COM/2020/262. The offset/refund will be based on the establishment cost (value) of the trunk infrastructure and consistent with the provisions of the City's WSSIP. Details of the estimated value of the trunk infrastructure are set out below.

The entitlement to an offset/refund will accrue when the works are accepted formally 'on maintenance' by the City in accordance with the City Plan Version 7 Schedule 6.11 City Plan Policy – Land Development Guidelines.

The actual value of the trunk infrastructure to be offset for works will be determined in accordance with the process for valuing land and works in Schedule 1 of the City's Charges Resolution. The current Charges Resolution is Charges Resolution No. 1 of 2019.

Prior to the City giving the offset/refund, the value of the offset/refund will be re-assessed and confirmed by the City. The City will apply sections 127-129 of the *Planning Act 2016* and an offset against the infrastructure charges will be available.

Estimated Sewer Network Offset/Refund

Details	Amount
55m of DN225	\$88,000.00
530m of DN225	\$845,000.00
Total estimated sewer works value	\$933,000.00

	Refunds If the final value of the trunk infrastructure that accrues for a stage exceeds the amount of the levied charge for a stage, a refund will be applicable for the difference between the levied charge and the accrued value of trunk infrastructure delivered for that stage. A refund based on the accrued value of works will be payable by the City within 30 business days after the latter of: - Notification of 'on maintenance' of the trunk infrastructure provided to the City by the applicant; - The due date of payment of the charge. <i>Note:</i> <i>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i>												
Property													
5	Community Management Statement (CMS) a Proposed lots 201 to 207 and common property marked on the drawings listed below must be defined in the CMS as the scheme land: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gassman development perspectives</td><td>31/03/2021</td><td>5941 P STAGE 2 001 A</td><td>-</td></tr></table> b Undertake the above prior to a request is made to Council to approve the plan of subdivision. c Submit, immediately after its creation, the first CMS (<i>signed by all relevant parties</i>) to Council for notation and verification of the above. d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-		
Drawing Title	Author	Date	Drawing No.	Ver									
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-									
6	Land transfer a Transfer at no cost to Council, the land identified below: <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Lot 901 (1.426 ha) Stage 2</td><td>Drainage Reserve</td><td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road 5941 P STAGE 2 001 A</td><td>Gassman Development Perspectives</td><td>31/03/2021</td><td>-</td></tr></table> b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2.	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Lot 901 (1.426 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road 5941 P STAGE 2 001 A	Gassman Development Perspectives	31/03/2021	-
Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver								
Lot 901 (1.426 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road 5941 P STAGE 2 001 A	Gassman Development Perspectives	31/03/2021	-								

	c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.
7	Public/private interface a Construct a boundary fence on the common boundary between private land and adjoining open space (drainage reserve). The boundary fence must be constructed prior to commencement plan sealing. b The boundary fence must be: The boundary fence must be: - i A maximum of 1.2 metres high if solid/non-transparent construction; or - ii A maximum of 1.8 metres high if 50 per cent transparent construction. c All works associated with any structures including basements, batters, retaining walls and associated works proposed for private lots(s), must be contained wholly within the private lot in accordance with Planning Scheme Policy 11 – Land development guidelines. No retaining wall structures are to be located on a boundary line adjoining or located within public open space.
8	Required landscape treatment to batters a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning Scheme Policy 11 – Land Development Guidelines. b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. c Batter revegetation must be a minimum of 1 plant per square metre d Batters must be revegetated with local native species. e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
9	Requirement to register easement a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. - i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure. b Register the sewer easement(s) as indicated on Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road, 5941 P STAGE2 001, 16-11-20 prepared by Gassman Development Perspectives. c The terms of the easement must include: - i The responsibilities of the Grantor / Grantee for ongoing maintenance. - ii Standard terms document 707918364 must be referenced on Form 9 – easement document. - iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

	d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.																		
10	Requirement to register stormwater drainage easement/s a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below: <table><tr><th>Easement</th><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Easement 684m² over Lot 206</td><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gasman development perspectives</td><td>31 March 2021</td><td>5941 P STAGE 2 001 A</td><td>A</td></tr><tr><td>Easements (2289m² and 1044m²) over Lot 201</td><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gasman development perspectives</td><td>31 March 2021</td><td>5941 P STAGE 2 001 A</td><td>A</td></tr></table> b The terms of the easement must include: - i Standard terms document 707918364 must be referenced on Form 9 – easement document. - ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. c Registration of the easement must occur at the same time as registering the plan of subdivision. d Ensure infrastructure is positioned in the centre of the easement. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.	Easement	Drawing Title	Author	Date	Drawing No.	Ver	Easement 684m ² over Lot 206	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	31 March 2021	5941 P STAGE 2 001 A	A	Easements (2289m ² and 1044m ²) over Lot 201	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	31 March 2021	5941 P STAGE 2 001 A	A
Easement	Drawing Title	Author	Date	Drawing No.	Ver														
Easement 684m ² over Lot 206	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	31 March 2021	5941 P STAGE 2 001 A	A														
Easements (2289m ² and 1044m ²) over Lot 201	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	31 March 2021	5941 P STAGE 2 001 A	A														

11	‘On Maintenance’ requirements for stormwater treatment devices (<i>specific condition</i>) a The applicant is responsible for a 24-month ‘On Maintenance’ period for the bio-retention basin. During the ‘On Maintenance’ period, the following requirements must be fulfilled at no cost to Council: - i Maintaining stormwater treatment devices; - ii Rectifying any defects and any damage that occurs, unless the damage is directly attributable to Council activities; and b Bioretention devices will not be accepted as ‘On Maintenance’ until at least 80% of the contributing catchments have been completed and stabilised. c Maintain the bioretention basin at no cost to Council, until the asset is accepted “off maintenance” by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.
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Environmental and Landscaping

12

Landscaping works on private land

a

Obtain an operational works approval to landscape the 20 metre wide buffer along the eastern boundary of the site, and the common property areas generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	1-12	B

and include in particular:

i

Shrub species must be a minimum 200mm pot size at the time of planting.

ii

Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii

Compost blanket or hydroseeding must not be used within the buffers.

iv

A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer areas identified in Condition v. A and Condition vii detailed below).

v

The required landscaping plan for the eastern boundary must demonstrate:

A

Infill planting to the 10m width strip of retained vegetation directly adjacent the eastern boundary; the plan must include a vegetation survey which identifies the location, size and type of existing retained vegetation;

B

The remainder of the 20m width buffer must be wholly reconstruction planting;

C

Infill and reconstruction planting must achieve a minimum density of 1 plant per square metre, with a primary focus on tree and shrub planting and a secondary focus on groundcover planting.

vi

Where cut batters are flatter than or equal to 1V:3H, they must incorporate a minimum 600mm topsoil depth over the cut surface.

vii

Where cut batters are steeper than 1V:3H they must incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment.

b

Construct and maintain the private landscaping identified above at no cost to Council at all times.

13

Landscape works on private land (future development)

Any future development applications lodged pursuant to this development approval must

	include the following landscape buffers: - a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and - b Frontage fencing must be visually open in nature (e.g. palisade or chain mesh).										
14	Common property safety At no cost to Council, safety of common property areas must be ensured by a combination of the following: - a Roaming security patrols must be provided by both car and foot throughout the common property parts of the estate; - b Monitored security cameras must be installed throughout the common property parts of the estate; and - c All common property footpaths, exercise equipment and communal spaces must be well lit and be designed to create high visibility and casual surveillance from other users.										
15	Landscaping works within public open spaces - a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Intent Plan Stage 2</td><td>Gassman Development Perspectives</td><td>February 2021</td><td>Pages 1-12</td><td>B</td></tr></table> and include in particular: - i Ensure street trees are planted within the road reserve directly fronting each allotment within the subject site. - ii Street trees are to be located in accordance with Planning Scheme Policy 11 – Land Development Guidelines. - iii All street trees planted must be a minimum 100L bag size. - iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. - v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation. - vi All vegetation species to be determined in conjunction with the subsequent operational works (landscape) application. - vii Ensure all batters steeper than 1:4 are stabilised. - viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing). - ix Provide locations for Council access including VXO, gate and lock. - x Where trees are located near side boundaries or underground services, root containment systems must be utilised. - xi Trees must be kept a minimum distance of one (1) metre laterally from inlet gullies. - xii All built structures and planting associated with an entry statement must be located within private property. - xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods. - b Construct and maintain the public open space identified above until the asset is accepted	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	Pages 1-12	B
Drawing Title	Author	Date	Drawing No.	Ver							
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	Pages 1-12	B							

	Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road development perspectives 2 001 A													
	and include in particular: - i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes. - ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m. - iii Pavement depth must comply with an Industrial Collector Street classification. b Construct and maintain the road identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.													
19	Footpaths a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council: <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gassman development perspectives</td><td>31/03/2021</td><td>5941 P STAGE 2 001 A</td><td>-</td></tr> </tbody> </table> and include in particular: i 1.5m wide footpaths required along both sides of all new roads. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.				Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-
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20	Street lighting a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council. <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road</td><td>Gassman development perspectives</td><td>31/03/2021</td><td>5941 P STAGE 2 001 A</td><td>-</td></tr> </tbody> </table> b Obtain an operational works approval for the location of the street lights. c The street lighting system must: i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 –				Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 207, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman development perspectives	31/03/2021	5941 P STAGE 2 001 A	-
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	Land development guidelines, section SC6.2.6. - ii Associated wiring must be installed underground. - iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'. - iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.
21	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - a Provide underground electricity to all proposed lots. - b No additional poles and pole-mounted transformers are to be erected within public roads. - c Meet the requirements of the electricity supplier (e.g. Energex).
22	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - a Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. - b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
23	Connection to Permanent survey marks - a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.11 – Land Development Guidelines and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. - b New permanent survey marks must comply with the requirements of City Plan Policy SC6.11 – Land Development Guidelines and include in particular: - i Be placed in locations to provide good coverage over the extent of the survey. - ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. - c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
24	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior a request is made to Council to approve the plan of subdivision at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
25	Overland flow paths and hydraulic alterations - a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. - b The development must not:

	- i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
26	Detail design drawings and certification of stormwater devices and drainage measures Detail design drawings submitted for Operational Works (infrastructure) approval must include the following (but not limited to) information: - a Stormwater pipes to the basin are designed taking into consideration of the respective contributing catchments; - b Scaled (to m AHD) cross sections and a long section of the basin identifying all level information for inlet-outlet systems and pipe inverts, to ensure stormwater collection from the developed site and their distribution into various parts of the basin will work under gravity. The cross and long sections of the basin are also required to represent filter media depths and other layers of the bio-basin in accordance with the Water by Design guidelines; - c Stormwater drainage layout and detailed designs are confirmed by appropriate hydraulic analysis and modelling; - d Scour protection measures for the main weir (adjacent to Cell #3) is further extended to downstream by 9m (up to the property boundary). - e Include a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the submitted engineering drawings accurately reflect the stormwater management devices contained within the approved stormwater management plan and the above requirements.
Sewer and Water Works	
27	Sewer reticulation - i Obtain an Operational Works approval for the design and construction of a sewer reticulation system to connect each proposed lot to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - ii Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - iii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Note:</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> - vii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.

28	Water reticulation a Obtain an Operational Works approval for the design and construction of a water reticulation system to connect each proposed lot to Council's water network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Councils potable water supply network. - iii Remove redundant water meters / connections. <i>Note:</i> An “Application Work on the City’s infrastructure” form is required for the above works.															
29	Fire loading Fire loading must not exceed 30 L/s for 4 hours duration.															
Construction Management																
30	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan / Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Post construction certification</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton (Gassman development perspectives, March 2021)</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Hydraulics & Water Quality</td></tr></table> The certification is to confirm: All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.	Hydraulics and Water Quality					Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 – Reconfiguring a Lot at 60 Stapylton Jacobs Well Road, Stapylton (Gassman development perspectives, March 2021)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
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31	Erosion and sediment control Undertake construction phase works in accordance with an Erosion and sediment control (ESC) plan prepared by a suitably qualified professional generally in accordance with the Land development guidelines and State Planning Policy (SPP, July 2017) requirements.															

	The ESC plan must be prepared prior to any works commencing and must include the following (without limitation): a. Demonstrate that sediment control structures (e.g. sediment fence) will be placed at the base of all materials on-site to mitigate any sediment runoff. b. Demonstrate that a perimeter bund and/or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. c. The sediment basin(s) for the construction phase water quality management must be designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) i. The sediment basin(s) must be designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness, Refer to SPP 2017 Appendix 2 Table A). ii. Sediment basins and associated structures such as inlets, outlets and spillways must be designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. iii. A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. iv. Accumulated sediment from basins and other controls must be removed within two months and disposed of appropriately without causing water contamination. d. To minimise unvegetated areas, demonstrate that: v. Construction activities will be staged; vi. Filled areas will be turfed or seeded immediately on completion; and vii. No area will remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area. e. Immediately after completion of the construction of an open drain, demonstrate that: i. The open drain will be turfed, unless approved otherwise in a Council approved stormwater management plan; and ii. A turf strip will be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%. f. Immediately after backfilling behind all kerbing, demonstrate that: i. A turf strip 1 metre wide will be placed behind all kerbing; and ii. A turf strip will be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge, in accordance with Figure 2.5 (Application of Grassed Filter Strips down a slope) of the <i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008). g. Demonstrate that all polluted/contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the <i>Queensland Water Quality Guidelines</i> (DERM, September 2009) prior to discharging from the site. h. Demonstrate that inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
32	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table border="1"><thead><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council					
Geotechnical Engineering																
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				Section
	Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering
	The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.			
	Geotechnical Engineering			
	Certified document	Certification date	Plan/ Drawing	Expert discipline
	Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering
	The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.			
	Geotechnical Engineering			
	Certified document	Certification date	Plan/ Drawing	Expert discipline
	Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering
	The certification is to confirm: - i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. - ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. - iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.			
33	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed			

	below, confirming as follows:				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
	The certification is to confirm: Underground electricity supply is available to all proposed lots.				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
	The certification is to confirm: Underground telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets
	The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				
34	Road names to be submitted				
	Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy,				

	prior to a request is made to Council for any operational works and approve the plan of subdivision at no cost to Council.						
35	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.						
36	Notice of works timetable Provide a Notice of works timetable for Commencement of work/Commencement of use/Retrospective development approval to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf						
Advice Notes							
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.						
B	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au						
C	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au						
D	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private)</td></tr></table> <table><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - landscape works (Public)</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works – infrastructure</td></tr></table>	Landscape Assessment	- Operational works - landscape works (Private)	Open Space Assessment	- Operational works - landscape works (Public)	Transport Assessment	- Operational works – infrastructure
Landscape Assessment							
- Operational works - landscape works (Private)							
Open Space Assessment							
- Operational works - landscape works (Public)							
Transport Assessment							
- Operational works – infrastructure							

	Water and Waste - Operational works - infrastructure - Connections / disconnections: Application to work on the City's Infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
E	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
F	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
I	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.

	Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
J	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
K	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. - g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
L	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
M	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening

	agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
N	Fire ant control Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
O	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
P	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notifications	
A	Staplyton Landfill and Sewage Treatment Plant All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.
B	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2020/262. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B – OPERATIONAL WORKS (CHANGE TO GROUND LEVEL)	
General	
1	Timing All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

	Operational Works				
	Drawing Title	Author	Date	Drawing No.	Ver
	DRAWING INDEX AND LOCALITY PLAN	Gassman development perspectives	March 2021	5941 ENG BE2 001	C
	GENERAL NOTES SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 002	A
	GENERAL NOTES SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 003	A
	LEGEND	Gassman development perspectives	20-11-2020	5941 ENG BE2 004	A
	KEY PLAN LAYOUT	Gassman development perspectives	31-03-2021	5941 ENG BE2 005	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 010	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 011	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 012	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 013	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 014	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 015	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 016	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 8 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 017	A
	EXISTING SURFACE AND FEATURES PLAN SHEET 9 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 018	A
	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 020	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 021	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 022	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 023	B

	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 024	A
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 025	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 026	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 8 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 027	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 9 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 028	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 029	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 030	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 031	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4	Gassman development perspectives	15-02-2021	5941 ENG BE2 032	B
	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS	Gassman development perspectives	31-03-2021	5941 ENG BE2 033	B
	CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS	Gassman development perspectives	20-11-2020	5941 ENG BE2 034	A
	SEDIMENT AND EROSION TYPICAL DETAILS	Gassman development perspectives	20-11-2020	5941 ENG BE2 035	A
	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 050	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 051	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 052	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 053	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 054	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 055	B

	BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 056	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 8 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 057	C
	BULK EARTHWORKS LAYOUT PLAN SHEET 9 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 058	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 100	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 101	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 102	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 103	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 9	Gassman development perspectives	20-11-2020	5941 ENG BE2 104	A
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 105	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 9	Gassman development perspectives	31-03-2021	5941 ENG BE2 106	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 8 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 107	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 9 OF 9	Gassman development perspectives	15-02-2021	5941 ENG BE2 108	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 150	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 13	Gassman development perspectives	15-02-2021	5941 ENG BE2 151	B
	FINISHED BULK EARTHWORKS CROSS	Gassman development perspectives	31-03-2021	5941 ENG BE2 152	C

	SECTIONS SHEET 3 OF 13				
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 153	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 154	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 155	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 156	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 157	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 13	Gassman development perspectives	31-03-2021	5941 ENG BE2 158	B
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 159	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 160	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 12 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 161	A
	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 13 OF 13	Gassman development perspectives	20-11-2020	5941 ENG BE2 162	A
	BULK EARTHWORKS ROAD TYPICAL SECTIONS	Gassman development perspectives	15-02-2021	5941 ENG BE2 163	B
	CONTROL LINE LAYOUT PLAN	Gassman development perspectives	15-02-2021	5941 ENG BE2 400	B
	CONTROL LINE SETOUT TABLES SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 401	A
	CONTROL LINE SETOUT TABLES SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 402	A
	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 410	A

	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2	Gassman development perspectives	20-11-2020	5941 ENG BE2 411	A
	FAIRWAY STREET LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 412	A
	FUTURE ROAD LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 413	A
	AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION	Gassman development perspectives	20-11-2020	5941 ENG BE2 414	A
	ROAD 01 CROSS SECTIONS SHEET 1 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 430	A
	ROAD 01 CROSS SECTIONS SHEET 2 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 431	A
	ROAD 01 CROSS SECTIONS SHEET 3 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 432	A
	ROAD 01 CROSS SECTIONS SHEET 4 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 433	A
	ROAD 01 CROSS SECTIONS SHEET 5 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 434	A
	ROAD 01 CROSS SECTIONS SHEET 6 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 435	A
	ROAD 01 CROSS SECTIONS SHEET 7 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 436	A
	ROAD 01 CROSS SECTIONS SHEET 8 OF 8	Gassman development perspectives	20-11-2020	5941 ENG BE2 437	A
	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 438	A
	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 439	A
	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 440	A
	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4	Gassman development perspectives	20-11-2020	5941 ENG BE2 441	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 1 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 442	A
	ROAD USER SAFETY CROSS SECTIONS	Gassman development perspectives	15-02-2021	5941 ENG BE2 443	A

	SHEET 2 OF 5				
	ROAD USER SAFETY CROSS SECTIONS SHEET 3 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 444	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 4 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 445	A
	ROAD USER SAFETY CROSS SECTIONS SHEET 5 OF 5	Gassman development perspectives	15-02-2021	5941 ENG BE2 446	A
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 570	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 571	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 572	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4	Gassman development perspectives	31-03-2021	5941 ENG BE2 573	B
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
Environmental and Landscaping					
3	Required landscape treatment to batters a All batters of a grade of 1:4 or steeper must be treated in accordance with <i>Planning Scheme Policy 11 – Land Development Guidelines</i> . b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. c Batter revegetation must be a minimum of 1 plant per square metre. d Batters must be revegetated with local native species. e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. f Soil stabilisation and batter improvements including, top soil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).				
Engineering					
4	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council at all times.				
5	Earthworks a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in Planning Scheme Policy 11 – Land Development Guidelines.				

	b	Maintain the earthworks identified above at no cost to Council at all times.															
Stormwater Drainage																	
6	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site. ii Increase flood levels external to the site. iii Increase duration of inundation external to the site that could cause loss or damage.																
7	Erosion and sediment control a Undertake works generally in accordance with the operational works approval and include in particular: i. Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A). ii. Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). iii. Sediment control structures (eg. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. iv. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. v. All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site.																
Construction Management																	
8	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Batters design</td><td>Prior to commencement of any works</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Geotechnical Engineering</td></tr></table> The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.		Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
Geotechnical Engineering																	
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section													
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering													

	Geotechnical Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
	The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.				
	Geotechnical Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
	The certification is to confirm: - i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. - ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. - iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.				
9	Compliance with Australian Standard - a All future earthworks must be carried out in accordance with AS 3798-2007: Guidelines on earthworks for commercial and residential developments. - b Inspection and testing of all earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007. - c Fill materials must be placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.				
10	Haulage access/site management plan - a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of Planning Scheme 2003 prior to any works commencing. - b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular.				

	i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers ii Provide Loading/unloading operations. iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. iv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
11	Transport of soil/fill/excavated material During the transportation of soil and other fill/excavated material: a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.						
12	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with the approved drawings prior to request for practical completion of the works/ prior to acceptance of On maintenance.						
13	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in the Planning Scheme 2003 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss Operational works – change to ground level approval</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034		
Purpose	Council contact						
Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034						
14	Hold point inspection Arrange a hold point inspection to complete the requirements identified in Planning Scheme 2003 – Land development guidelines/Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in the Planning Scheme 2003 – Land</td><td>As indicated in Planning Scheme 2003 – Land development</td><td>Contributed Assets (07) 5582 9034</td></tr></table>	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in the Planning Scheme 2003 – Land	As indicated in Planning Scheme 2003 – Land development	Contributed Assets (07) 5582 9034
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in the Planning Scheme 2003 – Land	As indicated in Planning Scheme 2003 – Land development	Contributed Assets (07) 5582 9034					

	development guidelines	guidelines							
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.									
15	Practical Completion Arrange a practical completion meeting to complete the requirements identified in Planning Scheme 2003 – Land development guidelines City civil engineering inspections for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</td><td>Prior to receiving a practical completion letter</td><td>Contributed Assets 07 5582 9034</td></tr></table>			Purpose	Hold Point	Council contact	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034
Purpose	Hold Point	Council contact							
Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034							
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.									
16	Bond Provide security to Council in the form of an unconditional and irrevocable bank guarantee or cash in the amount of \$100,000.00 to secure the Performance Bond for sediment and erosion control purposes prior to the commencement of works. Where a performance bond is in place with Council for previous stages within the development for sediment and erosion control purposes, this bond can be rolled over to Stage 2 so that the total performance bond value over the subject site is maintained at \$100,000.00 whilst operational works for a change to ground level is being undertaken over the subject site. The Performance Bond will not be released until: i practical completion of the bulk earthworks associated with the development is achieved.								
17	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.								
Advice Notes									
A	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.								
B	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> (' ACHA ') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.								

	The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
C	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
D	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. - Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
E	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
F	Fire ant control

	Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
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Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational Works (Change to ground level).
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code (Preliminary approval code); • Canals and Waterways; • Flood Affected Areas; • Nature Conservation; • Sediment and Erosion Control; • Changes to Ground Level and Creation of New Water bodies; • Landscape Work; • Reconfiguring a Lot; • Vegetation Management; and • Works for Infrastructure.
Relevant matters	Not applicable – Code assessment
Reasons for decision	Following an assessment of the development application against all of the assessment benchmarks listed above, it was determined the development complies with the relevant benchmarks.
Matters prescribed by a regulation	Not applicable

OPERATIONAL WORKS APPLICATION FOR CHANGE TO GROUND LEVEL VANTAGE YATALA - STAGE 2



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DRAWING No.	REV No.	DRAWING TITLE
5941 ENG BE2 001	C	DRAWING INDEX AND LOCALITY PLAN
5941 ENG BE2 002	A	GENERAL NOTES SHEET 1 OF 2
5941 ENG BE2 003	A	GENERAL NOTES SHEET 2 OF 2
5941 ENG BE2 004	A	LEGEND
5941 ENG BE2 005	B	KEY PLAN LAYOUT
5941 ENG BE2 010	A	EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 9
5941 ENG BE2 011	A	EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 9
5941 ENG BE2 012	A	EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 9
5941 ENG BE2 013	A	EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 9
5941 ENG BE2 014	A	EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 9
5941 ENG BE2 015	B	EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 9
5941 ENG BE2 016	A	EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 9
5941 ENG BE2 017	A	EXISTING SURFACE AND FEATURES PLAN SHEET 8 OF 9
5941 ENG BE2 018	A	EXISTING SURFACE AND FEATURES PLAN SHEET 9 OF 9
5941 ENG BE2 020	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 9
5941 ENG BE2 021	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 9
5941 ENG BE2 022	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 9
5941 ENG BE2 023	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 9
5941 ENG BE2 024	A	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 9
5941 ENG BE2 025	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 9
5941 ENG BE2 026	C	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 9
5941 ENG BE2 027	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 8 OF 9
5941 ENG BE2 028	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 9 OF 9
5941 ENG BE2 029	C	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4
5941 ENG BE2 030	C	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4
5941 ENG BE2 031	C	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4
5941 ENG BE2 032	B	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4
5941 ENG BE2 033	B	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS
5941 ENG BE2 034	A	CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS
5941 ENG BE2 035	A	SEDIMENT AND EROSION TYPICAL DETAILS
5941 ENG BE2 050	C	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 9
5941 ENG BE2 051	C	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 9
5941 ENG BE2 052	C	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 9
5941 ENG BE2 053	C	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 9
5941 ENG BE2 054	C	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 9
5941 ENG BE2 055	B	BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 9
5941 ENG BE2 056	C	BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 9
5941 ENG BE2 057	C	BULK EARTHWORKS LAYOUT PLAN SHEET 8 OF 9
5941 ENG BE2 058	C	BULK EARTHWORKS LAYOUT PLAN SHEET 9 OF 9
5941 ENG BE2 100	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 9
5941 ENG BE2 101	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 9
5941 ENG BE2 102	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 9
5941 ENG BE2 103	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 9
5941 ENG BE2 104	A	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 9
5941 ENG BE2 105	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 9
5941 ENG BE2 106	C	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 9
5941 ENG BE2 107	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 8 OF 9
5941 ENG BE2 108	B	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 9 OF 9

DRAWING No.	REV No.	DRAWING TITLE
5941 ENG BE2 150	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 13
5941 ENG BE2 151	B	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 13
5941 ENG BE2 152	C	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 13
5941 ENG BE2 153	B	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 13
5941 ENG BE2 154	B	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 13
5941 ENG BE2 155	B	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 13
5941 ENG BE2 156	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 13
5941 ENG BE2 157	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 13
5941 ENG BE2 158	B	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 13
5941 ENG BE2 159	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 13
5941 ENG BE2 160	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 13
5941 ENG BE2 161	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 12 OF 13
5941 ENG BE2 162	A	FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 13 OF 13
5941 ENG BE2 163	B	BULK EARTHWORKS ROAD TYPICAL SECTIONS
5941 ENG BE2 400	B	CONTROL LINE LAYOUT PLAN
5941 ENG BE2 401	A	CONTROL LINE SETOUT TABLES SHEET 1 OF 2
5941 ENG BE2 402	A	CONTROL LINE SETOUT TABLES SHEET 2 OF 2
5941 ENG BE2 410	A	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2
5941 ENG BE2 411	A	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2
5941 ENG BE2 412	A	FAIRWAY STREET LONGITUDINAL SECTION
5941 ENG BE2 413	A	FUTURE ROAD LONGITUDINAL SECTION
5941 ENG BE2 414	A	AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION
5941 ENG BE2 430	A	ROAD 01 CROSS SECTIONS SHEET 1 OF 8
5941 ENG BE2 431	A	ROAD 01 CROSS SECTIONS SHEET 2 OF 8
5941 ENG BE2 432	A	ROAD 01 CROSS SECTIONS SHEET 3 OF 8
5941 ENG BE2 433	A	ROAD 01 CROSS SECTIONS SHEET 4 OF 8
5941 ENG BE2 434	A	ROAD 01 CROSS SECTIONS SHEET 5 OF 8
5941 ENG BE2 435	A	ROAD 01 CROSS SECTIONS SHEET 6 OF 8
5941 ENG BE2 436	A	ROAD 01 CROSS SECTIONS SHEET 7 OF 8
5941 ENG BE2 437	A	ROAD 01 CROSS SECTIONS SHEET 8 OF 8
5941 ENG BE2 438	A	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4
5941 ENG BE2 439	A	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4
5941 ENG BE2 440	A	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4
5941 ENG BE2 441	A	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4
5941 ENG BE2 442	A	ROAD USER SAFETY CROSS SECTIONS - SHEET 1 OF 5
5941 ENG BE2 443	A	ROAD USER SAFETY CROSS SECTIONS - SHEET 2 OF 5
5941 ENG BE2 444	A	ROAD USER SAFETY CROSS SECTIONS - SHEET 3 OF 5
5941 ENG BE2 445	A	ROAD USER SAFETY CROSS SECTIONS - SHEET 4 OF 5
5941 ENG BE2 446	A	ROAD USER SAFETY CROSS SECTIONS - SHEET 5 OF 5
5941 ENG BE2 570	C	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4
5941 ENG BE2 571	C	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 4
5941 ENG BE2 572	C	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4
5941 ENG BE2 573	B	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4

All batters are to be offset from the property boundary a minimum of 300mm from the toe or top of the batter.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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



LOCALITY PLAN
SCALE 1:8000 (A1)

CLIENT



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 501 on SP295994
60 STAPYLTON JACOBS WELL ROAD
STAPYLTON QLD 4207

DWG No. 5941 ENG BE2 001 - REV C

MARCH 2021

GENERAL NOTES

1. **CONTRACT DOCUMENTATION**
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND CoGC STANDARD DRAWINGS AND SPECIFICATIONS.
2. **DATUM**
LEVELS SHOWN ON THE PLANS ARE A.H.D.
3. **SURVEY SETOUT**
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORKS HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. THE CONTRACTOR IS NOT TO SCALE FROM THESE PLANS AS A MEANS OF OBTAINING SETOUT INFORMATION.
4. **EXISTING SURVEY CONTROL STATIONS**
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXISTING SURVEY CONTROL STATIONS ARE NOT DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR IDENTIFY ANY CONFLICT BETWEEN EXISTING SURVEY CONTROL AND THE REQUIRED CONSTRUCTION ACTIVITIES THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY.
5. **EXISTING SERVICES**
THE LOCATION OF EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.
6. **SITE ACCESS**
THE CONTRACTOR SHALL ONLY GAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. **PROVISION FOR TRAFFIC**
PROVISION FOR TRAFFIC ON LOCAL ROADS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CoGC COUNCIL REQUIREMENTS.
8. **WORK EXTENT**
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORKS AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING PROPERTIES OR CONTRACT AREAS WITHOUT THE WRITTEN AUTHORISATION OF THE SUPERINTENDENT.
9. **TESTING**
ALL TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF CoGC COUNCIL.
10. **"AS CONSTRUCTED" SURVEY**
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS. THE CONTRACTOR IS TO PROVIDE ADEQUATE NOTICE TO THE PRINCIPAL'S SURVEYOR ON WHEN THIS IS REQUIRED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF CoGC COUNCIL.
11. **MAINTENANCE OF SITE CONDITION**
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND CoGC.

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 DETERED, 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 CoGC. A COPY OF THIS SUBMISSION IS TO BE PROVIDED TO THE SUPERINTENDENT.
10. **TOPSOIL REPLACEMENT**
ALL BATTERS AND ADJUNCT 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 SEED 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 SUPERFLUOUS 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 CONSTRUCTION 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 BUNDLS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.
8. 0.6m 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 SEED 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 TACK 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 FILL 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 TRIMMING).
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/2020/262

Dated: 30 April 2021

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
(AUSTRALIA) PTY. LTD.

Project:
VantageYatala
STAGE 2

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:
Lot: 501
Plan: SP285984
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
GENERAL NOTES
SHEET 1 OF 2

NOT APPLICABLE

Scale at A1: NTS
Designed: IG
Drafted: BA
Approved: MG
RPEQ: 16939
Signed:
Date: 20-11-2020
Drawing No: 5941 ENG BE2 002
Rev. No: A

AUTO DOSER

- | JAR SETTLEMENT
AFTER 15 MINS | MULTIPLICATION FACTOR
TO SETTLING ZONE |
|---------------------------------|---|
| (mm) | VOLUME |
| 50 | x3.0 |
| 75 | x2.0 |
| 100 | x1.5 |
| 150 | x1.0 |

MATERIALS

- ## CONSTRUCTION

- ### CUT-OFF TRENCH

14. BEFORE CONSTRUCTION OF THE CUT-OFF TRENCH OR ANY ANCILLARY WORKS WITHIN THE EMBANKMENT FOOTPRINT, ALL GRASS GROWTH AND TOPSOIL MUST BE REMOVED FROM THE AREA TO BE OCCUPIED BY THE EMBANKMENT AND MUST BE DEPOSITED CLEAR OF THIS AREA AND RESERVED FOR TOPDRESSING THE COMPLETED EMBANKMENT.

15. EXCAVATE A CUT-OFF TRENCH ALONG THE CENTRE LINE OF THE EARTH FILL EMBANKMENT, CUT THE TRENCH TO STABLE SOIL MATERIAL, BUT IN NO CASE MAKE IT LESS THAN 600mm DEEP. THE CUT-OFF TRENCH MUST BE CUT WITH BOTH SIDES WITHIN THE ELEVATION OF THE EXISTING OUTSIDE SLOPEWAY CREST, MAKE THE MINIMUM BOTTOM WIDTH WIDE ENOUGH TO PERMIT OPERATION OF THE EXCAVATION AND COMPACTION OF THE TRENCH BUT IN NO CASE LESS THAN 600mm. MAKE THE SIDE SLOPES OF THE TRENCH NO STEEPER THAN 1:2 (H:V).
16. ENSURE ALL WATER, LOOSE SOIL, AND ROCK ARE REMOVED FROM THE TRENCH BEFORE BACKFILLING COMMENCES. THE CUT-OFF TRENCH MUST BE BACKFILLED WITH SELECT EARTH-FILL OF THE TYPE SPECIFIED IN THE DRAWINGS. THE BACKFILLING MUST BE COMPACTED TO THE SAME CONTENT AND DEGREE OF COMPACTION THE SAME AS SPECIFIED FOR THE CORE ZONE.
17. MATERIAL EXCAVATED FROM THE CUT-OFF TRENCH MAY BE USED IN THE CONSTRUCTION OF THE EMBANKMENT PROVIDED IT IS SUITABLE AND IT IS PLACED IN THE CORRECT ZONE ACCORDING TO ITS ORIGIN.

EMBANKMENT

18. SCARIFY AREAS ON WHICH FILL IS TO BE PLACED BEFORE PLACING THE FILL.
19. ENSURE ALL FILL MATERIAL USED TO FORM THE EMBANKMENT MEETS THE SPECIFICATIONS CERTIFIED BY A SOIL SCIENTIST OR GEOTECHNICAL SPECIALIST.
20. THE FILL MATERIAL MUST CONTAIN SUFFICIENT MOISTURE SO IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. PLACE FILL MATERIAL IN 150 TO 200mm CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL AREA AND THEN COMPACT BEFORE PLACEMENT OF FURTHER FILL.
21. UNLESS SPECIFIED ON THE APPROVED PLANS, COMPACT THE SOIL AT ABOUT 95% TO 98% WET OPTIMUM AND TO 95% MODIFIED OR 100% STANDARD COMPACTION.
22. WHERE BOTH DISPERSIVE AND NON-DISPERSIVE CLASSIFIED EARTH-FILL MATERIALS ARE AVAILABLE, NON-DISPERSIVE MATERIAL MUST BE USED IN THE CORE ZONE, THE REMAINING OUTSIDE ZONE OF THE EARTH-FILL MATERIALS MUST ONLY BE USED AS DIRECTED BY THE SITE SUPERINTENDENT.
23. WHERE SPECIFIED, CONSTRUCT THE EMBANKMENT TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLING; OTHERWISE FINISHED DIMENSIONS OF THE EMBANKMENT AFTER THE COMPACTION OF TOPSOIL MUST CONFORM TO THE DRAININGS WITH A TOLERANCE OF 75mm FROM SPECIFIED DIMENSIONS.
24. ENSURE DEBRIS AND OTHER UNSUITABLE BUILDING WASTE IS NOT PLACED WITHIN THE EARTH EMBANKMENT.
25. AFTER COMPLETION OF THE EMBANKMENT ALL LOOSE UNCOMPACTED EARTH MATERIAL ON THE UPSTREAM AND DOWNSTREAM BATTER MUST BE REMOVED PRIOR TO SPREADING TOPSOIL.
26. TOPSOIL, AND RE-VEGETATE/STABILISE ALL EXPOSED EARTH AS DIRECTED WITH THE APPROVED PLANS.

ESTABLISHING THE SETTLING POND

27. THE AREA TO BE COVERED BY THE STORED WATER OUTSIDE OF THE LIMITS OF THE BORROW PITS MUST BE CLEARED OF RUBBISH. TREES MUST BE CUT DOWN STUMP HIGH AND REMOVED FROM THE IMMEDIATE VICINITY OF THE WORK.
28. ESTABLISH ALL REQUIRED INFLOW CHUTES AND INLET BARRIERS IF SPECIFIED TO ENABLE WATER TO DISCHARGE INTO THE BASIN IN A MANNER WHICH WILL NOT CAUSE SOIL EROSION OR THE RE-SUSPENSION OF SETTLED SEDIMENT.
29. INSTALL A SEDIMENT STORAGE LEVEL MARKER POST WITH A CROSS MEMBER SET JUST BELOW THE TOP OF THE SEDIMENT STORAGE ZONE (AS SPECIFIED ON THE APPROVED PLANS). USE AT LEAST A 75mm DIAMETER POST FIRMLY SET INTO THE BASIN FLOOR.
30. IF SPECIFIED, INSTALL INTERNAL SETTLING POND BARRIERS. ENSURE THE CREST OF THESE BARRIERS IS SET LEVEL WITH, OR JUST BELOW, THE ELEVATION OF THE EMERGENCY SPILLWAY.
31. INSTALL ALL APPROPRIATE MEASURES TO MINIMISE SAFETY RISK TO ON-SITE PERSONNEL AND THE PUBLIC CAUSED BY THE PRESENCE OF THE SETTLEMENT POND. AVOID STEEP, SMOOTH INTERNAL SLOPES. APPROPRIATELY FENCE THE SETTLING POND AND POST WARNING SIGNS IF UNSUPervised PUBLIC ACCESS IS LIKELY OR THERE IS CONSIDERED TO BE AN UNACCEPTABLE RISK TO THE PUBLIC.

32. THE SPILLWAY MUST BE EXCAVATED AS SHOWN ON THE PLANS, AND THE EXCAVATED MATERIAL IF CLASSIFIED AS SUITABLE, MUST BE USED IN THE EMBANKMENT, AND IF NOT SUITABLE IT MUST BE DISPOSED OF INTO SPOIL HEAPS.

33. ENSURE EXCAVATED DIMENSIONS ALLOW ADEQUATE BIDDING-OUT SUCH THAT THE SPECIFIED ELEVATIONS, GRADES, CHUTE WIDTH, AND SLOPE CAN BE MAINTAINED. THE EXISTING ELEVATION OF THE SPILLWAY CREST WILL BE ACHIEVED AFTER PLACEMENT OF THE ROCK OR OTHER SCOUR PROTECTION MEASURES AS SPECIFIED IN THE PLANS.
34. PLACE SPECIFIED SCOUR PROTECTION MEASURES ON THE EMERGENCY SPILLWAY. ENSURE THE FINISHED SLOPE BLENDS WITH THE EXISTING SURROUNDING AREA TO ALLOW A SMOOTH FLOW TRANSITION FROM SPILLWAY TO DOWNSTREAM CHANNEL.
35. IF A SYNTHETIC FIBER FABRIC UNDERLAY IS SPECIFIED, PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. IF MORE THAN 1 SHEET OF FIBER FABRIC IS REQUIRED, OVERLAP THE EDGES BY AT LEAST 300mm AND USE AN ANCHOR PILE AT MINIMUM 1m SPACING ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE FIBER FABRIC A MINIMUM 300mm BELOW GROUND AND WHERE NECESSARY, BURY THE DOWNSTREAM END OF THE FABRIC OR OVER A MINIMUM 300mm OF THE NEXT DOWNSTREAM SECTION AS REQUIRED. ENSURE THE FIBER FABRIC EXTENDS AT LEAST 1000mm UPSTREAM OF THE SPILLWAY CREST.
36. TAKE CARE NOT TO DAMAGE THE FABRIC DURING OR AFTER PLACEMENT. IF DAMAGE OCCURS, REMOVE THE ROCK AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FABRIC WITH A MINIMUM OVERLAP OF 300mm. IF THE FABRIC IS DAMAGED TO SUCH AN EXTENT THAT DAMAGE IS SUSPECTED, REMOVE AND REPLACE THE ENTIRE SHEET.
37. WHEN LARGE ROCK IS USED, OR MACHINE PLACEMENT IS DIFFICULT, A MINIMUM 100mm LAYER OF FILL GRAVEL, AGGREGATE, OR SAND MAY BE NEEDED TO PROTECT THE FABRIC.
38. PLACEMENT OF ROCK SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FIBER FABRIC. PLACE ROCK SO THAT IT FORMS A DENSE, WELL GRADED MASS OF ROCK WITH A MINIMUM OF Voids. THE DESIRED DENSITY OF THE ROCK MASS SHOULD BE MAINTAINED THROUGHOUT BY SELECTIVE LOADING OF THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT.
39. THE FINISHED SLOPE SHOULD BE FREE OF POCKETS OF SMALL ROCK OR CLUSTERS OF LARGE ROCKS. HAND PLACING MAY BE NECESSARY TO ACHIEVE THE PROPER DISTRIBUTION OF ROCK SIZES TO PRODUCE A SMOOTH SLOPE. THE ROCK PLACEMENT SHOULD BE VERIFIED BY THE ROCK SLOPE BLEND WITH THE SURROUNDING AREA. NO OVER FILL OR PROTRUSION OF ROCK SHOULD BE APPARENT.
40. ENSURE THAT THE FINAL AROUNDMENT OF THE SPILLWAY CREST WILL NOT PROMOTE EXCESSIVE FLOW THROUGH THE ROCK SUCH THAT THE WATER CAN BE RETAINED WITHIN THE SETTLING BASIN AT THE ELEVATION NO LESS THAN 50mm ABOVE OF BELOW THE NOMINATED

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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Level Datum:	AHD
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GENERAL NOTES
SHEET 2 OF 2

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Scale at A1: NTS

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:	Rev. No:
5941 ENG BE2 003	A

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)
 TRAINING 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

RM	RM	RM	PROPOSED RISING MAIN
S	S	S	PROPOSED SEWER
SW	SW	SW	PROPOSED STORMWATER
SW	SW	SW	PROPOSED ROOFWATER
SS	SS	SS	PROPOSED ROOFWATER
SS	SS	SS	PROPOSED SUBSIL
W	W	W	PROPOSED WATER
FW	FW	FW	PROPOSED RECYCLED WATER
OL	OL	OL	PROPOSED OIL
F	F	F	PROPOSED FUEL
G	G	G	PROPOSED GAS
P	P	P	PROPOSED PIPELINE
HV	HV	HV	PROPOSED HIGH VOLTAGE ELECTRICITY
E	E	E	PROPOSED UNDERGROUND ELECTRICITY
GE	GE	GE	PROPOSED OVERHEAD ELECTRICITY
L	L	L	PROPOSED LIGHTING
T	T	T	PROPOSED TELSTRA
C	C	C	PROPOSED COMMUNICATIONS
GE	GE	GE	PROPOSED GAS, ELECT
GT	GT	GT	PROPOSED GAS, TELSTRA
ET	ET	ET	PROPOSED ELECT, TELSTRA
GET	GET	GET	PROPOSED GAS, ELECTRICITY, TELSTRA
RM	RM	RM	EXISTING RISING MAIN
S	S	S	EXISTING SEWER
SW	SW	SW	EXISTING STORMWATER
SW	SW	SW	EXISTING ROOFWATER
SS	SS	SS	EXISTING SUBSIL
W	W	W	EXISTING WATER
FW	FW	FW	EXISTING RECYCLED WATER
OL	OL	OL	EXISTING OIL
F	F	F	EXISTING FUEL
G	G	G	EXISTING GAS
P	P	P	EXISTING PIPELINE
HV	HV	HV	EXISTING HIGH VOLTAGE ELECTRICITY
E	E	E	EXISTING UNDERGROUND ELECTRICITY
GE	GE	GE	EXISTING OVERHEAD ELECTRICITY
L	L	L	EXISTING LIGHTING
T	T	T	EXISTING TELSTRA
C	C	C	EXISTING COMMUNICATIONS
GE	GE	GE	EXISTING GAS, ELECT
GT	GT	GT	EXISTING GAS, TELSTRA
ET	ET	ET	EXISTING ELECT, TELSTRA
GET	GET	GET	EXISTING GAS, ELECTRICITY, TELSTRA

BK(A) BARRIER KERB (A)
 BK(B) BARRIER KERB (B)
 BK(G) BARRIER KERB (G)
 MK(D) MOUNTABLE KERB (D)
 SM(C) SEMI MOUNTABLE KERB (C)
 ER(E) EDGE RESTRAINT (E)
 KER(F) KERB EDGE RESTRAINT (F)
 RW&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
 DGD DISH DRAIN
 K&G KERB AND GUTTER
 K&T KERB AND TOE
 KO KERB ONLY
 MK MOUNTABLE KERB
 RK ROLL KERB
 EX EXISTING SIGN
 PS PROPOSED SIGN
 OBIN PROPOSED ROAD EDGE GUIDE POST
 EXBIN EXISTING BIN
 PDB POST BOX
 TELPIT TELEPHONE BOX
 TELPIT TELETRA PIT
 TELPIT TELTRA MARKER POST
 WM WATER METER
 WV WATER VALVE
 FH FIRE HYDRANT
 WT WATER TAP
 WH WATER HYDRANT
 WATE WATER TE
 WR WATER REDUCER
 WEND WATER ENDCAP
 WC WATER CONNECTION
 WCR WATER CROSSING
 WDI WATER DIL
 SMH SEWER MANHOLE
 SRE SEWER RODDING END
 SB SEWER BEND
 SMS SEWER MAINTENANCE SHAFT
 SRE SEWER "T" END
 SVL SEWER SLICE VALVE
 SP SEWER PIT
 SPW SEWER PUMP STATION
 SPW TEMPORARY SEWER PUMP STATION
 SWW SEWER / STORMWATER PIT NO./LINE
 SETP SETOUT POINT
 OFP OFFSET PIT WITH GRATE
 ILP IN LINE PIT WITH GRATE
 JP JUNCTION PIT
 LBP LETTERBOX PIT
 GIP GRATED INLET PIT
 M MANHOLE
 GIP GULLY PIT (LIP IN LINE) BARRIER KERB – GRADE
 GIP GULLY PIT (LIP IN LINE) BARRIER KERB – SAG
 GIP GULLY PIT (LIP IN LINE) ROLL TOP KERB – GRADE
 GIP GULLY PIT (LIP IN LINE) ROLL TOP KERB – SAG
 GIP GULLY PIT (KERB IN LINE) – GRADE
 GIP GULLY PIT (KERB IN LINE) – SAG
 IT INFILTRATION TRENCH
 HW HEADWALL
 SPT STORM POLLUTANT TRAP
 GWC GROSSWATER CHAMBER

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901

202
501
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VantageYatala
STAGE 2

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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 4 OF 9

A	2021-1-1-2023		ORIGINAL ISSUE	ISA	M
Issue	Date		Description	DRN	CH

SCALE IN METRES



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

Scale at A1: 1:500

Designed:	IG
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Drafted:	RA
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Approved:	MG
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RPEQ:	16939
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Signed:	<i>M. A. ...</i>
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Date:	20-11
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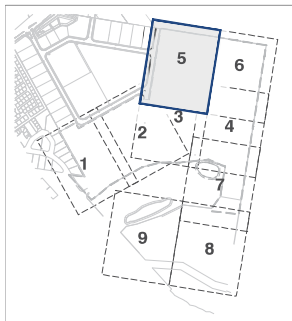
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5941 ENG BE2 013	A

FOR CONTINUATION REFER SHEET No. 5941 ENGBE2 015

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EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 9



KEY PLAN
SCALE 1:7500



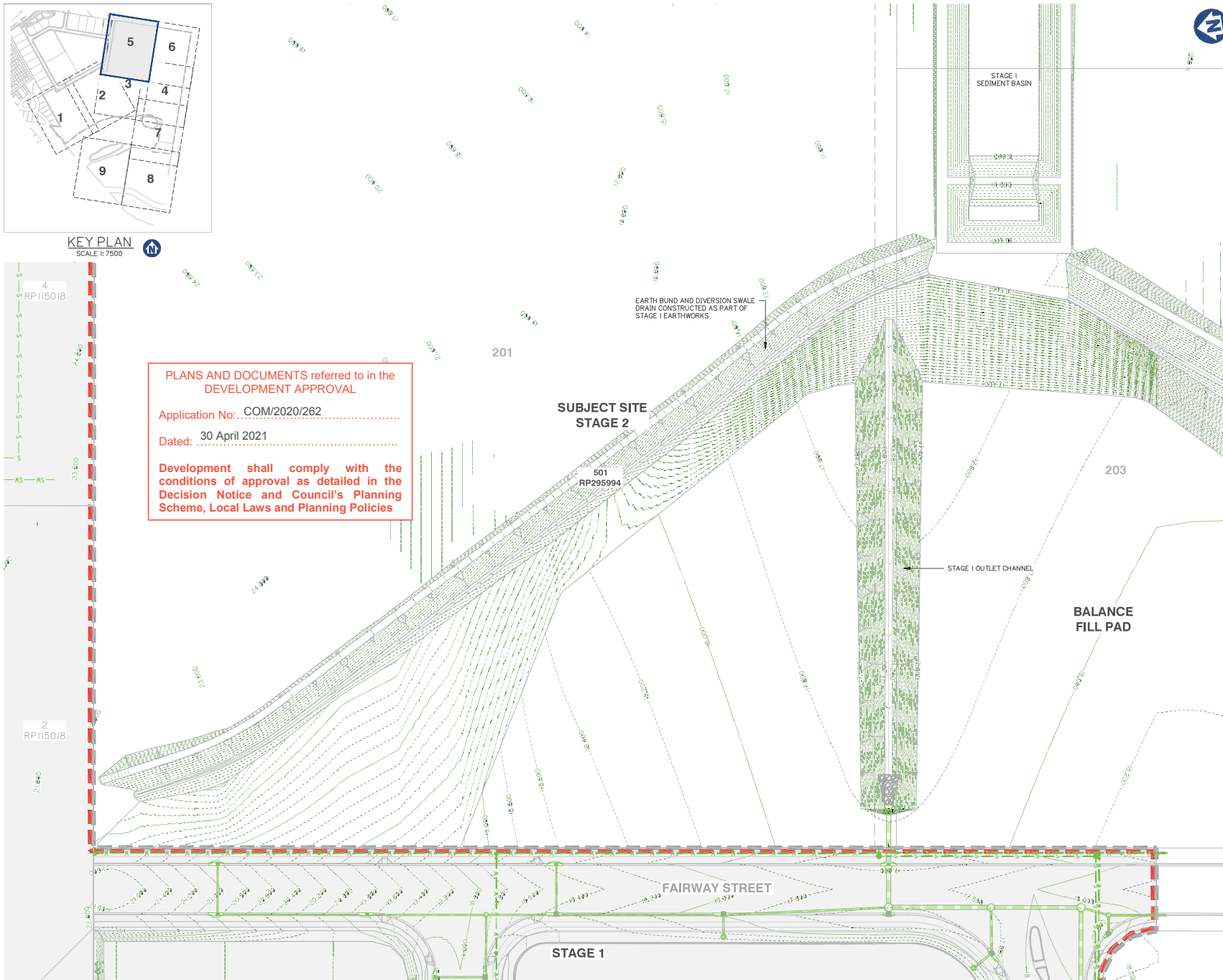
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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Project:

VantageYatala
STAGE 2

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Plan: SP295994
Local Authority: CITY OF GOLD COAST
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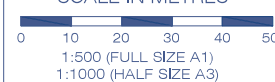
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SHEET 5 OF 9

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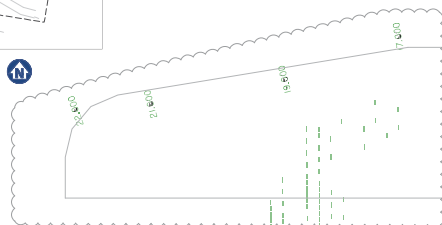


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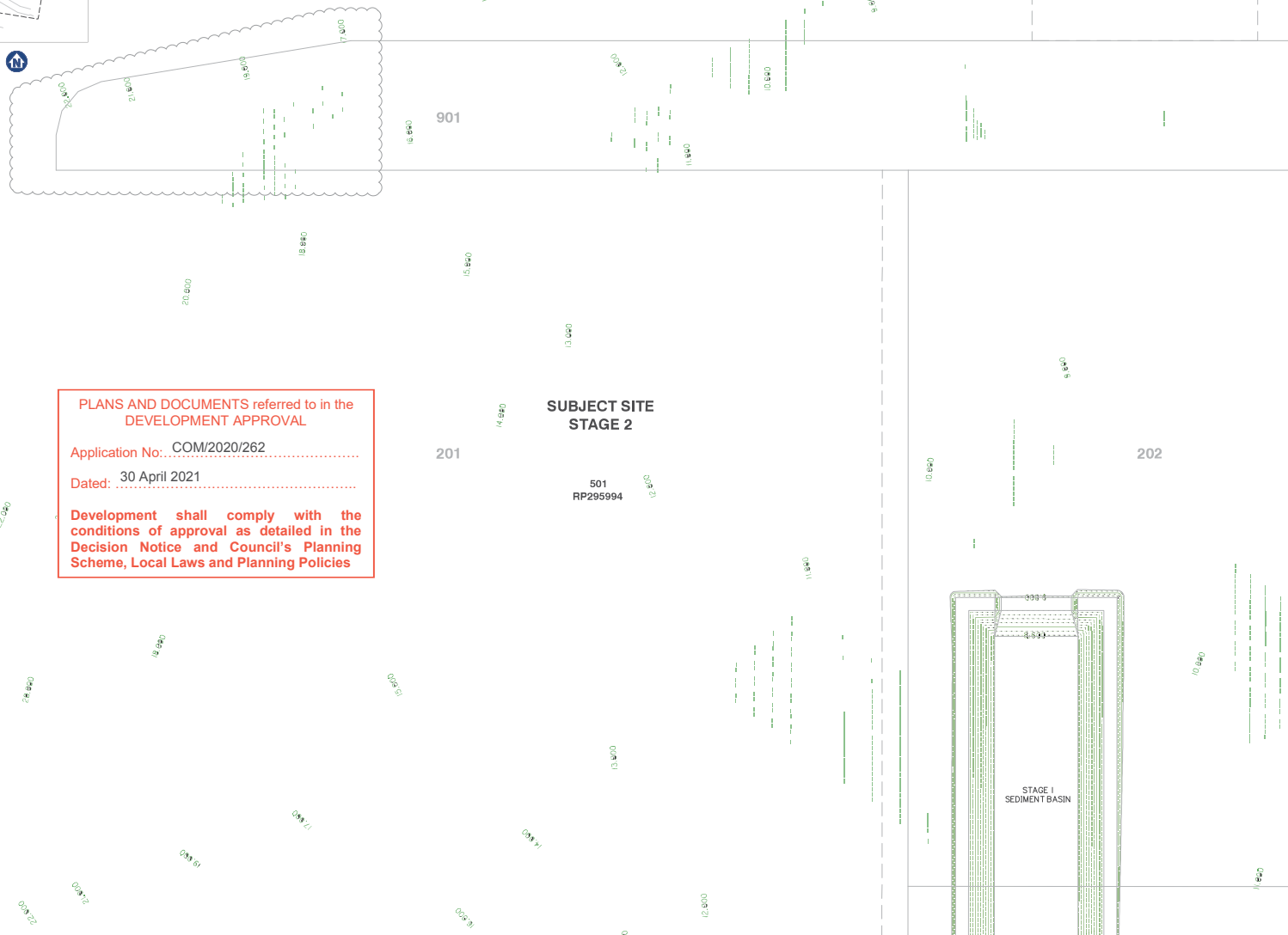
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Signed:	
Date:	20-11-2020

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Rev. No: A

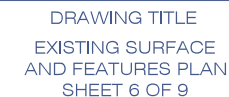
EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 9



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EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 9

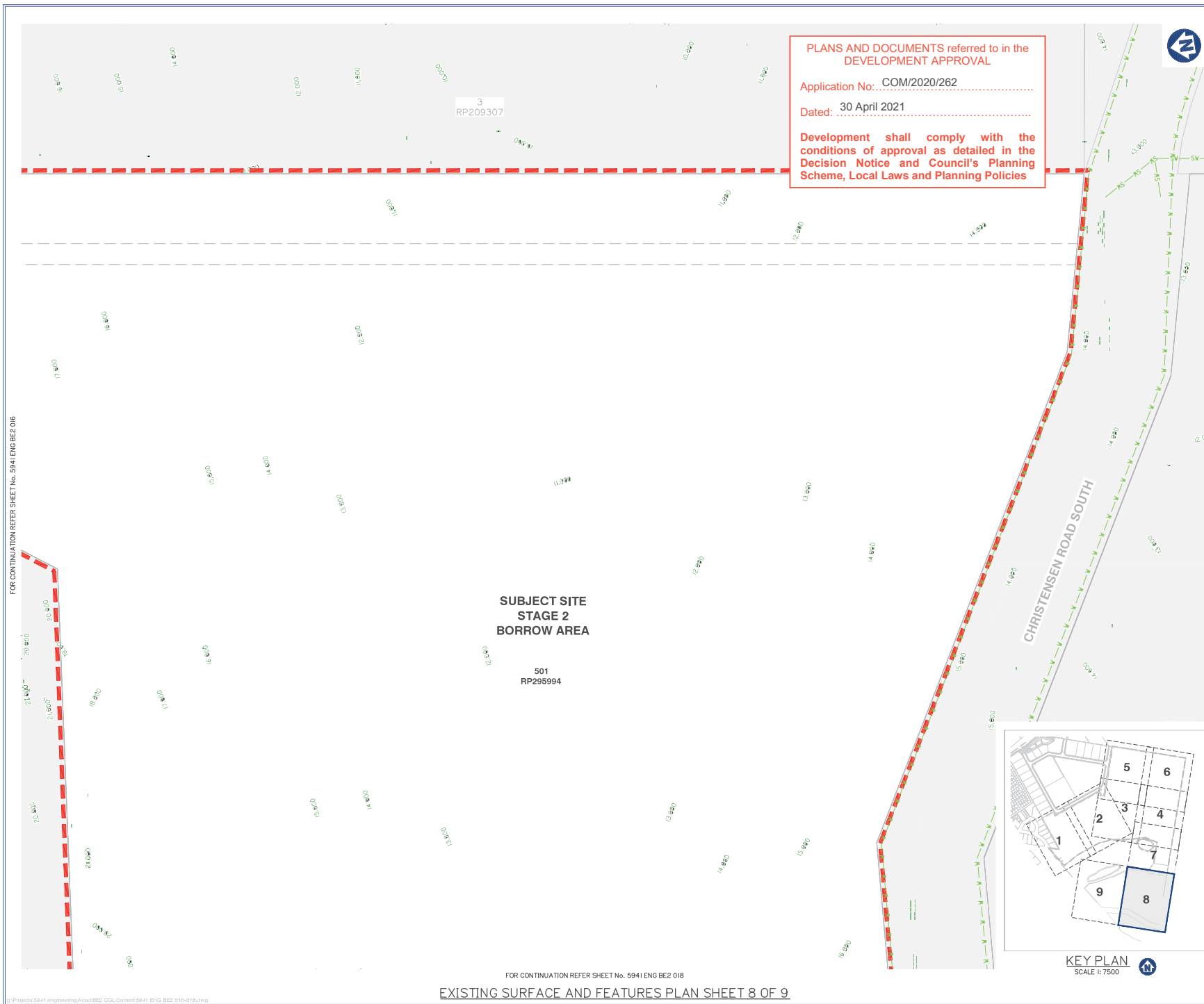


B	31-03-2021	INFORMATION REQUEST RESPONSE			E
A	2007-14-09-20	ORIGINAL ISSUE			BA
Issue	Date	Description	OPN	CH-	

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1:1000 (HALF SIZE A3)

Scale at A1: 1:500

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5941 ENG BE2 015	B



PLANS AND DOCUMENTS referred to in the
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Client:



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FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
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RPD:

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EXISTING SURFACE AND
FEATURES PLAN SHEET
8 OF 9

Rev	Description	By	Check
1	Issue for Approval	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

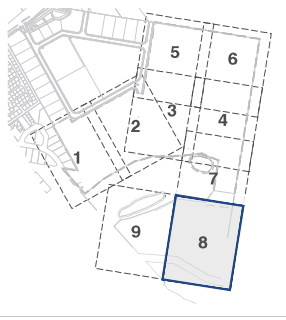
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Rev. No: A

KEY PLAN

SCALE 1:7500



FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 016

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 018

EXISTING SURFACE AND FEATURES PLAN SHEET 8 OF 9



Project: **VantageYatala**
STAGE 2

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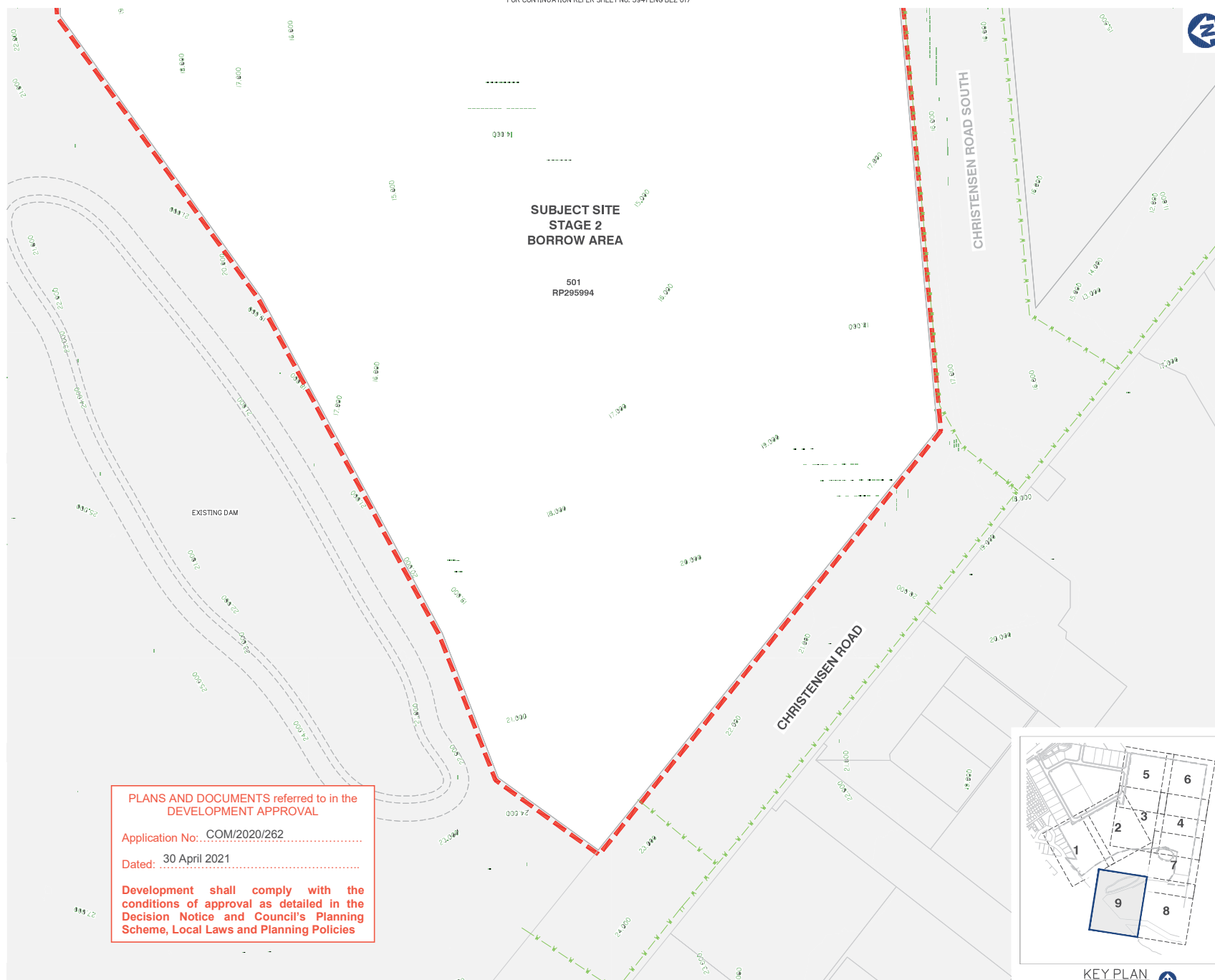
DRAWING TITLE
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FEATURES PLAN SHEET
9 OF 9

A	20H-14090	ORIGINAL ISSUE	BA	
Item		Description	Type	

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DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 1 OF 9

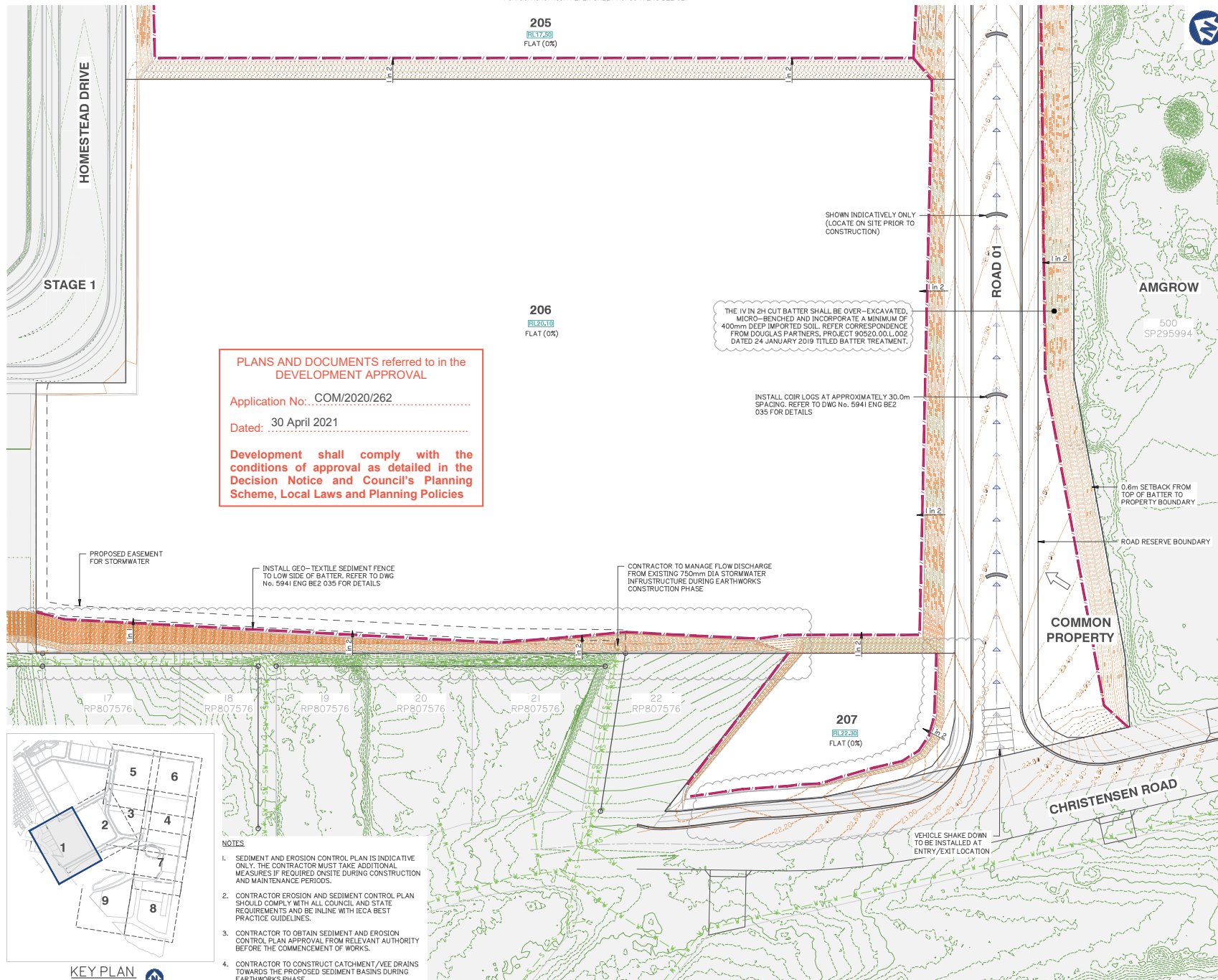
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A	20/11/2020	ORIGINAL ISSUE	BA	MU
Issue	Date	Description	OPN	CHK

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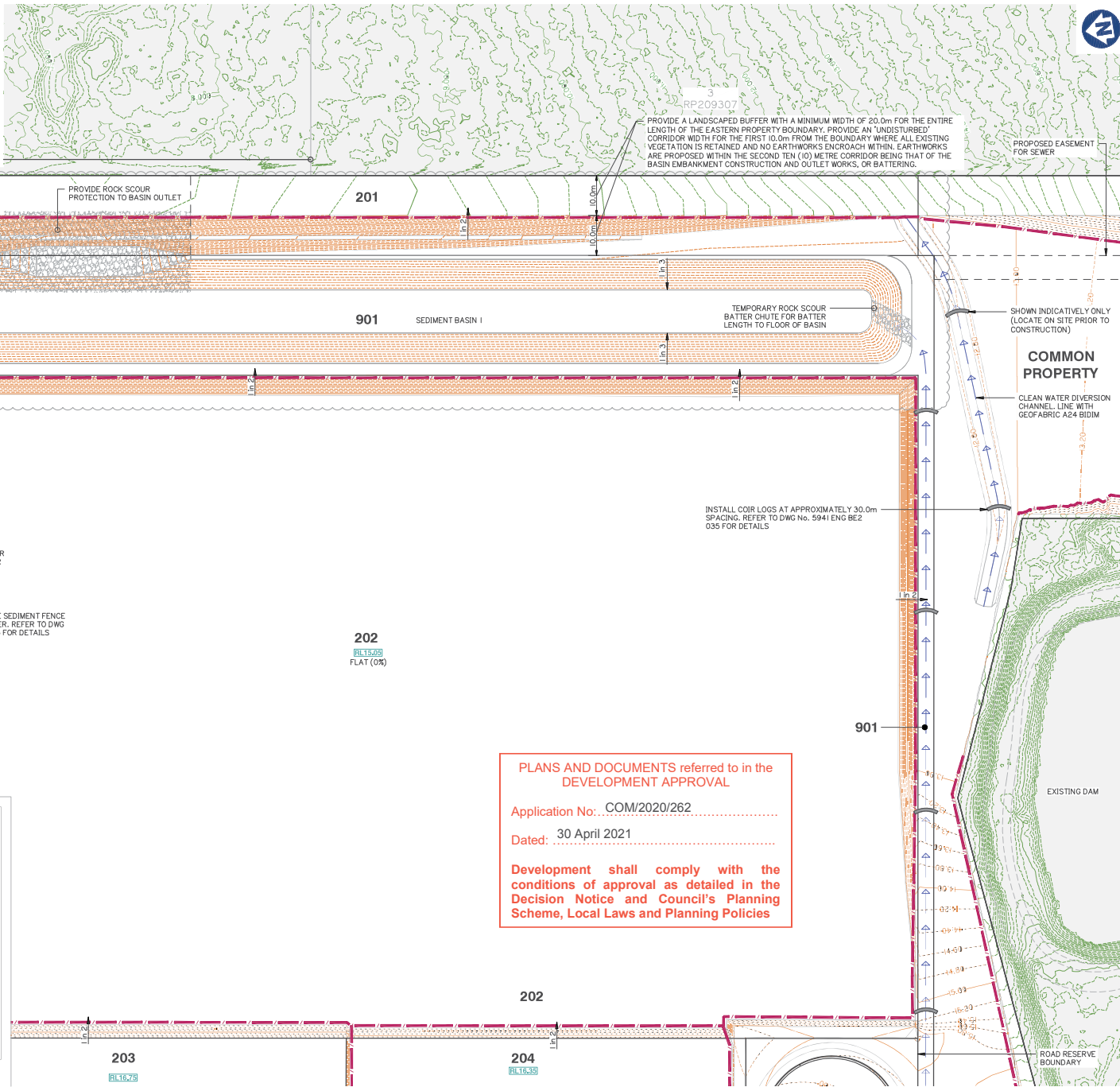
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RPEQ:	16939
Signed:	
Date:	15-02-2021

Drawing No:	Rev. No:
5941 ENG BE2 020	B



NOTES

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ON SITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
2. CONTRACTOR EROSION AND SEDIMENT CONTROL PLAN SHOULD COMPLY WITH ALL COUNCIL AND STATE REQUIREMENTS AND BE IN LINE WITH IECA BEST PRACTICE GUIDELINES.
3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.
4. CONTRACTOR TO CONSTRUCT CATCHMENT / VEE DRAINS TOWARDS THE PROPOSED SEDIMENT BASINS DURING EARTHWORKS PHASE.



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
 Plan: SP285994
 Local Authority: CITY OF GOLD COAST COUNCIL
 Level Datum: AHD
 Meridian: -
 Contour Interval: -
 PSM: -
 RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
 SEDIMENT AND
 EROSION CONTROL
 PLAN SHEET 4 OF 9

SCALE IN METRES

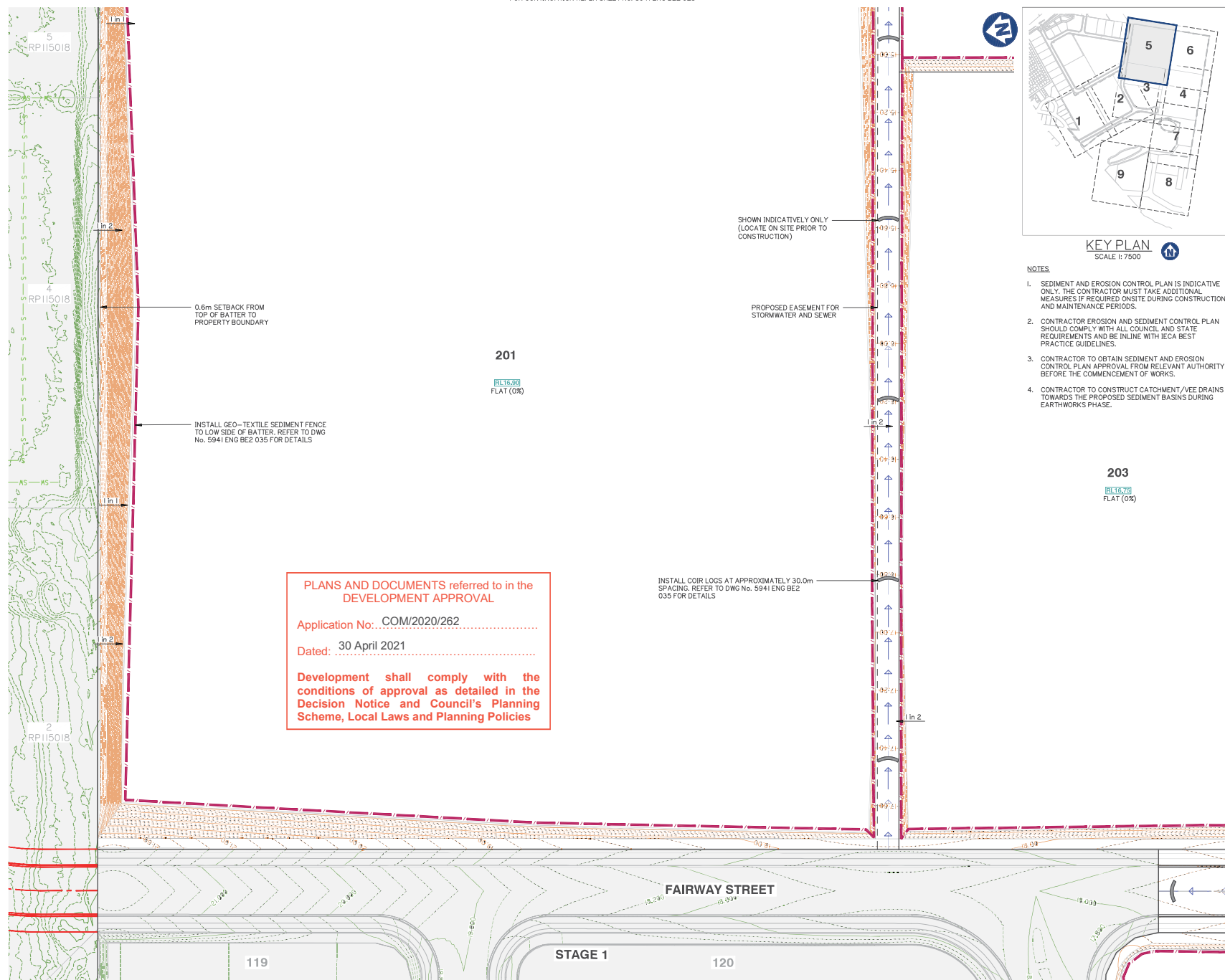
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 1:1000 (HALF SIZE A3)

Scale at A1:

1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No: 5941 ENG BE2 023 Rev. No: B



Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

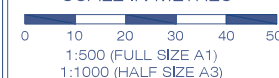
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DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 5 OF 9

SCALE IN METRES



Scale at A1: 1:500

Designed: IG

Drafted: BA

Approved: MG

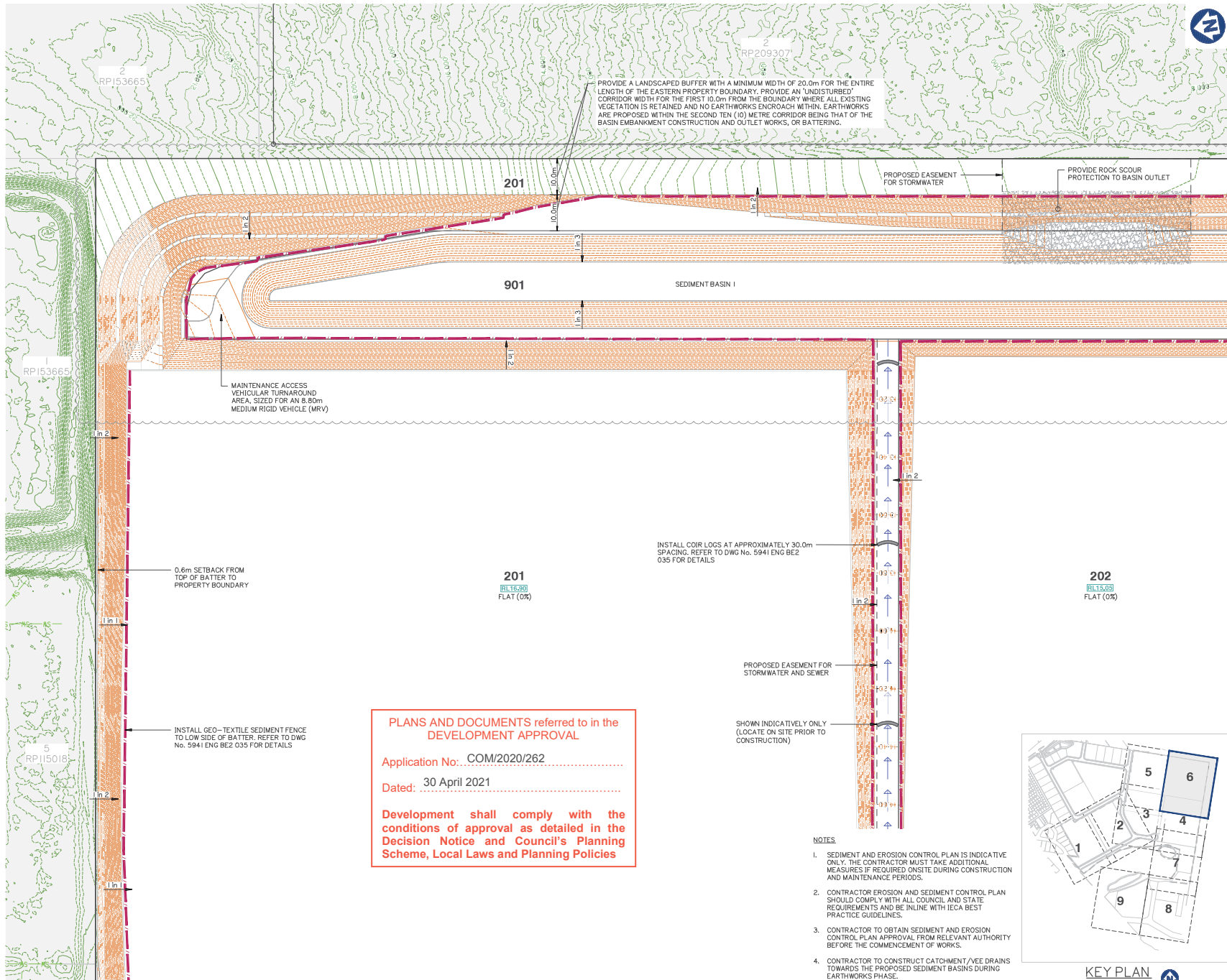
RPEQ: 16939

Signed:

Date: 20-11-2020

Drawing No:
5941 ENG BE2 024

Rev. No:
A



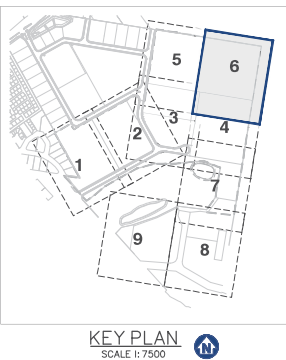
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

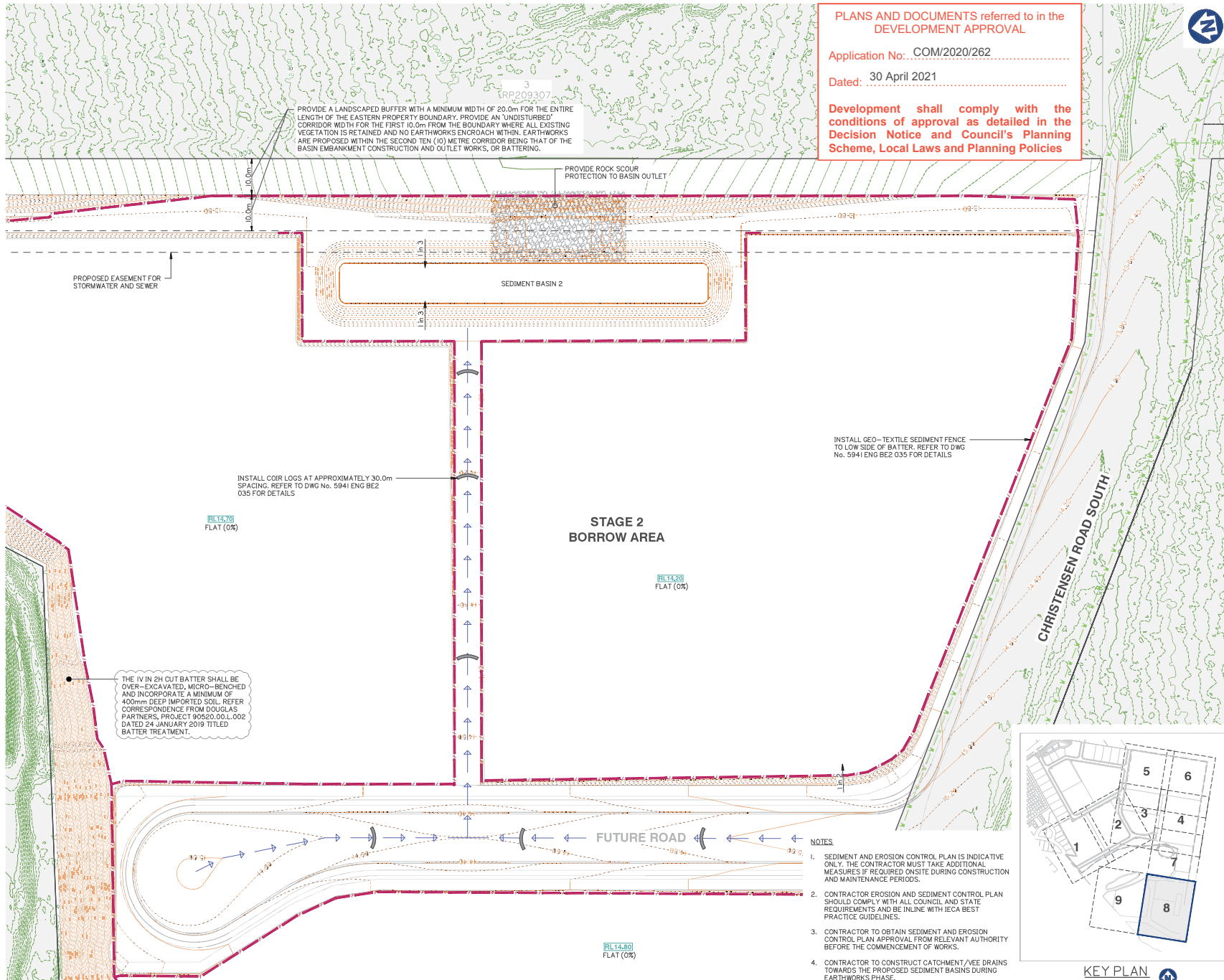
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 7 OF 9

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FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 026



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

Development shall comply with the
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Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
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ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

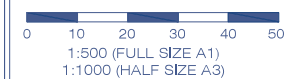
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DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 8 OF 9

REV	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR APPROVAL	15-02-2021	IG	BA
2	FOR CONSTRUCTION			
3				
4				
5				
6				
7				
8				
9				
10				

SCALE IN METRES



Scale at A1:

1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021

Drawing No: 5941 ENG BE2 027
Rev. No: B

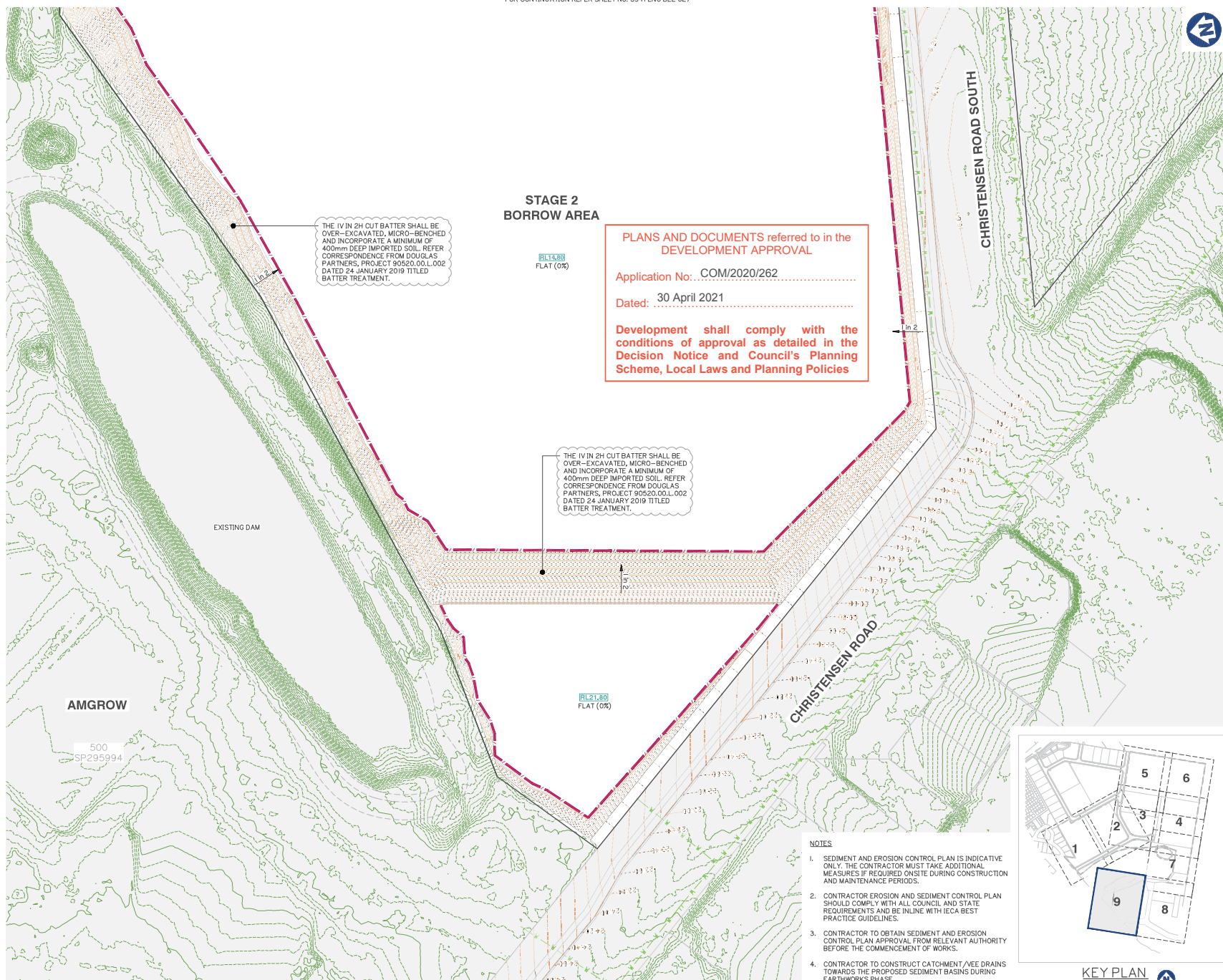


KEY PLAN
SCALE 1:7500



FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 028

SEDIMENT AND EROSION CONTROL PLAN SHEET 8 OF 9



SEDIMENT AND EROSION CONTROL PLAN SHEET 9 OF 9

Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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
NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
**SEDIMENT AND
 EROSION CONTROL
 PLAN SHEET 9 OF 9**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR APPROVAL	15-02-2021	IG	BA

SCALE IN METRES

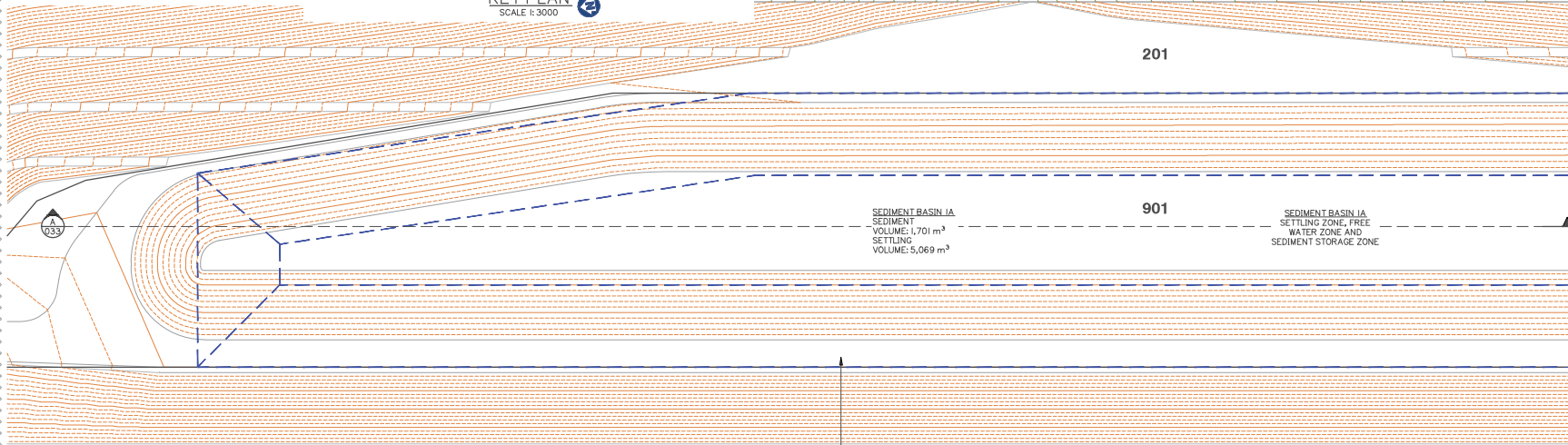
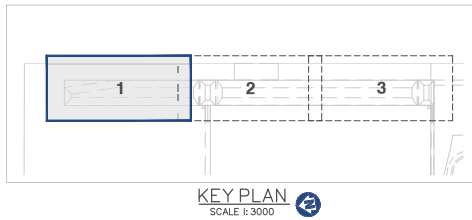
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 1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021
Drawing No:	5941 ENG BE2 028
Rev. No:	B

NOTES:

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ON SITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
2. CONTRACTOR EROSION AND SEDIMENT CONTROL PLAN SHOULD COMPLY WITH ALL CITY OF GOLD COAST COUNCIL AND STATE REQUIREMENTS AND TO BE IN ACCORDANCE WITH INDUSTRY BEST PRACTICE GUIDELINES.
3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.



SEDIMENT BASIN DESIGN								
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT	DEWATERING EQUIPMENT
LPoD-IA	> 12 MONTHS	NO	LEASE	> 5Ha	YES	TYPE A	IFOD-FLOW	

BASIN ID	CATCHMENT AREA	DESIGN EVENT	$I_p, yr, 24hr$	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W:L	OPTIMUM LOW-FLOW DECAT RATE	SELECTED LOW-FLOW DECAT RATE (D_s)	MIN SETTLING ZONE VOLUME ($M_p V_s$)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	LIMITING CRITERIA
	(Ha)	(1:X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(1:X)	(L/s/Ha)	(L/s/Ha)	(m³)	(m²)	
LPoD-IA	23.067	1	4.53	20	11150	1.9	5.1	9	9	5669	2315	VOLUME

BASIN ID	SETTLING ZONE		SCOUR VELOCITY	FREE WATER ZONE		SEDIMENT STORAGE ZONE		OVERALL DIMENSIONS RELATIVE TO SPILLWAY CREST (EXCL. FOREBAY)			
	ACTUAL SETTLING ZONE VOLUME (V_s)	ACTUAL SETTLING ZONE AREA (A_s)		DEPTH OF FREE WATER ZONE	VOLUME OF FREE WATER ZONE	SEDIMENT STORAGE VOLUME	SEDIMENT STORAGE DEPTH (APPROX.)	BATTER	WIDTH	LENGTH	DEPTH
	(m³)	(m²)	(m/s)	(m)	(m³)	(m³)	(m)	(1:X)	(m)	(m)	(m)
LPoD-IA	5669	2984	0.014	0.34	567	1701	0.76	3	29.89	152.42	3.00

SPILLWAY											
BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C_p	C	t_c	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		yr				(mm/hr)	(m³/s)	(m)	(m)	(m)	(m)
LPoD-IA	> 12 MONTHS	1:50	0.80	0.92	25.00	143.00	8.43	0.20	25.00	11.57	12.22

BASIN ID	FLOW RATE		FLUME DESIGN PARAMETERS				VELOCITY CHECK			OUTPUT PARAMETERS		
	BASIN DESIGN FLOW (m³/s)	FLUME DESIGN FLOW (m³/s)	BASE WIDTH (m)	SLIDE SLOPE (1:x)	LONGITUDINAL SLOPE (m/m)	FLUME LINING	MAX ALLOWABLE VELOCITY (m/s)	MANNINGS ROUGHNESS	VELOCITY (m/s)	FLOW DEPTH (m)	FLUME DEPTH (m)	CALCULATED FLOW (m³/s)
			b	x	s					d	y	
LPoD-IA	8.43	12.65	6.00	2.00	0.01	CONCRETE	5.00	0.013	4.419	0.42	0.57	12.70

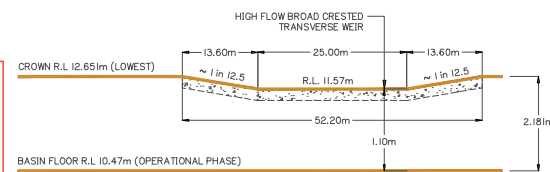
BASIN ID	SETTLING ZONE (incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS				
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BASE WIDTH (m)
LPoD-IA	7369.3	152.4	29.9	3.00	1366.63	15.2	29.9	3.00	25.0	11.57	12.22	11.77	6.0

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

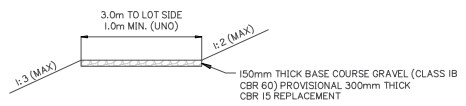
Application No: COM/2020/262

Dated: 30 April 2021

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



WEIR / SPILLWAY - TYPICAL ELEVATION



MAINTENANCE ACCESS TRACK - TYPICAL SECTION

Client:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN 1
LAYOUT SHEET 1 OF 4

NO.	REVISIONS	REVISION DESCRIPTION	DATE
1	1	ISSUED FOR APPROVAL	30/04/2021

SCALE IN METRES

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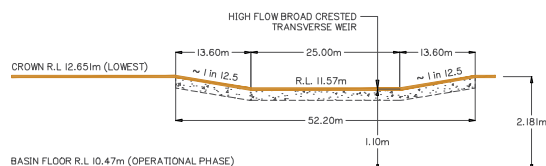
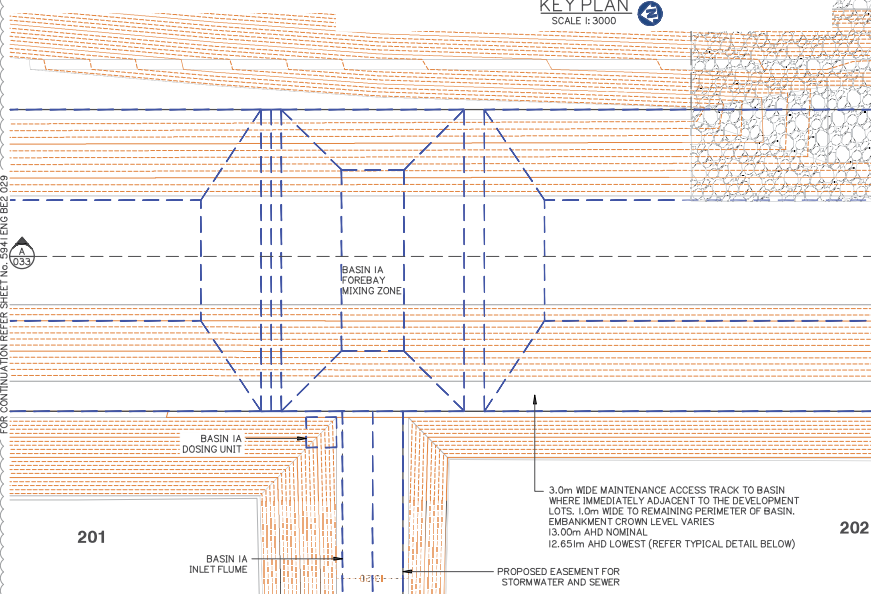
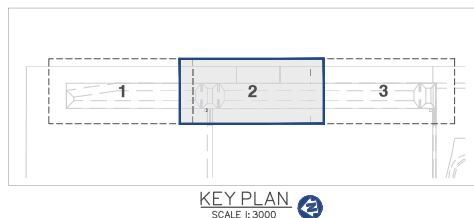
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1:500 (HALF SIZE A3)

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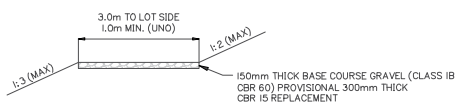
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021
Drawn No:	5941 ENG BE2 029
Rev. No:	C

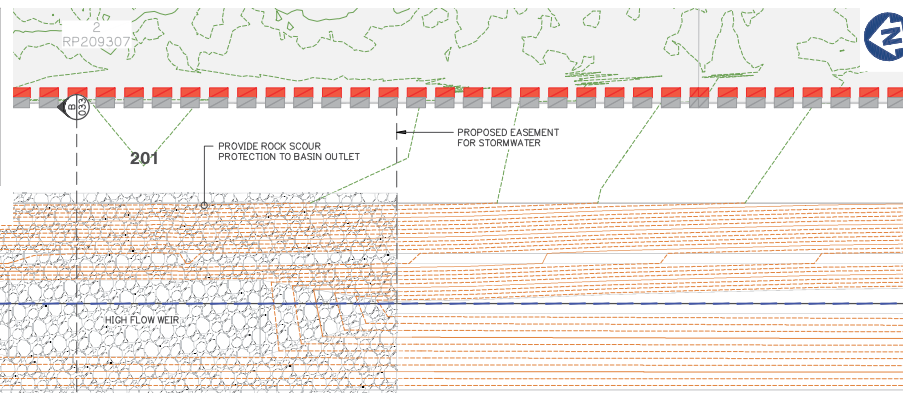
1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ON SITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
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3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.



WEIR / SPILLWAY – TYPICAL ELEVATION
N.T.S



MAINTENANCE ACCESS TRACK – TYPICAL SECTION
N.T.S. UNO DENOTES 'UNLESS NOTED OTHERWISE'



SEDIMENT BASIN DESIGN								
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT	DEWATERING EQUIPMENT
LPd-IB	> 12 MONTHS	NO	LEASE	> 5Ha	YES	TYPE A	IFDD-FLOW	

BASIN ID	CATCHMENT AREA	DESIGN EVENT	$I_{x,y,24\text{ hr}}$	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W:L	OPTIMUM LOW-FLOW DECANTRATE	SELECTED LOW-FLOW DECANTRATE (Q_d)	MIN SETTLING ZONE VOLUME (Min V_s)	MIN SETTLING ZONE AREA (Min A_s)	LIMITING CRITERIA
	(Ha)	(1:X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(1:X)	(L/s/ha)	(L/s/ha)	(m³)	(m²)	
LP09-1B	13,352	1	4.53	20	11150	1.82	3:1	9	9	3325	1356	VOLUME

	SETTLING ZONE			FREE WATER ZONE		SEDIMENT STORAGE ZONE		OVERALL DIMENSIONS RELATIVE TO SPILLWAY CREST (EXCL. FOREBAY)			
BASIN ID	ACTUAL SETTLING ZONE VOLUME (V_A)	ACTUAL SETTLING ZONE AREA (A_A)	SCOUR VELOCITY	DEPTH OF FREE WATER ZONE	VOLUME OF FREE WATER ZONE	SEDIMENT STORAGE VOLUME	SEDIMENT STORAGE DEPTH (APPROX.)	BATTER	WIDTH	LENGTH	DEPTH
	(m^3)	(m^2)	(m/s)	(m)	(m^3)	(m^3)	(m)	(1:x)	(m)	(m)	(m)
LPoD-IB	3325	1827	0.008	0.35	333	998	0.83	3	29.74	92.19	3.00

		SPILLWAY									
BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C ₀	C	tc	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		yr				(mm/hr)	(m ³ /s)	(m)	(m)	(m)	(m)
						I:50	143.00	4.95	0.20	25.00	11.57
LPd-IB	> 12 MONTHS	yr	0.80	0.92	25.00	143.00	4.95	0.20	25.00	11.57	12.22

	FLOW RATE		FLUME DESIGN PARAMETERS				VELOCITY CHECK			OUTPUT PARAMETERS		
BASIN ID	BASIN DESIGN FLOW (m ³ /s)	FLUME DESIGN FLOW (m ³ /s)	BASE WIDTH (m)	SLIDE SLOPE (1: x)	LONGITUDINAL SLOPE (m/m)	FLUME LINING	MAX ALLOWABLE VELOCITY (m/s)	MANNINGS ROUGHNESS	VELOCITY (m/s)	FLOW DEPTH (m)	FLUME DEPTH (m)	CALCULATED FLOW (m ³ /s)
			b	x	s					d	y	
LPoD-IB	4.95	7.43	4.00	2.00	0.01	CONCRETE	5.00	0.013	3.817	0.42	0.57	7.76

BASIN ID	SETTLING ZONE (incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS						
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BASE WIDTH (m)	FLUME BATTERS (X:1)	FLUME DEPTH (m)
LP00-IB	4323.1	92.2	29.7	3.00	822.44	9.2	29.7	3.00	25.0	11.57	12.22	11.77	4.0	2.0	0.6

CONSTRUCTION PHASE SEDIMENT BASIN I LAYOUT SHEET 2 OF 4



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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
NOT FOR CONSTRUCTION

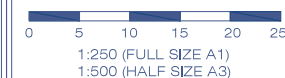
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN 1
LAYOUT SHEET 2 OF 4

C	31-03-2021	PERFORMANCE REQUEST RESPONSE	EJ	M	
B	15-03-2021	PERFORMANCE REQUEST RESPONSE	EJ	M	
A	20-01-2020	ORIGINAL ISSUE	BA	M	
Issue	Date	Description	DRN	CH	

SCALE IN METRES



Scale at A1:

1.250

Designed:

IG

Drafted:

DA

Approved:

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BPEQ:

	IVC
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Signed: _____

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10000	

Date:

2

Drawing No:
5941 ENG BE2 030

Rev. No:
C

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 030

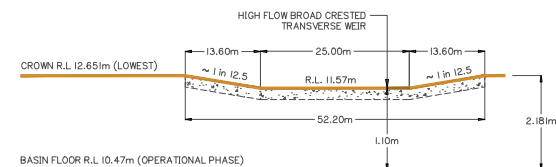
-
- KEY PLAN**
SCALE 1:3000
- SEDIMENT BASIN 901**
SETTLING ZONE, FREE WATER ZONE AND SEDIMENT STORAGE ZONE
SEDIMENT VOLUME: 998 m³
SETTLING VOLUME: 3,325 m³
- SEDIMENT BASIN 902**
SETTLING ZONE, FREE WATER ZONE AND SEDIMENT STORAGE ZONE
SEDIMENT VOLUME: 998 m³
SETTLING VOLUME: 3,325 m³
- SEDIMENT BASIN DESIGN**
- | EASE CASE? | SELECT CATCHMENT SCALE | DO ALL FLOWS ENTER BASIN AT SINGLE POINT? | BASIN TYPE | DOSING EQUIPMENT | DEWATERING EQUIPMENT |
|------------|------------------------|---|------------|------------------|----------------------|
| YES | YES | YES | TYPE A | FOOD, FLOW | |
- COMMON PROPERTY**

BASIN ID	CATCHMENT AREA	DESIGN EVENT	$I_{s,yr,24hr}$	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W-L	OPTIMUM LOW-FLOW DECANTRATE	SELECTED LOW-FLOW DECANTRATE (Q_d)	MIN SETTLING ZONE VOLUME (Min V_s)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	LIMITING CRITERIA
	(Ha)	(1:X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(1:X)	(L/s/Ha)	(L/s/Ha)	(m ³)	(m ²)	
LP00-IB	13,352	I	4.53	20	11150	1.82	3.1	9	9	3325	1358	VOLUME

BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C _d	C	t _c	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		y ^r				(mm/hr)	(m ³ /s)	(m)	(m)	(m)	(m)
LPd-ID	> 12 MONTHS	1:50	0.80	0.92	25.00	143.00	4.95	0.20	25.00	11.57	12.22

BASIN ID	SETTLING ZONE (Incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS						
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BASE WIDTH (m)	FLUME BATTERS (X:1)	FLUME DEPTH (m)
LPoD-IB	4323.1	92.2	29.7	3.00	822.44	9.2	29.7	3.00	25.0	11.57	12.22	11.77	4.0	2.0	0.6

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

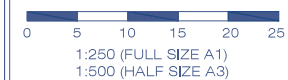


3.0m TO LOT SIDE
1.0m MIN. (UNO)
1:2 (MAX)
150mm THICK BASE COURSE GRAVEL (CLASS IB CBR 60) PROVISIONAL 300mm THICK CBR 15 REPLACEMENT

MAINTENANCE ACCESS TRACK – TYPICAL SECTION
N.T.S. UNO DENOTES 'UNLESS NOTED OTHERWISE'

C	31-08-2021	INFORMATION REQUEST RESPONSE	E	1	
D	19-09-2021	INFORMATION REQUEST RESPONSE	E	1	
A	20-01-2020	ORIGINAL ISSUE	BA	1	
Iss.to	Date	Description	DPN	C	

SCALE IN METRES



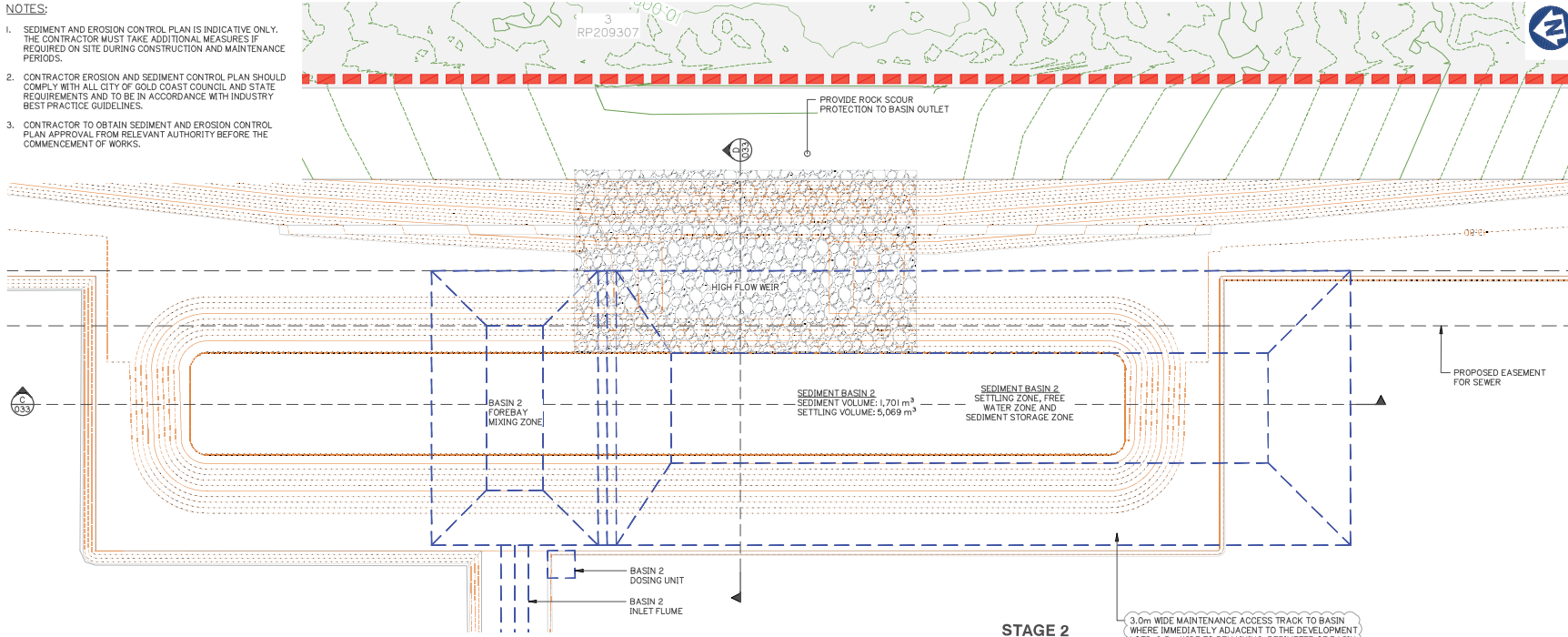
Scale at A1:	1:250
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No:	Rev. No:
5941 ENG BE2 031	C

NOTES:

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ON SITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
2. CONTRACTOR EROSION AND SEDIMENT CONTROL PLAN SHOULD COMPLY WITH ALL CITY OF GOLD COAST COUNCIL AND STATE REQUIREMENTS AND TO BE IN ACCORDANCE WITH INDUSTRY BEST PRACTICE GUIDELINES.
3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.



STAGE 2 BORROW AREA

SEDIMENT BASIN DESIGN								
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT	DEWATERING EQUIPMENT
LPoD-2	> 12 MONTHS	NO	LEASE	> 5Ha	YES	TYPE A	IFOD-FLOW	

BASIN ID	CATCHMENT AREA	DESIGN EVENT	$I_{p, 24hr}$	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W/L	OPTIMUM LOW-FLOW DECAN'T RATE	SELECTED LOW-FLOW DECAN'T RATE (Q_d)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	LIMITING CRITERIA
	(Ha)	(1:X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(1:X)	(L/s/Ha)	(L/s/Ha)	(m²)	(m²)	
LPoD-2	9.904	1	4.53	20	11150	1.76	3	9	9	2434	994	VOLUME

BASIN ID	SETTLING ZONE		SCOUR VELOCITY	FREE WATER ZONE		SEDIMENT STORAGE ZONE		OVERALL DIMENSIONS RELATIVE TO SPILLWAY CREST (EXCL. FOREBAY)			
	ACTUAL SETTLING ZONE VOLUME (V_s)	ACTUAL SETTLING ZONE AREA (A_s)		DEPTH OF FREE WATER ZONE	VOLUME OF FREE WATER ZONE	SEDIMENT STORAGE VOLUME	SEDIMENT STORAGE DEPTH (APPROX.)	BATTER	WIDTH	LENGTH	DEPTH
	(m³)	(m²)	(m/s)	(m)	(m³)	(m³)	(m)	(1:X)	(m)	(m)	(m)
LPoD-2	2434	1383	0.007	0.35	243	730	0.89	3	26.75	80.25	3.00

BASIN ID	BASIN DESIGN LIFE	SPILLWAY									
		DESIGN ARI	C ₀	C	t _c	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		yr				(mm/hr)	(m ³ /s)	(m)	(m)	(m)	(m)
LPoD-2	> 12 MONTHS	1:50	0.80	0.92	25	143	3.62	0.20	15.0	12.879	13.529

BASIN ID	FLOW RATE		FLUME DESIGN PARAMETERS				VELOCITY CHECK			OUTPUT PARAMETERS		
	BASIN DESIGN FLOW (m³/s)	FLUME DESIGN FLOW (m³/s)	BASE WIDTH (m)	SLIDE SLOPE (1:x)	LONGITUDINAL SLOPE (m/m)	FLUME LINING	MAX ALLOWABLE VELOCITY (m/s)	MANNINGS ROUGHNESS	VELOCITY (m/s)	FLOW DEPTH (m)	FLUME DEPTH (m)	CALCULATED FLOW (m³/s)
			b	x	s					d	y	
LPoD-2	3.62	5.43	3.00	2.00	0.01	CONCRETE	5.00	0.013	3.515	0.42	0.57	5.67

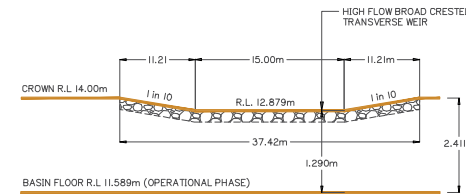
BASIN ID	SETTLING ZONE (Incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS				
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BATTERS (X:1)
LPoD-2	3164.1	80.3	26.8	3.00	644.01	8.0	26.8	3.00	15.0	12.88	13.53	13.08	3.0

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

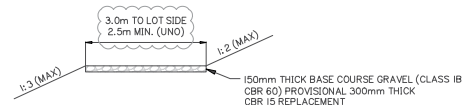
Dated: 30 April 2021

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



WEIR / SPILLWAY – TYPICAL ELEVATION

N.T.S



MAINTENANCE ACCESS TRACK – TYPICAL SECTION

N.T.S

UNO DENOTES 'UNLESS NOTED OTHERWISE'

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

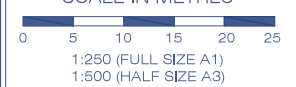
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DRAWING TITLE CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4

REV	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR APPROVAL	15-02-2021	BA	MG

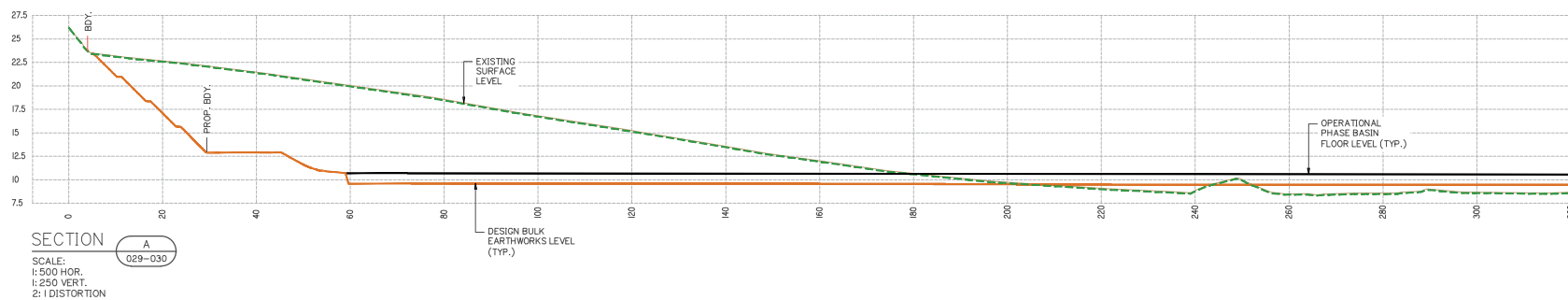
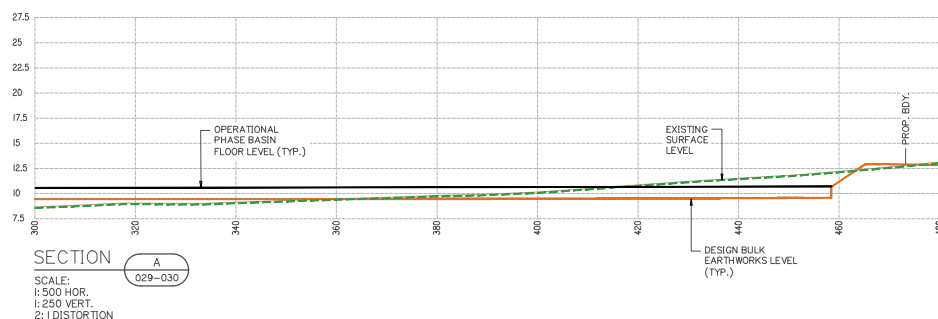
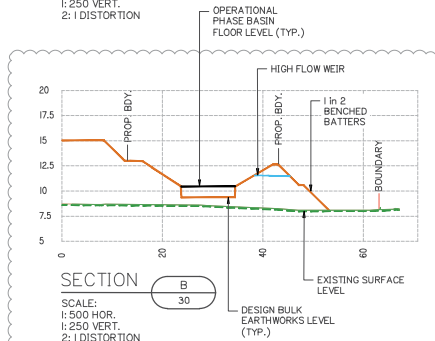
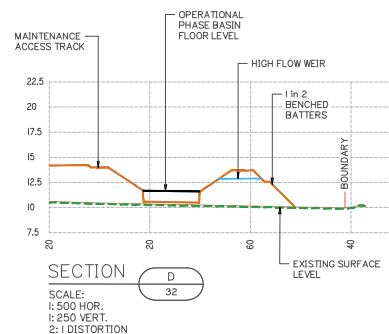
SCALE IN METRES



Scale at A1: 1:250

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021

Drawing No: 5941 ENG BE2 032
Rev. No: B



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

I. SEDIMENT ACCUMULATION DEPTHS, FREE WATER ZONES, AND SETTLEMENT DEPTHS ARE OMITTED FROM CROSS SECTIONS FOR CLARITY. REFER TO CALCULATION TABLES ON DRAWINGS 5941 ENG BE2 029-032

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN
SECTIONS

B	31-08-2021	INFORMATION REQUEST RESPONSE	E	MU	
A	31-10-2020	ORIGINAL ISSUE	BA	MO	
Issue	Date	Description	ORN	CH-	

1:250 (FULL SIZE A1)
1:500 (HALF SIZE A3)

Scale at A1:	1:250
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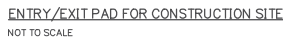
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021
Drawing No: 5941 ENG BE2 033 Rev. No: B	



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

[illegible]

5941 ENG BE2 034



- ### DETERMINING THE TPZ

PROTECTIVE FENCING
NOT TO SCALE



NOTE:
VEE DRAIN TO BE CUT AROUND ALL STOCKPILE SITES AND THE TOE OF ALL BATTERS TO PREVENT SEDIMENT FROM LEAVING THE STOCKPILE OR FILL AREAS. ALL VEE DRAINS TO BE INSPECTED AND CLEANED OUT AFTER RAINFALL EVENT.

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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

BULK EARTHWORKS
LAYOUT PLAN SHEET 1 OF 9

C	31-08-2021	INFORMATION REQUEST RESPONSE	E	MU	
B	15-09-2021	INFORMATION REQUEST RESPONSE	D	MO	
A	20-01-2020	ORIGINAL ISSUE	BA	MA	
Issue	Date	Description	OPN	CH-	

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:	21.03.2021

Drawing No:
5941 ENG BE2 050

Rev. No:
C

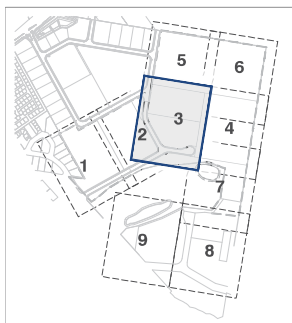
- Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies**



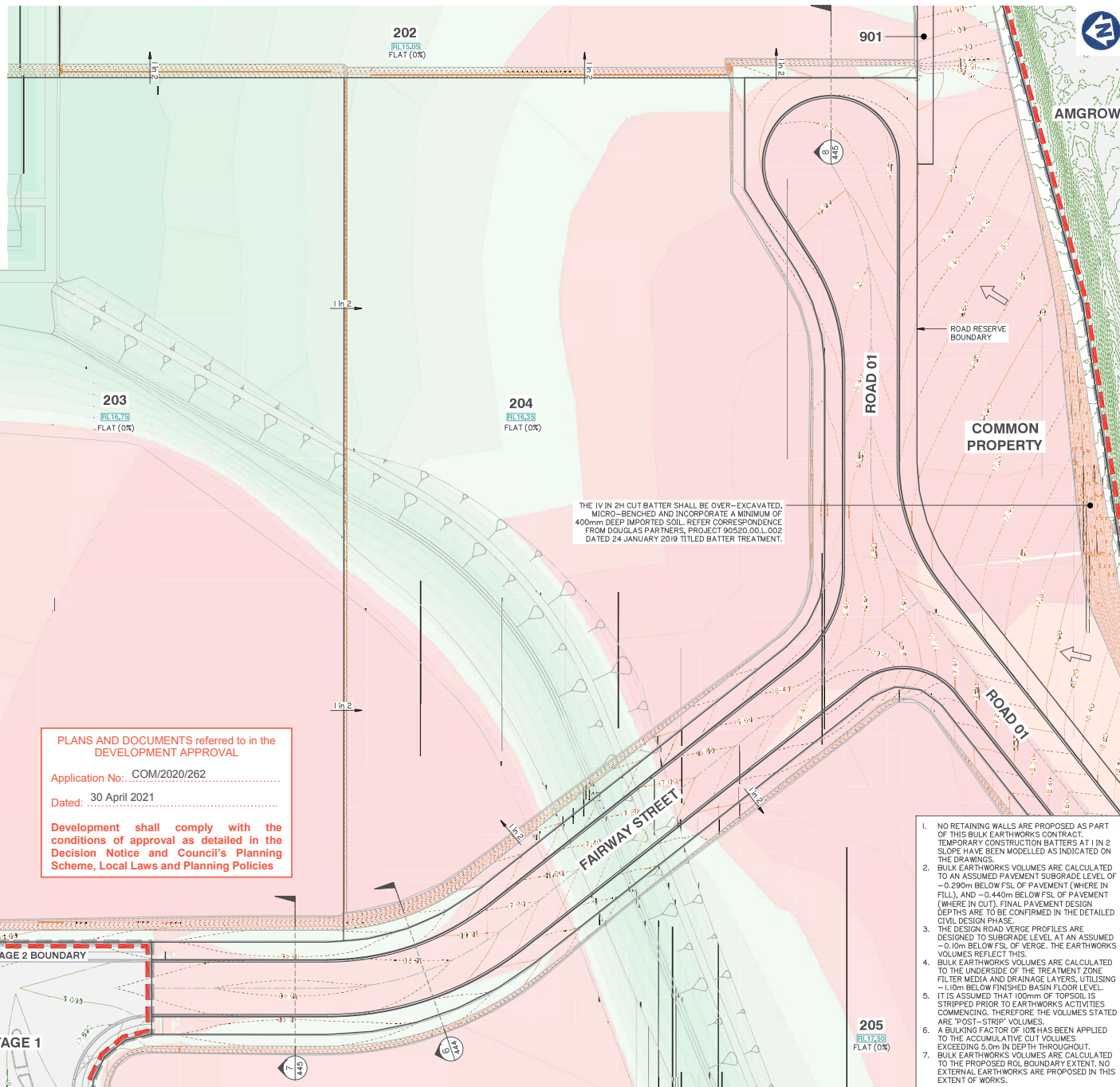
**COMMON
PROPERTY**

AMGROW

TOTAL	
	464,978 m ³
	537,897 m ³
SS OF FILL OVER CUT	72,919 m ³

KEY PLAN
SCALE 1:7500BULK EARTHWORKS DEPTH
RANGE LEGEND

-10	to	-9 m	
-9	to	-8 m	
-8	to	-7 m	
-7	to	-6 m	
-6	to	-5 m	
-5	to	-4 m	
-4	to	-3 m	
-3	to	-2 m	
-2	to	-1 m	
-1	to	0 m	
0	to	1 m	
1	to	2 m	
2	to	3 m	
3	to	4 m	
4	to	5 m	
5	to	6 m	
6	to	7 m	
7	to	8 m	
8	to	9 m	

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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

STAGE 2	
OUT	386,497 m³
FILL	464,633 m³
EXCESS OF FILL OVER CUT	78,136 m³

STAGE 2 BORROW AREA	
OUT	78,481 m³
FILL	73,264 m³
EXCESS OF CUT OVER FILL	5,217 m³

TOTAL	
OUT	464,978 m³
FILL	537,897 m³
EXCESS OF FILL OVER CUT	72,919 m³

SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES &
BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS

Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285964
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 3 OF 9

SCALE IN METRES



Scale at A1:

1:500

Designed:

IG

Drafted:

BA

Approved:

MG

RPEQ:

16939

Signed:

Date:

31-03-2021

Drawing No:

Rev. No:

5941 ENG BE2 052

C

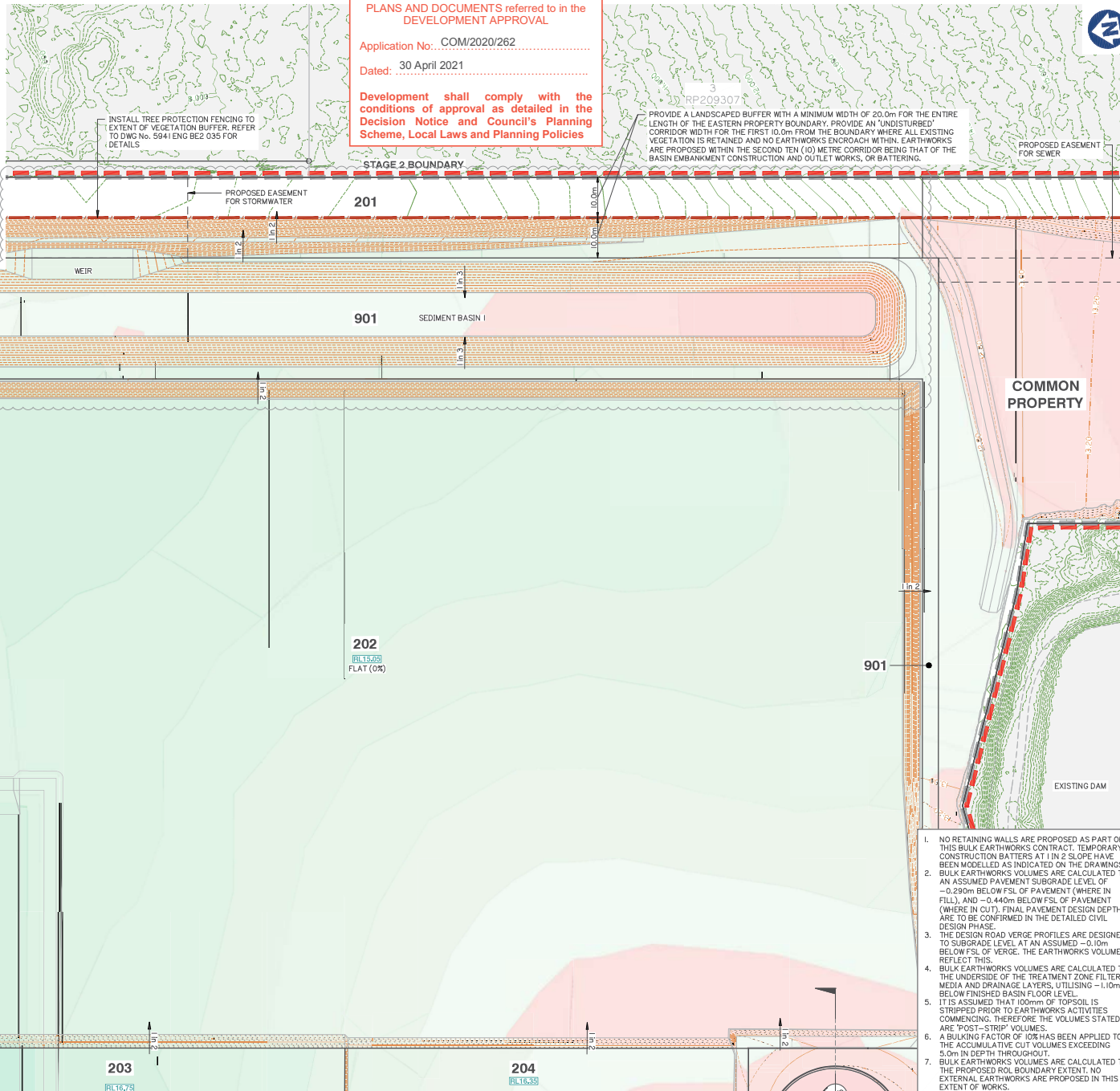


KEY PLAN
SCALE 1:7500

BULK EARTHWORKS DEPTH
RANGE LEGEND

-10	to	-9 m	
-9	to	-8 m	
-8	to	-7 m	
-7	to	-6 m	
-6	to	-5 m	
-5	to	-4 m	
-4	to	-3 m	
-3	to	-2 m	
-2	to	-1 m	
-1	to	0 m	
0	to	1 m	
1	to	2 m	
2	to	3 m	
3	to	4 m	
4	to	5 m	
5	to	6 m	
6	to	7 m	
7	to	8 m	
8	to	9 m	

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 055



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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



STAGE 2	
OUT	386,497 m³
FILL	464,633 m³
EXCESS OF FILL OVER CUT	78,136 m³
STAGE 2 BORROW AREA	
OUT	78,481 m³
FILL	73,264 m³
EXCESS OF CUT OVER FILL	5,217 m³
TOTAL	
OUT	464,978 m³
FILL	537,897 m³
EXCESS OF FILL OVER CUT	72,919 m³

SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES &
BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 052

BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 9

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perspectives

planning | environment | landscape | engineering | survey

T: 3807 3332 | F: 3207 5461 | www.gassman.com.au

15/16 Cooper & Lupton | 16 Business Street, Yatala QLD 4207

Client:

FRASERS
PROPERTY

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST
COUNCIL

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

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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 4 OF 9

1	REVISIONS	REVISED BY	DATE
1	ISSUED FOR APPROVAL	IG	31-03-2021

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

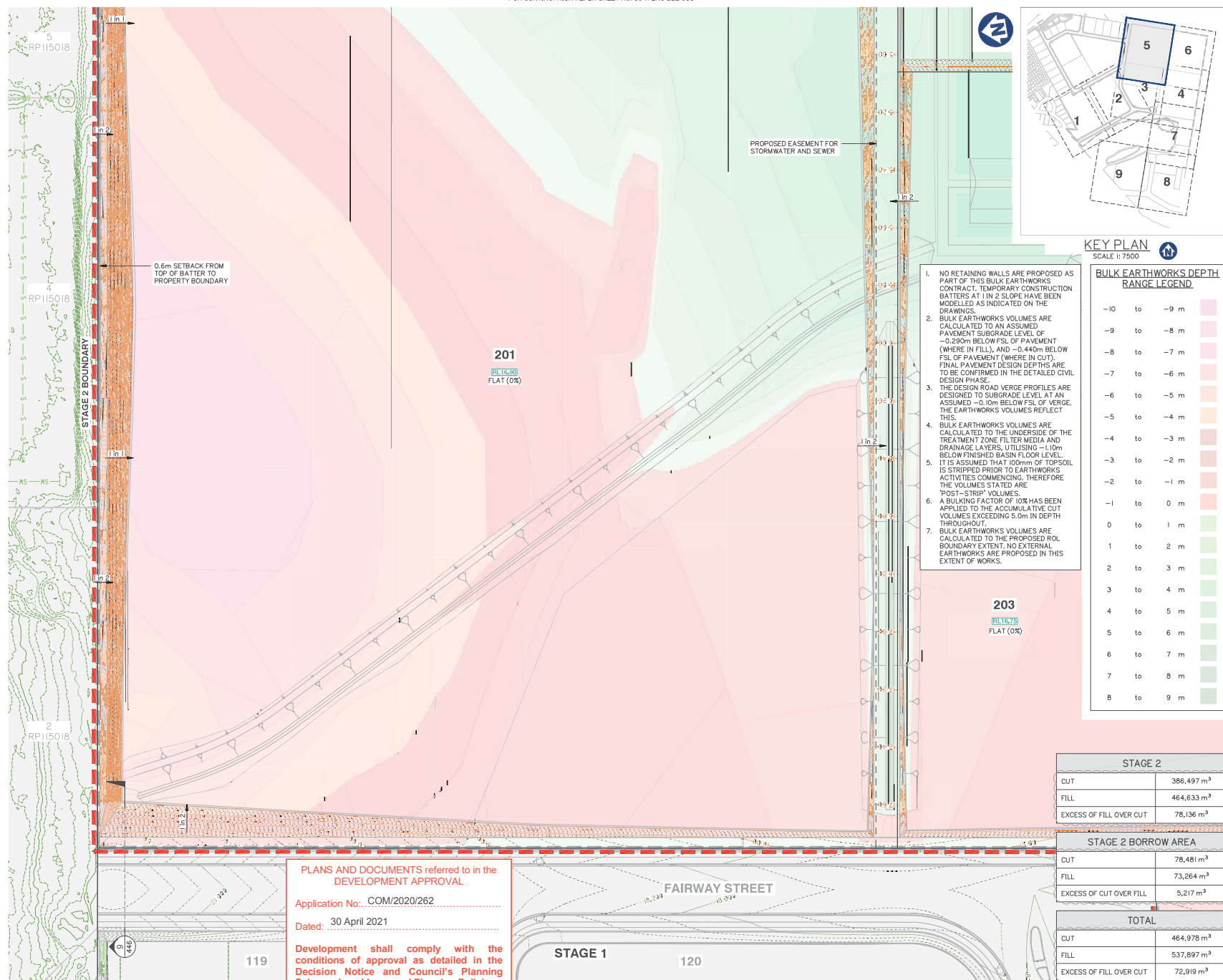
RPEQ: 16939

Signed: [Signature]

Date: 31-03-2021

Drawing No: 5941 ENG BE2 053

Rev. No: C



BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 9

Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285964
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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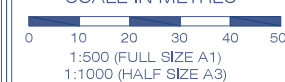
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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 5 OF 9

SCALE IN METRES



Scale at A1:

1:500

Designed:

IG

Drafted:

BA

Approved:

MG

RPEQ:

16939

Signed:

Date:

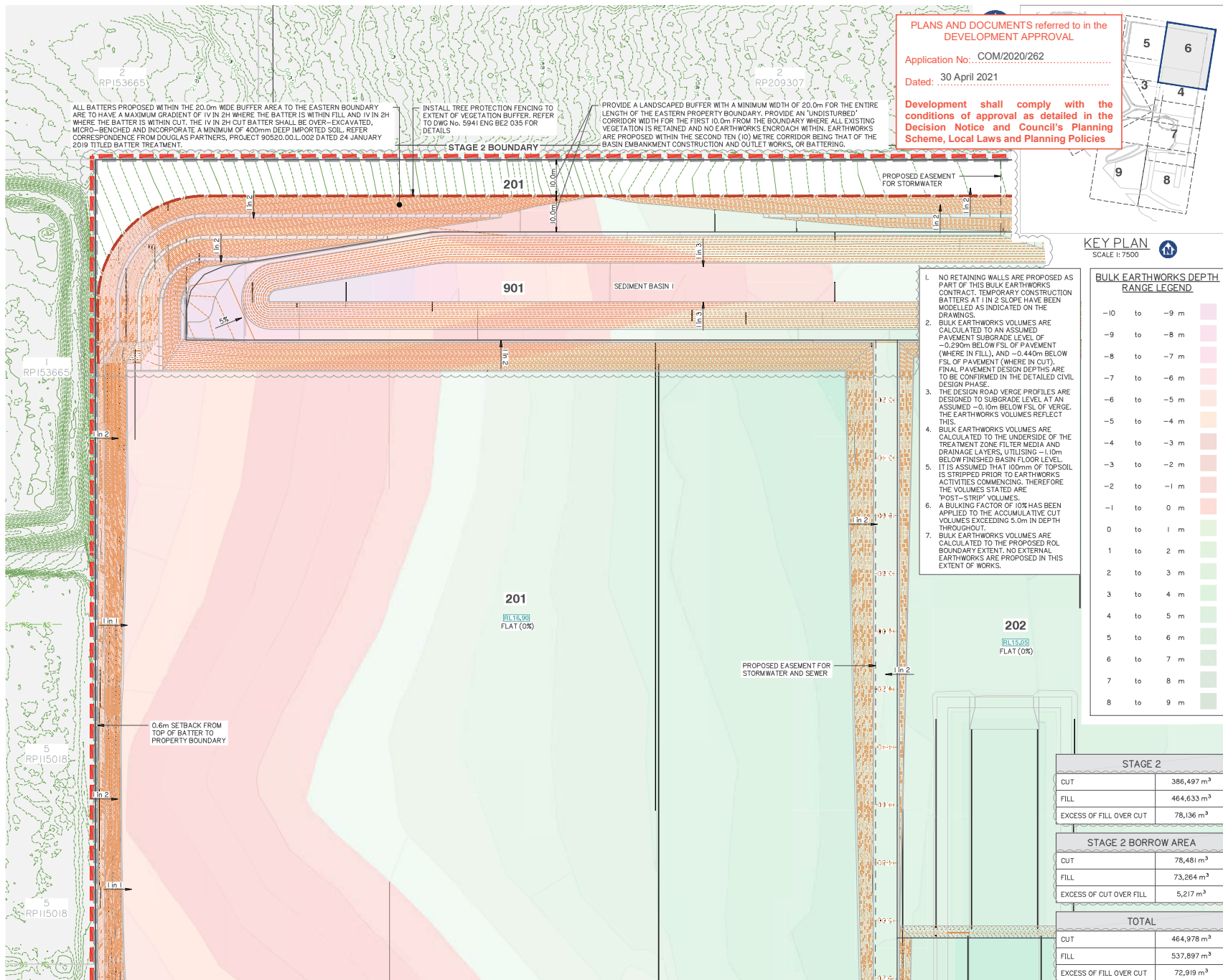
31-03-2021

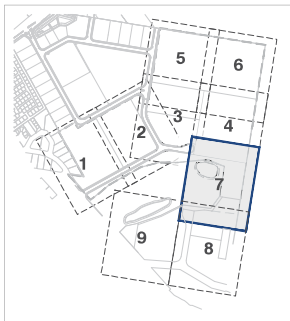
Drawing No:

Rev. No:

5941 ENG BE2 054

C





KEY PLAN
SCALE 1:7500

**BULK EARTHWORKS DEPTH
RANGE LEGEND**

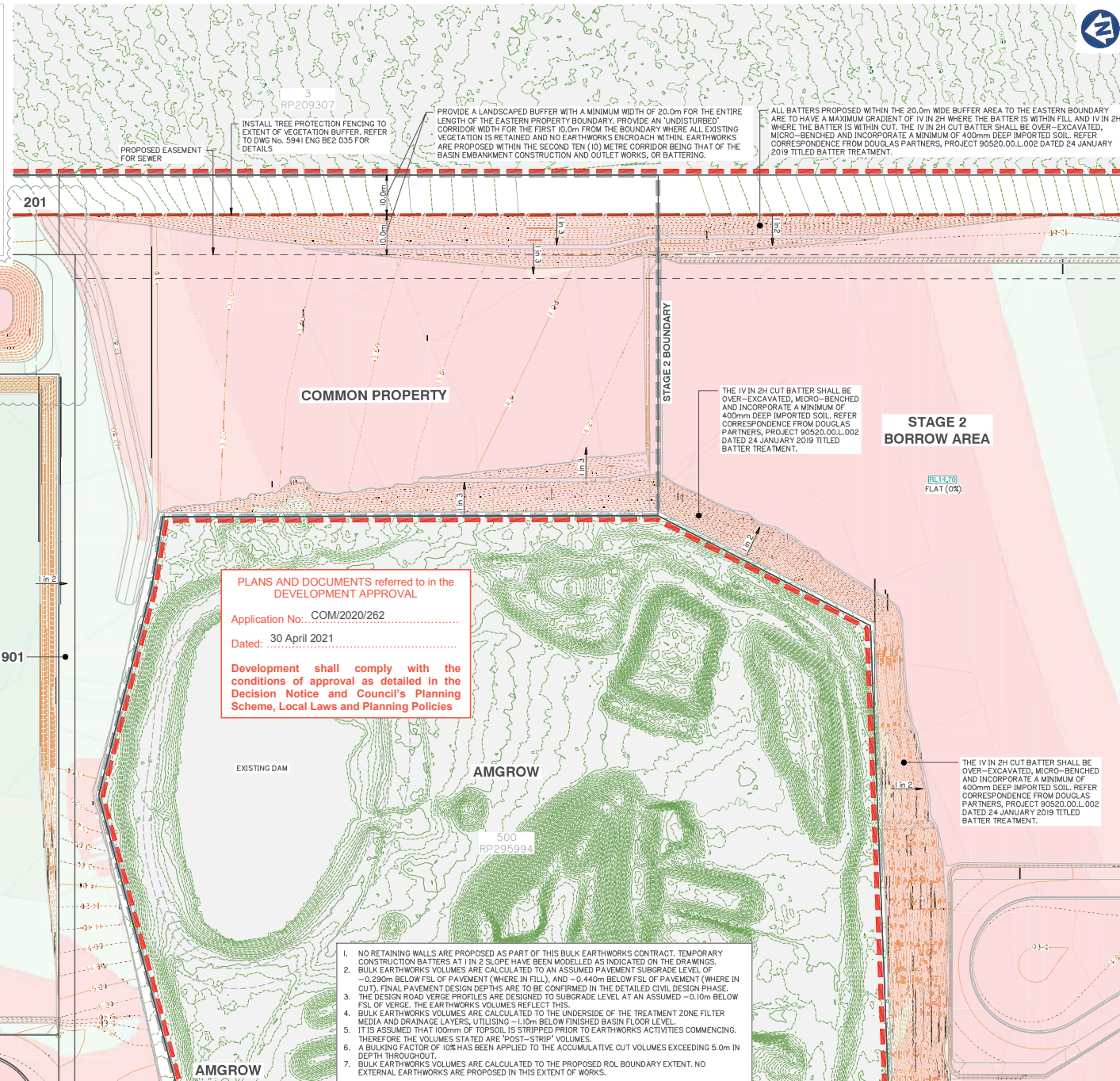
-10	to	-9 m
-9	to	-8 m
-8	to	-7 m
-7	to	-6 m
-6	to	-5 m
-5	to	-4 m
-4	to	-3 m
-3	to	-2 m
-2	to	-1 m
-1	to	0 m
0	to	1 m
1	to	2 m
2	to	3 m
3	to	4 m
4	to	5 m
5	to	6 m
6	to	7 m
7	to	8 m
8	to	9 m

STAGE 2	
CUT	386,497 m ³
FILL	464,633 m ³
EXCESS OF FILL OVER CUT	78,136 m ³

STAGE 2 BORROW AREA	
CUT	78,481 m ³
FILL	73,264 m ³
EXCESS OF CUT OVER FILL	5,217 m ³

TOTAL	
CUT	464,978 m ³
FILL	537,897 m ³
EXCESS OF FILL OVER CUT	72,919 m ³

SPOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATIONS



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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

- NO RETAINING WALLS ARE PROPOSED AS PART OF THIS BULK EARTHWORKS CONTRACT. TEMPORARY CONSTRUCTION BATTERS AT 1 IN 2 SLOPE HAVE BEEN MODELLED AS INDICATED ON THE DRAWINGS.
- BULK EARTHWORKS VOLUMES ARE CALCULATED TO AN ASSUMED PAVEMENT SUBGRADE LEVEL OF -0.290m BELOW FSL OF PAVEMENT (WHERE IN FILL), AND -0.440m BELOW FSL OF PAVEMENT (WHERE IN CUT). FINAL PAVEMENT DESIGN DEPTHS ARE TO BE CONFIRMED IN THE DETAILED CIVIL DESIGN PHASE.
- THE DESIGN ROAD VERGE PROFILES ARE DESIGNED TO SUBGRADE LEVEL AT AN ASSUMED -0.10m BELOW FSL OF VERGE. THE EARTHWORKS VOLUMES REFLECT THIS.
- BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE UNDERSIDE OF THE TREATMENT ZONE FILTER MEDIA AND DRAINAGE LAYERS, UTILISING -1.0m BELOW FINISHED BASIN FLOOR LEVEL.
- IT IS ASSUMED THAT 100mm OF TOPSOIL IS STRIPPED PRIOR TO EARTHWORKS ACTIVITIES COMMENCING. THEREFORE THE VOLUMES STATED ARE 'POST-STRIP' VOLUMES.
- A BULKING FACTOR OF 10% HAS BEEN APPLIED TO THE ACCUMULATIVE CUT VOLUMES EXCEEDING 5.0m IN DEPTH THROUGHOUT.
- BULK EARTHWORKS VOLUMES ARE CALCULATED TO THE PROPOSED ROL BOUNDARY EXTENT. NO EXTERNAL EARTHWORKS ARE PROPOSED IN THIS EXTENT OF WORKS.

BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 9

Client:

Project:

Site Address:

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
BULK EARTHWORKS
LAYOUT PLAN SHEET 7 OF 9

Rev	Date	Description	By	CHK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

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
RPQ:	16939
Signed:	
Date:	31-03-2021

Drawing No: 5941 ENG BE2 056 Rev. No: C

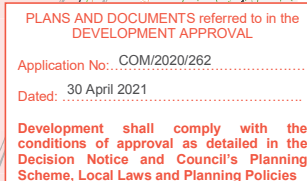


ALL BATTERS PROPOSED WITHIN THE 20.0m WIDE BUFFER AREA TO THE EASTERN BOUNDARY ARE TO BE A MAXIMUM OF 1:2. A MAXIMUM OF 1:2 IN 2H WHERE THAT IS NOT 1:2 IN 2H. WHERE THE BATTER IS WITHIN CUT THE IV IN 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520, 00.L002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

SOIL VOLUMES GENERATED FROM SERVICE TRENCHES & BUILDING WORKS ARE NOT REFLECTED IN THE CALCULATION.

INSTALL TREE PROTECTION FENCING TO EXTENT OF VEGETATION BUFFER. REFER TO DWG NO. 5941 ENG BE2 035 FOR DETAILS.

-



BULK EARTHWORKS DEPTH RANGE WORKS		
-10	to	-9 m
-9	to	-8 m
-8	to	-7 m
-7	to	-6 m
-6	to	-5 m
-5	to	-4 m
-4	to	-3 m
-3	to	-2 m
-2	to	-1 m
-1	to	0 m
0	to	1 m
1	to	2 m
2	to	3 m
3	to	4 m
4	to	5 m
5	to	6 m
6	to	7 m
7	to	8 m
8	to	9 m

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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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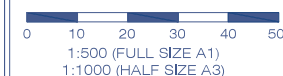
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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 8 OF 9

C	09-06-2020	INFORMATION REQUEST RESPONSE	E	MU	
B	17-06-2020	INFORMATION REQUEST RESPONSE	E	MU	
A	08-11-2020	CYPRUS ISSUE	BA	MU	
	Date	Description	OPN	CH-	

SCALE IN METRES



Scale at A1:

1:500

Designed:

16

Drafted:

BA

Approve

MC	
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BPEQ:

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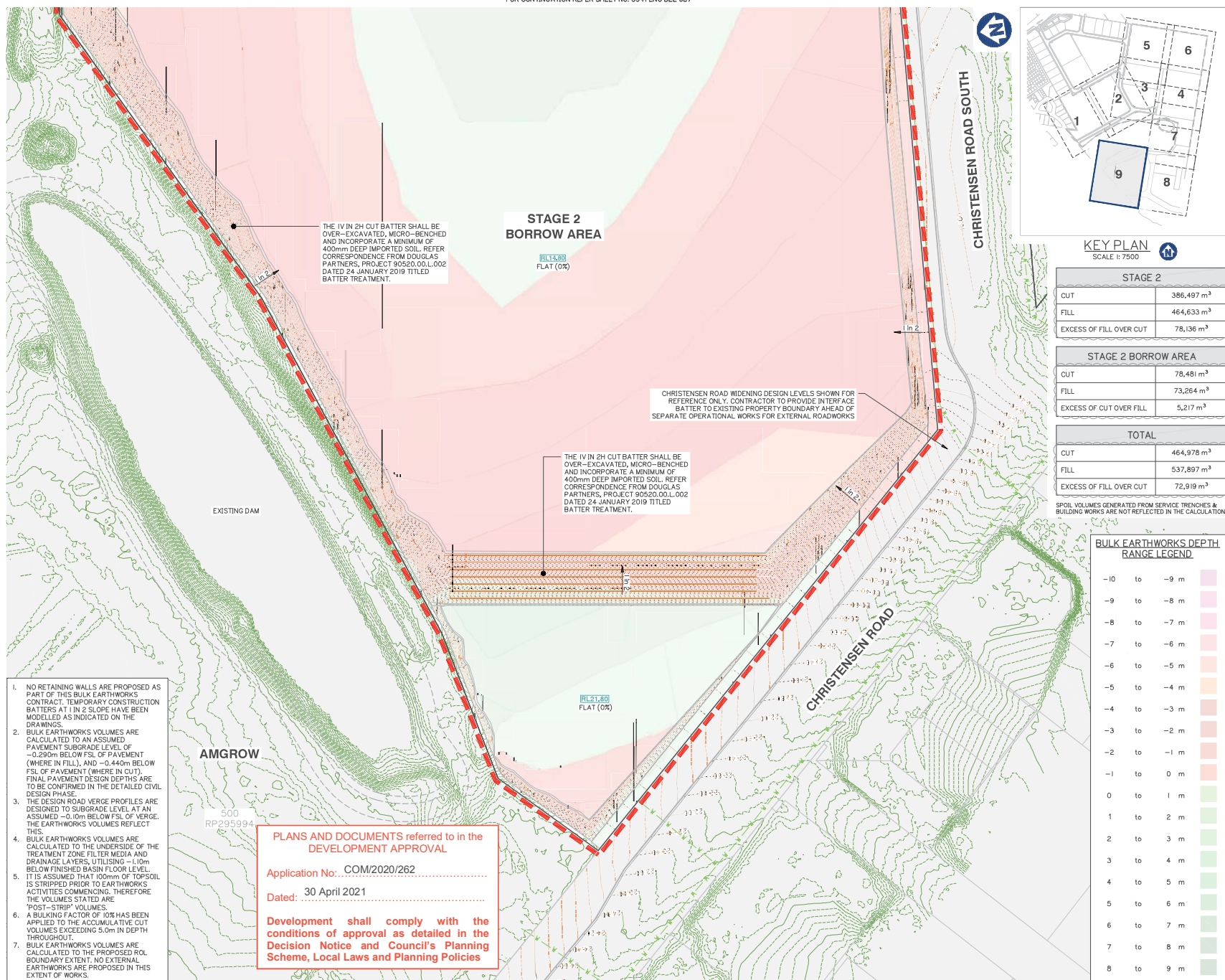
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[illegible][illegible]

Day: Nov

5941 ENG BE2 057

C



BULK EARTHWORKS LAYOUT PLAN SHEET 9 OF 9

Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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: -
FL: -

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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 9 OF 9

SCALE IN METRES

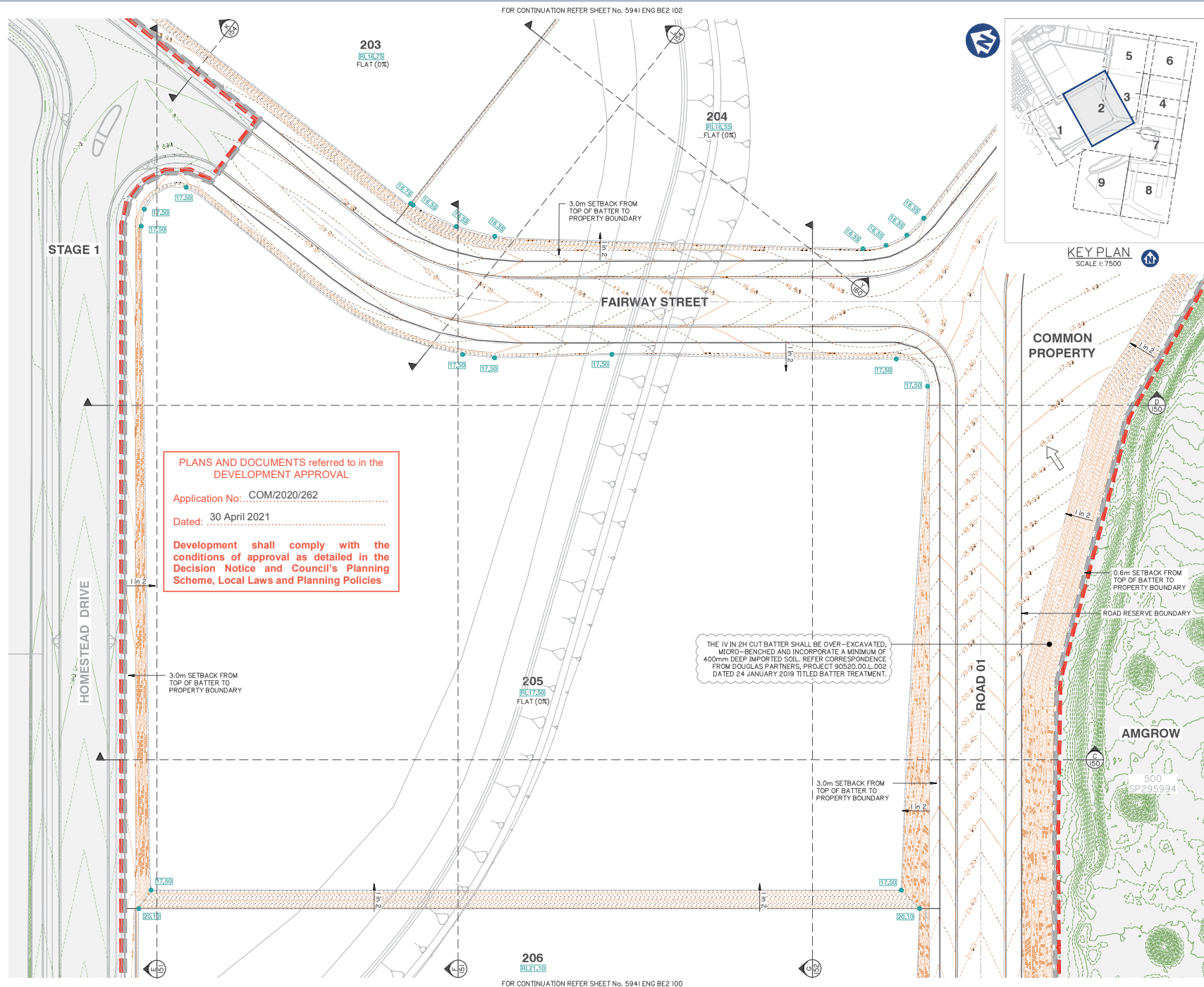
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1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021
Drawing No:	5941 ENG BE2 058
Rev. No:	C



Drawing No:	Rev. No:
5941 ENG BE2 100	B



Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

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

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

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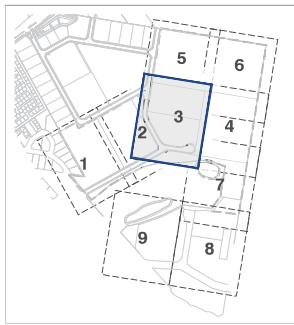
DRAWING TITLE
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 2 OF 9

B	12/06/2021	INFORMATION REQUEST RESPONSE	E	MO	
A	20/11/2020	OFFICIAL ISSUE	BA	MO	
186.09	Date	Description	OPN	CH-	

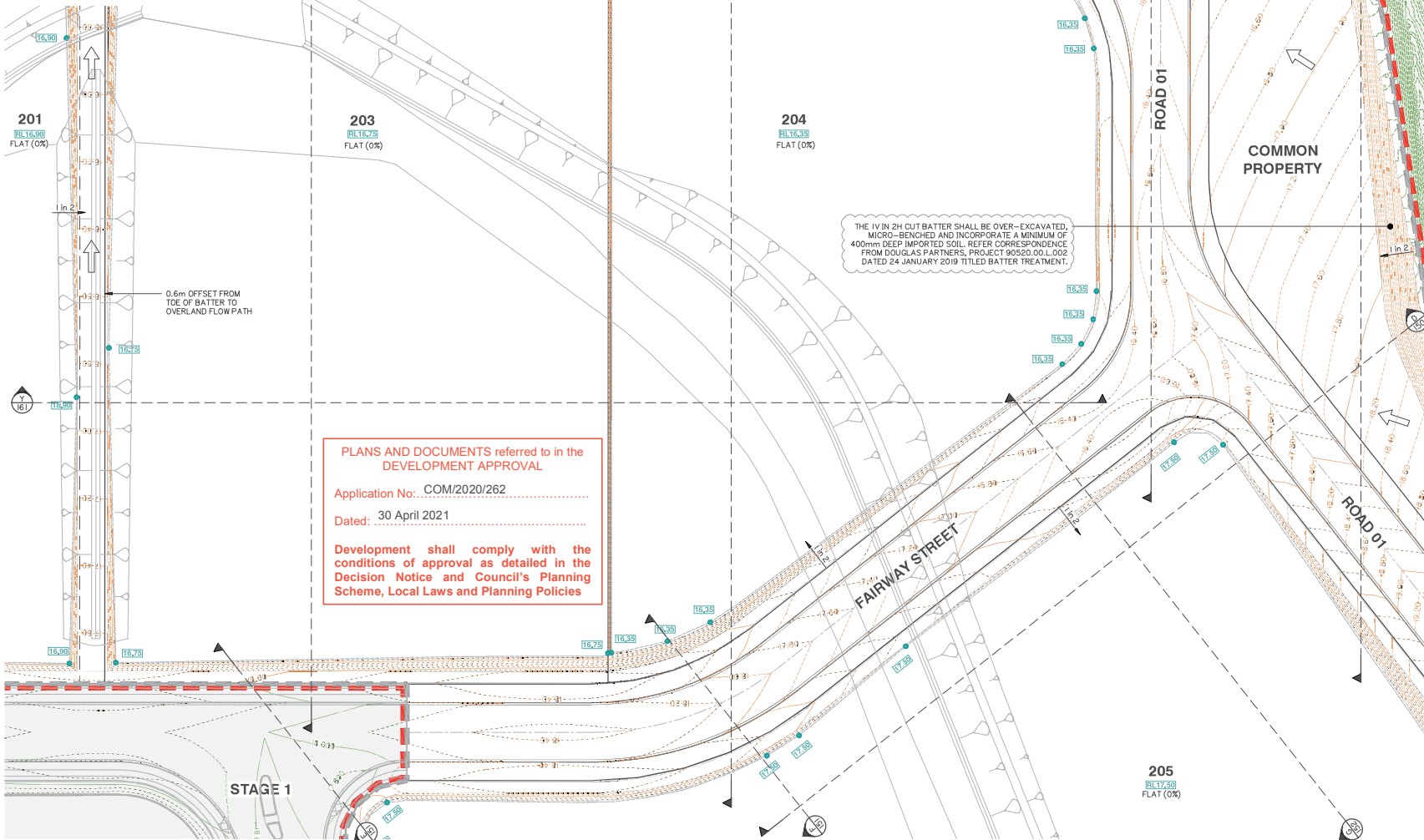
SCALE IN METRES

Scale at A1: 1:500

Drawing No:	Rev. No:
5941 ENG BE2 101	B



KEY PLAN
SCALE 1:7500



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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 BE2 103

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 101

FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 9

Client:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

RPD:

Lot: 501
 Plan: SP285994
 Local Authority: CITY OF GOLD COAST COUNCIL
 Level Datum: AHD
 Meridian: -
 Contour Interval: -
 PSM: -
 RL: -

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DRAWING TITLE
 FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 9

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	[Signature]
Date:	15-02-2021

Drawing No: 5941 ENG BE2 102 Rev. No: B

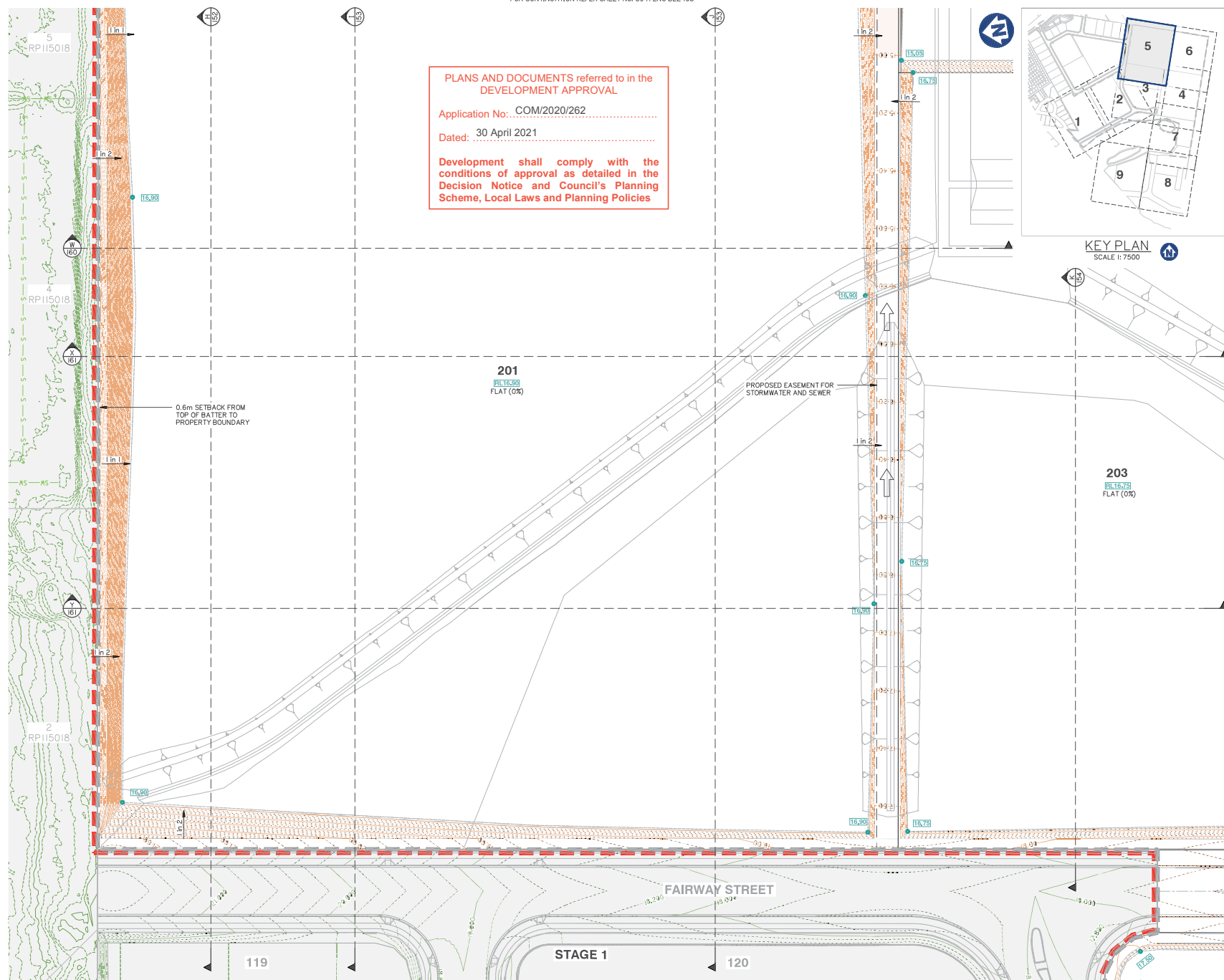


**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No: COM/2020/262

Dated: 30 April 2021

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
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285964
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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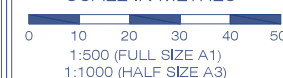
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DRAWING TITLE
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 5 OF 9

Rev	Description	By	Check
1	Issue for Approval	IG	BA
2	Issue for Construction	IG	BA
3	Issue for Construction	IG	BA
4	Issue for Construction	IG	BA
5	Issue for Construction	IG	BA
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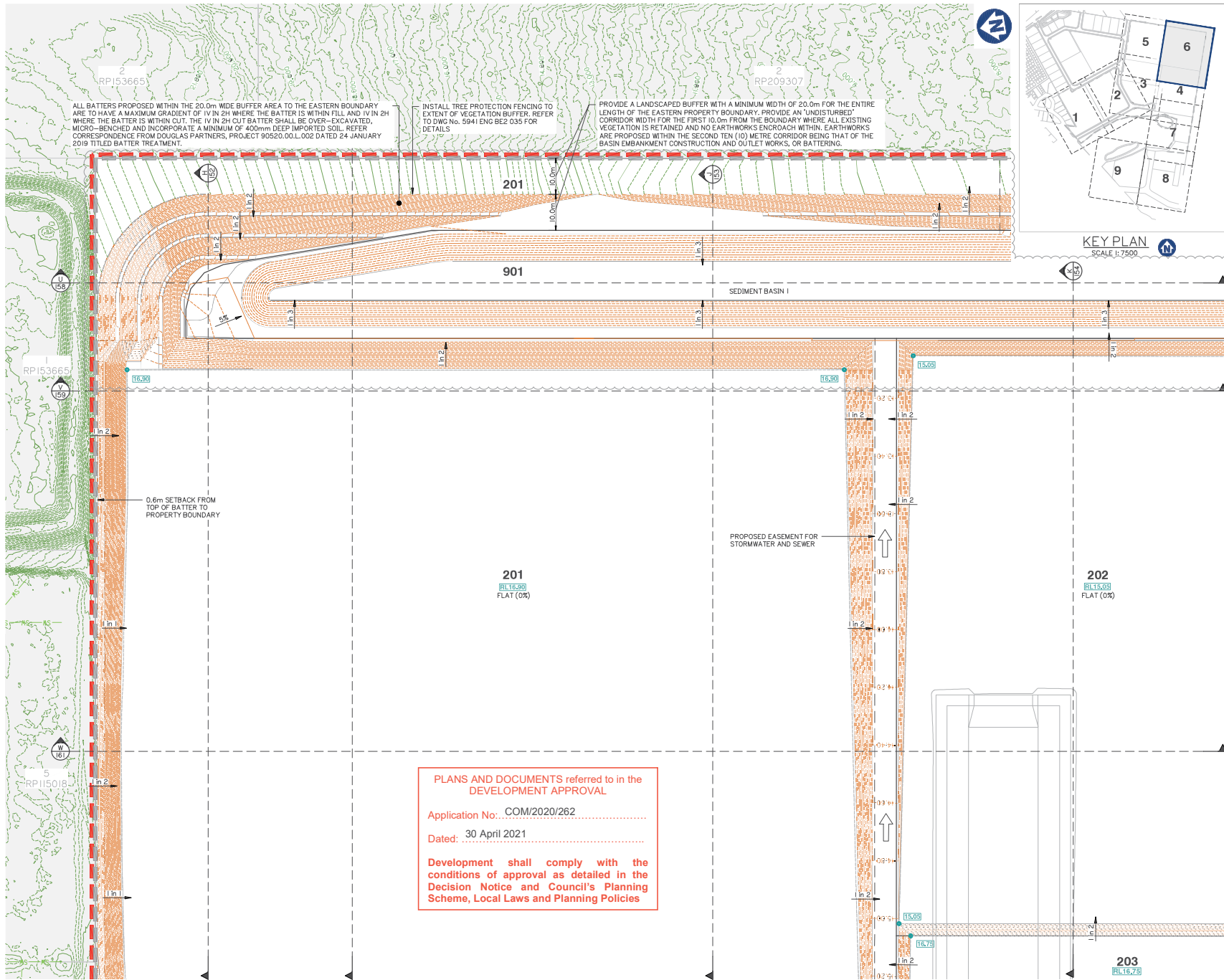
SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 104 Rev. No: A



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

RPD:

Lot: 501
 Plan: SP285994
 Local Authority: CITY OF GOLD COAST COUNCIL
 Level Datum: AHD
 Meridian: -
 Contour Interval: -
 PSM: -
 RL: -

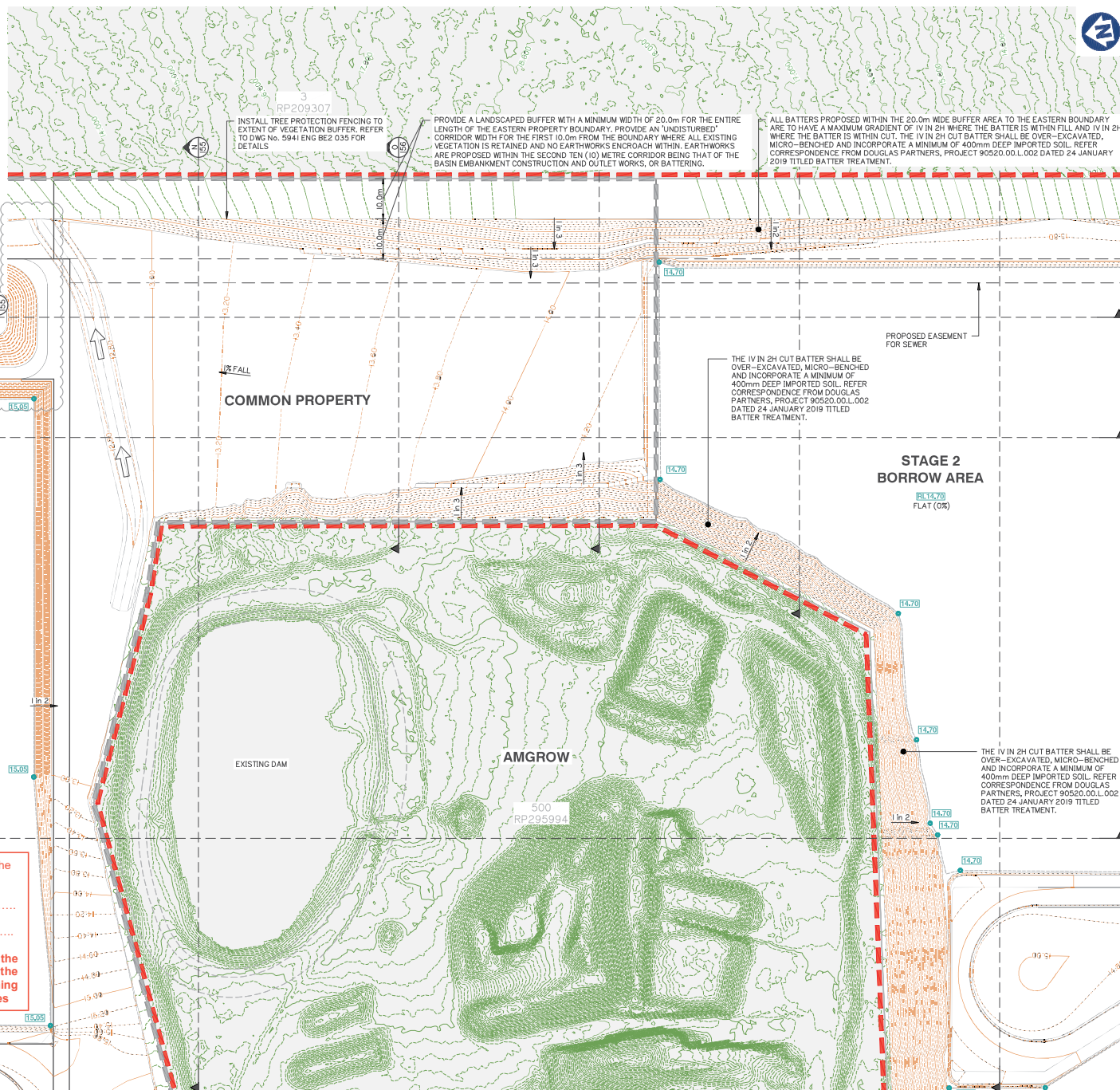
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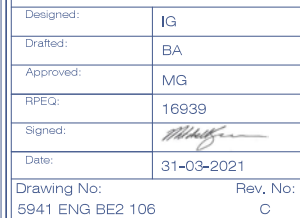
DRAWING TITLE
 FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 9

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

FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 9





ALL BATTERS PROPOSED WITHIN THE 20.0m WIDE BUFFER AREA TO THE EASTERN BOUNDARY ARE TO HAVE A MAXIMUM GRADIENT OF IV IN 2H WHERE THE BATTER IS WITHIN FILL AND IV IN 2 WHERE THE BATTER IS WITHIN CUT. THE IV IN 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520.00.L002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

RP209307

INSTALL TREE PROTECTION FENCING TO
EXTENT OF VEGETATION BUFFER. REFER
TO DWG No. 5941 ENG BE2 035 FOR
DETAILS

— PROVIDE A LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 20.0m FOR THE ENTIRE LENGTH OF THE EASTERN PROPERTY BOUNDARY. PROVIDE AN "UNDISTURBED" CORRIDOR WIDTH FOR THE FIRST 10.0m FROM THE BOUNDARY WHERE ALL EXISTING VEGETATION IS RETAINED AND NO EARTHWORKS ENCOACH WITHIN. EARTHWORKS ARE PROPOSED WITHIN THE SECOND TEN (10) METRE CORRIDOR BEING THAT OF THE BASIN EMBANKMENT CONSTRUCTION AND (U)T EARTHWORKS OR RATTIERING.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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

THE IV IN 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520.00.L.002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

**STAGE 2
BORROW AREA**

RL14,20
FLAT (0%)

A map of Christensen Road South showing elevation contours and a proposed road alignment. The road is labeled "CHRISTENSEN ROAD SOUTH" and runs diagonally from the bottom left towards the top right. Elevation contours are marked with dashed lines and numbers: 14.40, 14.20, and 14.00. A proposed road alignment is shown as a solid line with a red and white dashed center line. The map also shows some green areas representing vegetation or fields.

FUTURE ROAD

RL14.80
FLAT (0%)

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 108

FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 8 OF 9



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 8 OF 9

B	15-024021	INFORMATION REQUEST RESPONSE	D	MO	
A	20-119020	CHEMICAL ISSUE	BA	MA	
Argon			TPO	S	

SCALE IN METRES

0 10 20 30 40 50

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

Scale at A1:	1:500
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Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021

Drawing No:	Rev. No:
5941 ENG BE2 107	B



**gassman
development
perspectives**

planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3267 5461 | www.gassman.com.au

Old Coast & Lorne 176 Business Street, Yea VIC 3218 PO Box 302, Boreacres 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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

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RPD:

Lot:	501
Plan:	SP295994
Local Authority:	CITY OF GOLD COAST COUNCIL
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PSM:	-
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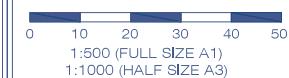
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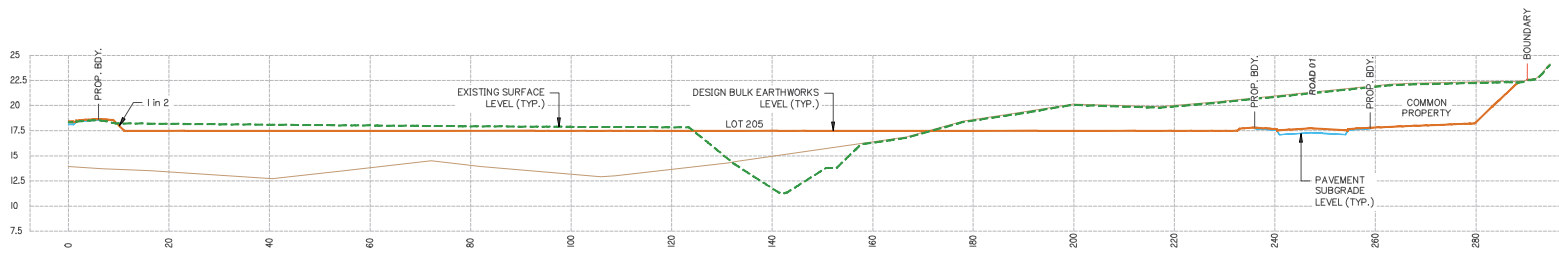
DRAWING TITLE
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 9 OF 9

D	19-08-2021		INFORMATION REQUEST RESPONSE	EJ	7	
A	20-11-2020		ORIGINAL ISSUE	SA		
An m				CSP		

SCALE IN METRES

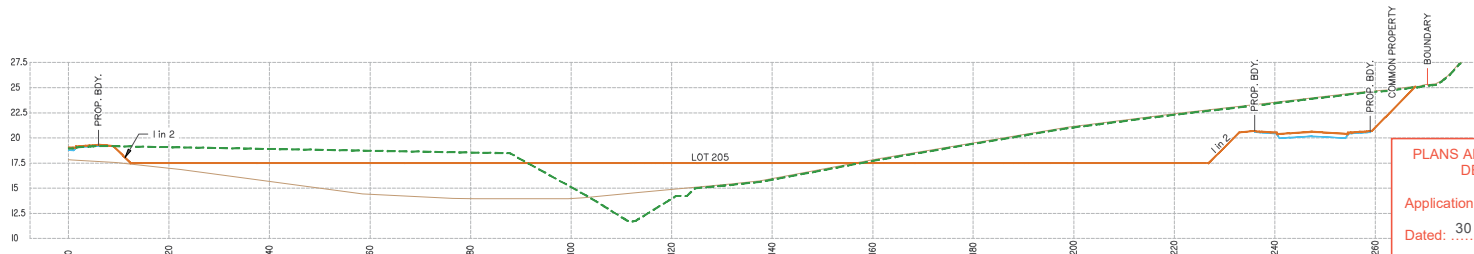


Scale at A1:		1:500
Designed:	IG	
Drafted:	BA	
Approved:	MG	
RPEQ:	16939	
Signed:		
Date:	15-02-2021	
Drawing No: 5941 ENG BE2 108		Rev. No: B



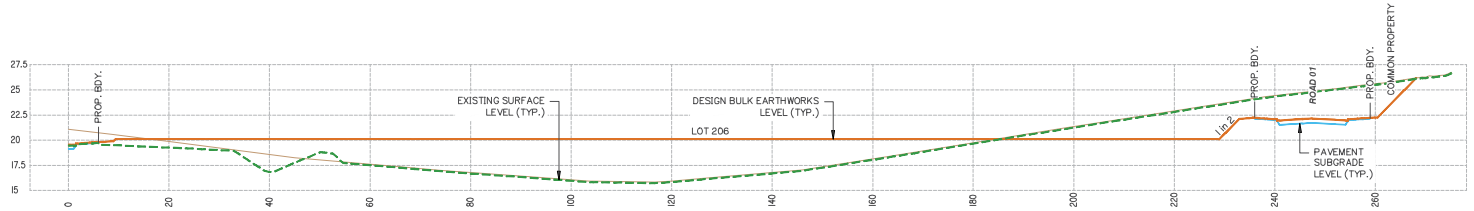
SECTION D

SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



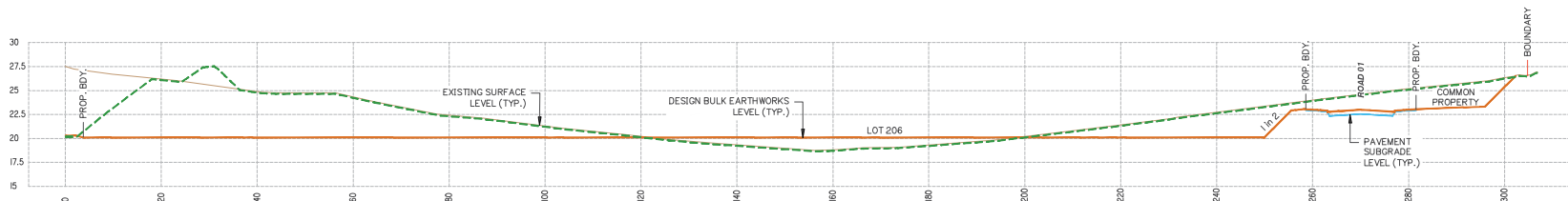
SECTION C

SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION B

SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION A

SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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



planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
14th Floor, 50/51, 150 Business Street, Yatala QLD 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285964
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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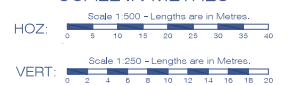
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DRAWING TITLE
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 1 OF 13

Rev	By	Date	Description	Rev	By	Date	Description
1	BA	20/11/2020	Issue for Approval				

SCALE IN METRES



Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 150 Rev. No: A

FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 13



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

DRAWING TITLE
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 2 OF 13

B	17-08-2021	INFORMATION REQUEST RESPONSE						E	MO
A	20-11-2020	ORIGINAL ISSUE						BA	MO
Issue	Date	Description						ORN	CH-

HOZ: 

Scale 1:500 - Lengths are in Metres.

VERT: 

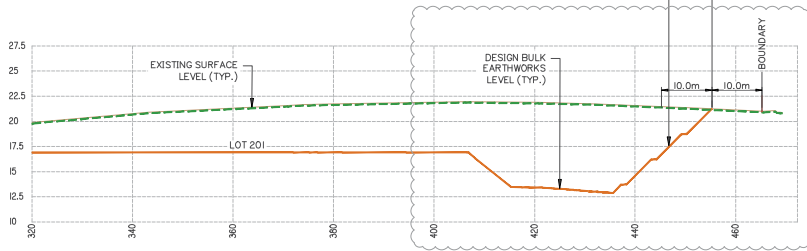
Scale 1:250 - Lengths are in Metres.

Scale at A1: AS SHOWN

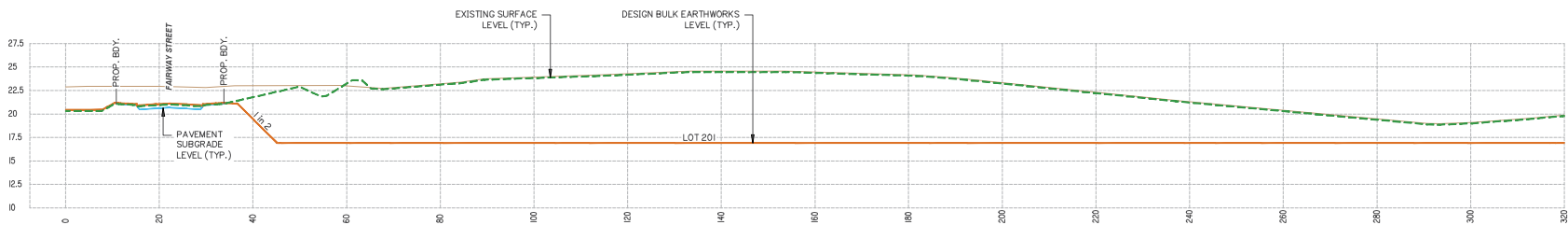
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021
Drawing No: 5941 ENG BE2 151	
Rev. No: B	

ALL BATTERS PROPOSED WITHIN THE 20.0m WIDE BUFFER AREA TO THE EASTERN BOUNDARY ARE TO HAVE A MAXIMUM GRADIENT OF 1V IN 2H WHERE THE BATTER IS WITHIN FILL AND 1V IN 2H WHERE THE BATTER IS WITHIN CUT. THE 1V IN 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520.D0.L002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

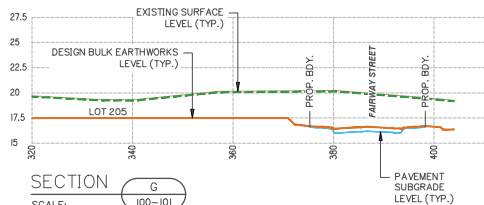
PROVIDE A LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 20.0m FOR THE ENTIRE LENGTH OF THE EASTERN PROPERTY BOUNDARY. PROVIDE AN 'UNDISTURBED' CORRIDOR WIDTH FOR THE FIRST 10.0m FROM THE BOUNDARY WHERE ALL EXISTING VEGETATION IS RETAINED AND NO EARTHWORKS ENCR OACH WITHIN. EARTHWORKS ARE PROPOSED WITHIN THE SECOND TEN (10) METRE CORRIDOR BEING THAT OF THE BASIN EMBANKMENT CONSTRUCTION AND OUTLET WORKS, OR BATTERING.



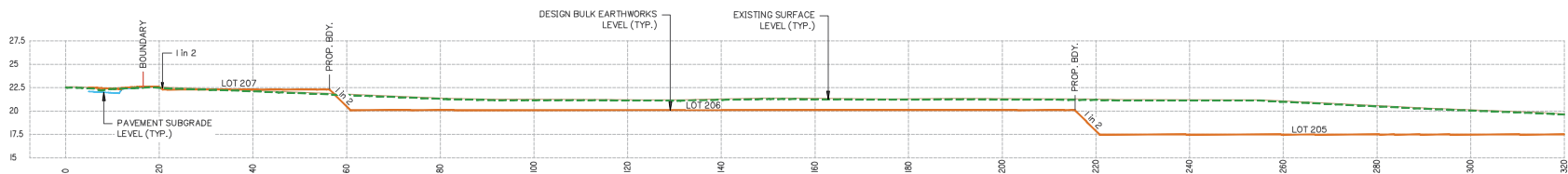
SECTION H
104-105
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION H
104-105
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION G
100-101
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION G
100-101
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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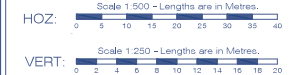
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 13

1	REVISIONS	REVISION 1: 20/04/2021	BY: MGL
2	REVISIONS	REVISION 2: 20/04/2021	BY: MGL
3	REVISIONS	REVISION 3: 20/04/2021	BY: MGL
4	REVISIONS	REVISION 4: 20/04/2021	BY: MGL
5	REVISIONS	REVISION 5: 20/04/2021	BY: MGL
6	REVISIONS	REVISION 6: 20/04/2021	BY: MGL
7	REVISIONS	REVISION 7: 20/04/2021	BY: MGL
8	REVISIONS	REVISION 8: 20/04/2021	BY: MGL
9	REVISIONS	REVISION 9: 20/04/2021	BY: MGL
10	REVISIONS	REVISION 10: 20/04/2021	BY: MGL

SCALE IN METRES



Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No: 5941 ENG BE2 152 Rev. No: C



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
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 4 OF 13

B	31-06-2021	INFORMATION REQUEST RESPONSE			E	M
A	30-11-2020	ORIGINAL FILE			SA	MA
Issue	Date	Description			DPN	GHA

SCALE IN METRES

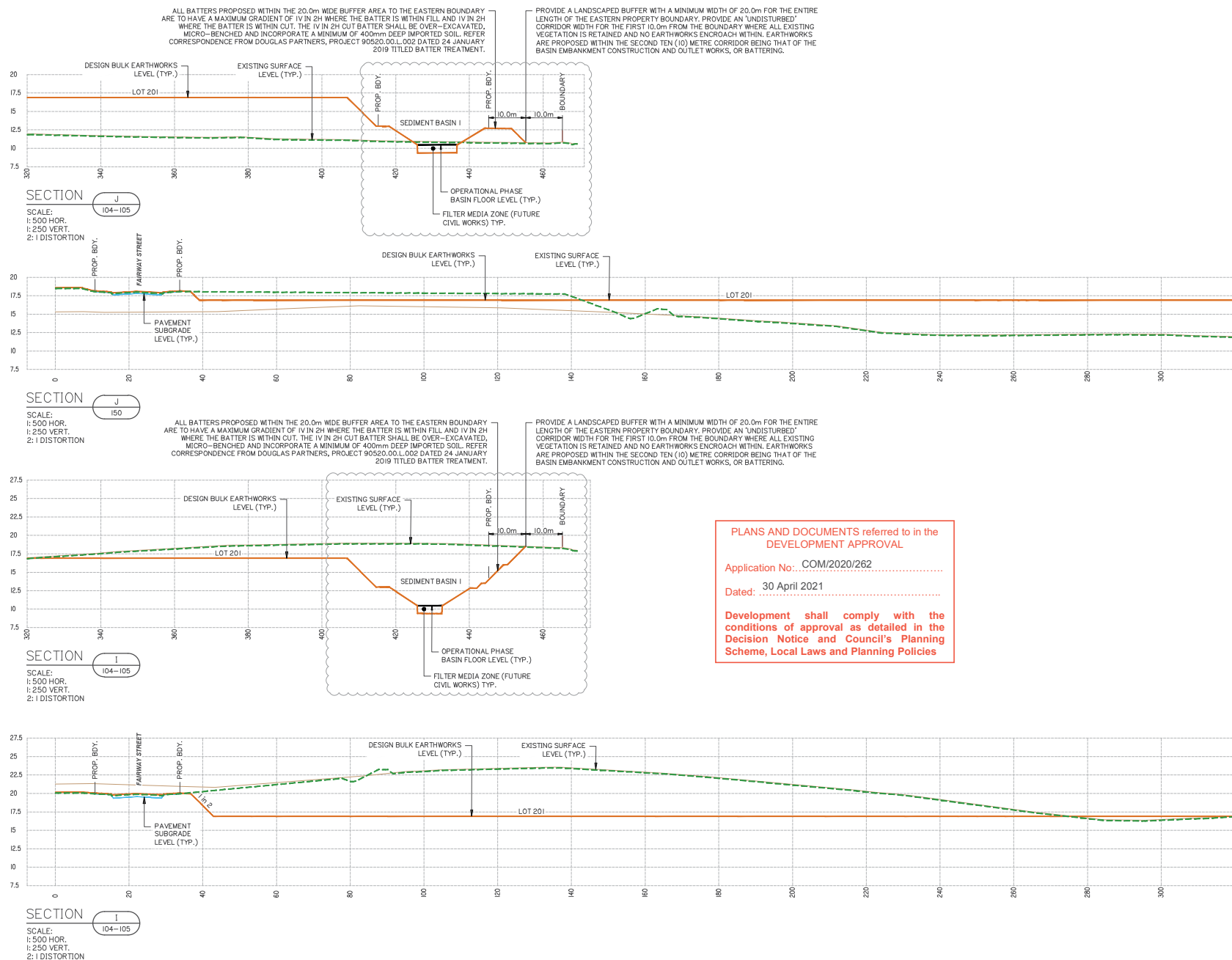
HOZ: 

VERT: 

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No:	Rev. No:
5941 ENG BE2 153	B



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285984
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE
**FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 5 OF 13**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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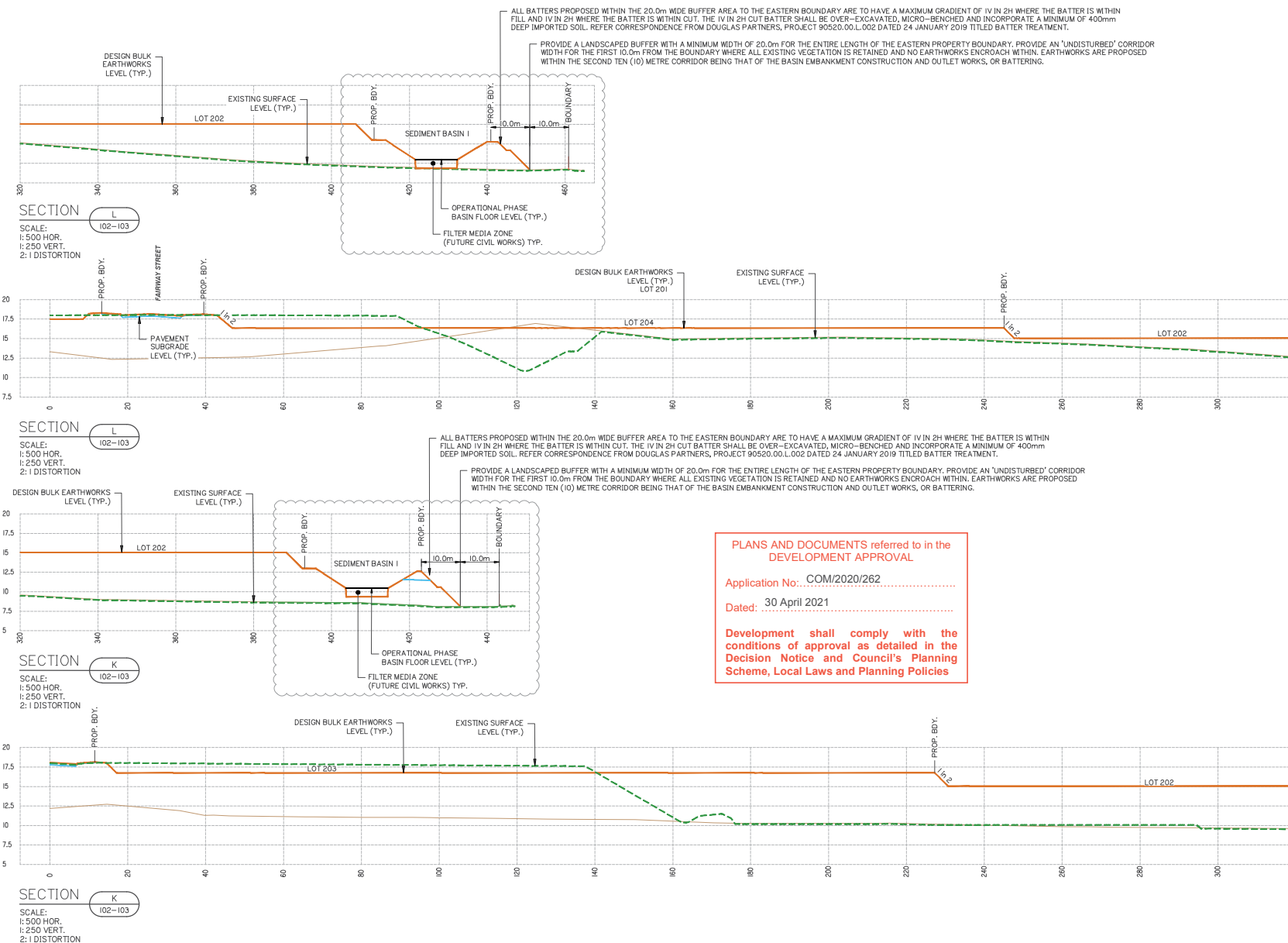
HOZ: Scale 1:500 - Lengths are in Metres.

VERT: Scale 1:250 - Lengths are in Metres.

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

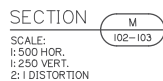
Drawing No: 5941 ENG BE2 154
Rev. No: B



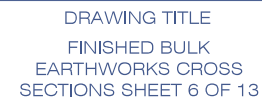
**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No.: COM/2020/262
Dated: 30 April 2021

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



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



B	31-08-2021	INFORMATION REQUEST RESPONSE	E	MU	
A	31-11-2020	ORIGINAL ISSUE	BA	MO	
Issue	Date	Description	ORN	CH-	

Scale 1:500 - Lengths are in Metres.

HOZ: 0 5 10 15 20 25 30 35 40

Scale 1:250 - Lengths are in Metres.

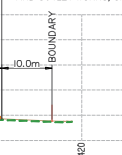
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Scale at A1: AS SHOWN

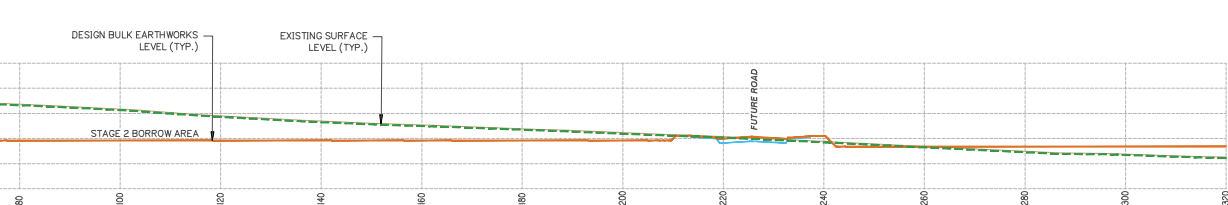
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No:	Rev. No:
5941 ENG BE2 155	B

PROVIDE A LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 20.0m FOR THE ENTIRE LENGTH OF THE EASTERN PROPERTY BOUNDARY. PROVIDE AN 'UNDISTURBED' CORRIDOR WIDTH FOR THE FIRST 10.0m FROM THE BOUNDARY WHERE ALL EXISTING VEGETATION IS RETAINED AND NO EARTHWORKS ENCROACH WITHIN. EARTHWORKS ARE PROPOSED WITHIN THE SECOND TEN (10) METRE CORRIDOR BEING THAT OF THE BASIN EMBANKMENT CONSTRUCTION AND OUTLET WORKS, OR BATTERING.



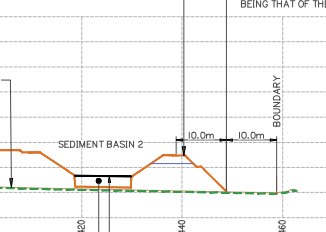
SECTION T
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SECTION T
SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION

ALL BATTERS PROPOSED WITHIN THE 20.0m WIDE BUFFER AREA TO THE EASTERN BOUNDARY ARE TO HAVE A MAXIMUM GRADIENT OF IV IN 2H WHERE THE BATTER IS WITHIN FILL AND IV IN 2H WHERE THE BATTER IS WITHIN CUT. THE IV IN 2H CUT BATTER SHALL BE OVER-EXCAVATED, MICRO-BENCHED AND INCORPORATE A MINIMUM OF 400mm DEEP IMPORTED SOIL. REFER CORRESPONDENCE FROM DOUGLAS PARTNERS, PROJECT 90520.00.L002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

— PROVIDE A LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 20.0m FOR THE ENTIRE LENGTH OF THE EASTERN PROPERTY BOUNDARY. PROVIDE AN 'UNDISTURBED' CORRIDOR WIDTH FOR THE FIRST 10.0m FROM THE BOUNDARY WHERE ALL EXISTING VEGETATION IS RETAINED AND NO EARTHWORKS ENCRATCH WITHIN. EARTHWORKS ARE PROPOSED WITHIN THE SECOND TEN (10) METRE CORRIDOR BEING THAT OF THE BASIN EMBANKMENT CONSTRUCTION AND OUTLET WORKS, OR BATTERING.



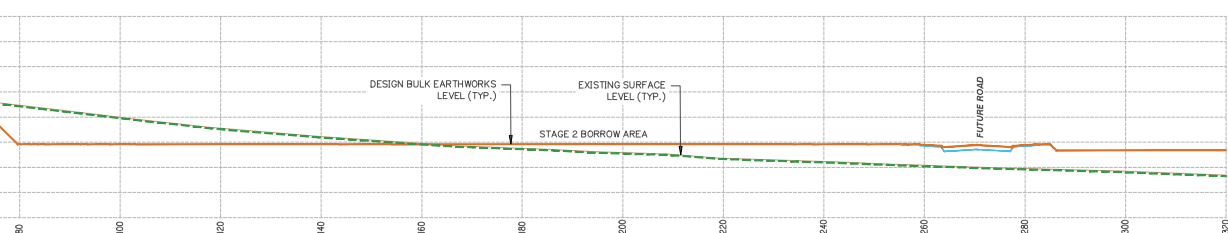
SECTION S
SCALE: 1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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



SECTION S
SCALE: 1: 500 HOR.
1: 250 VERT.
2: DISTORTION



gassman
development
perspectives

planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3267 5461 | www.gassman.com.au
Gold Coast & Logan | 175 Business Street, Yatala QLD | PO Box 392, Beerberrah 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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:	-
RI:	-

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DRAWING TITLE

FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 8 OF 13

A	20-1-2020		ORIGINAL ISSUE				SA	MA	
Issue	Date		Description				DPN	GHA	

SCALE IN METRES

Scale 1:500 - Lengths are in Metres.

HOZ: 

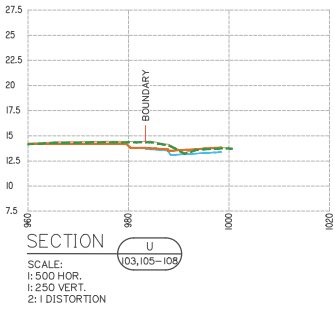
Scale 1:250 - Lengths are in Metres.

VERT: 

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:	Rev. No:
5941 ENG BE2 157	A

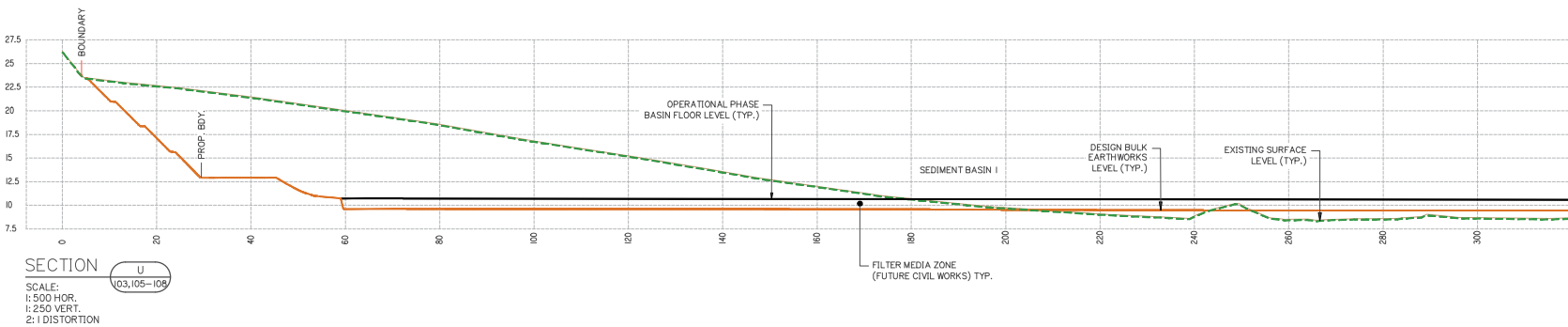
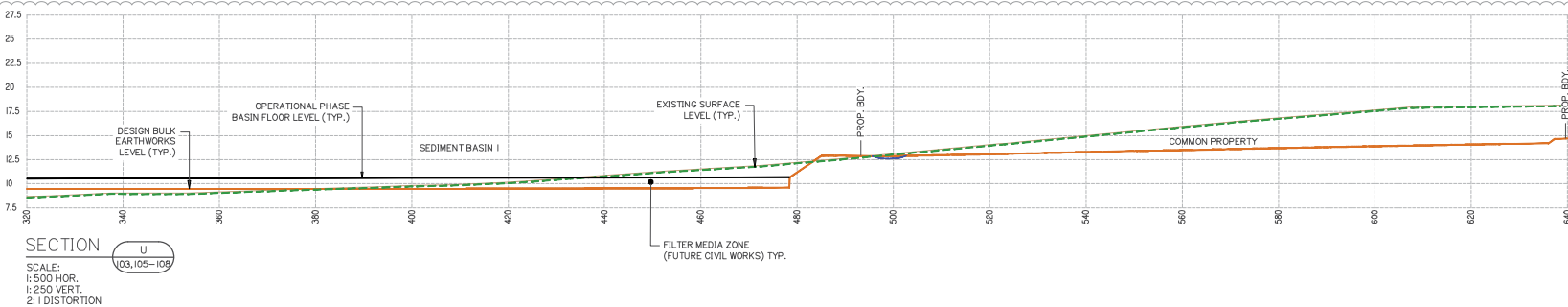
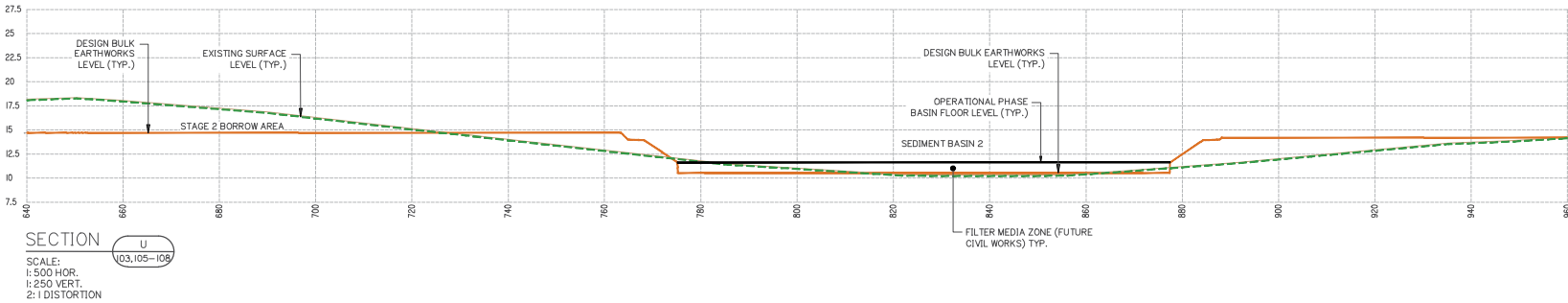


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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



FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 13

Client:



Project:

VantageYatala
STAGE 2

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

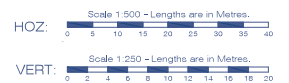
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DRAWING TITLE
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 9 OF 13

BY: 20-03-2021	INFORMATION REQUEST RESPONSE	BY: 20-03-2021
APP: 20-03-2021	REVISION	APP: 20-03-2021
DATE: 20-03-2021	REVISION	DATE: 20-03-2021

SCALE IN METRES



Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021

Drawing No: 5941 ENG BE2 158
Rev. No: B



SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SCALE:
1: 500 HOR.
1: 250 VERT.
2: 1 DISTORTION



SCALE:
1: 500 HOR.
1: 250 VERT.
NO DISTORTION

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



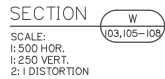
DRAWING TITLE
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 10 OF 13

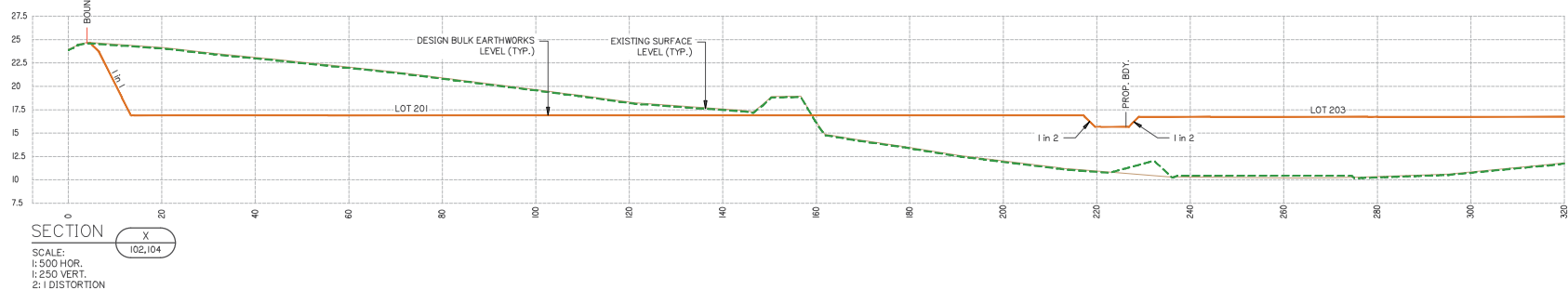
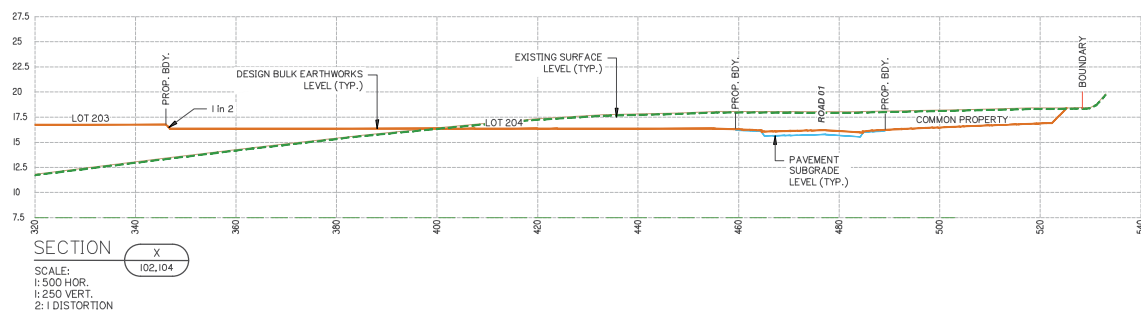
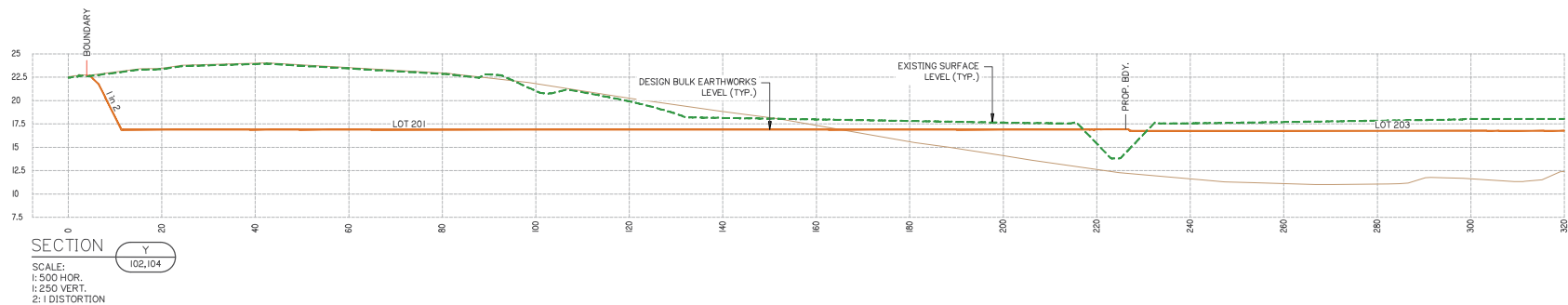
A	20-1-2020	ORIGINAL ISSUE						BA	1
Issue	Date	Description						DRN	C

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 159 Rev. No: A

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





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

DRAWING TITLE
FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 12 OF 13

A	20oct-140200	ORIGINAL ISSUE						BA	MU
Issue	Date	Description						OPN	CHG

Scale 1:500 - Lengths are in Metres.

HOZ: 0 5 10 15 20 25 30 35 40

Scale 1:250 - Lengths are in Metres.

VERT: 0 2 4 6 8 10 12 14 16 18 20

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:	Rev. No:
5941 ENG BE2 161	A

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE
**FINISHED BULK
EARTHWORKS CROSS
SECTIONS SHEET 13 OF 13**

Rev	By	Date	Description	Rev	By	Date	Description
1	BA	11/11/20	Issue for Approval	2	BA	11/11/20	Issue for Construction

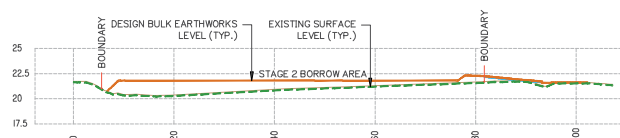
SCALE IN METRES



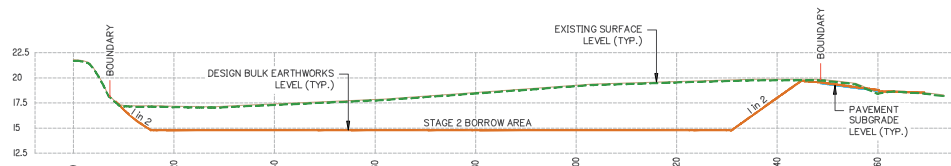
Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

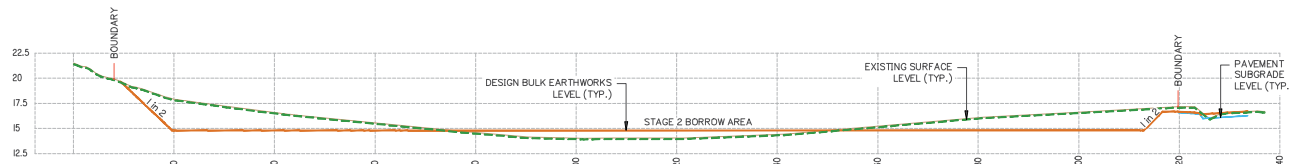
Drawing No: 5941 ENG BE2 162 Rev. No: A



SECTION BB
SCALE:
1:500 HOR.
1:250 VERT.
2:1 DISTORTION



SECTION AA
SCALE:
1:500 HOR.
1:250 VERT.
2:1 DISTORTION



SECTION Z
SCALE:
1:500 HOR.
1:250 VERT.
2:1 DISTORTION

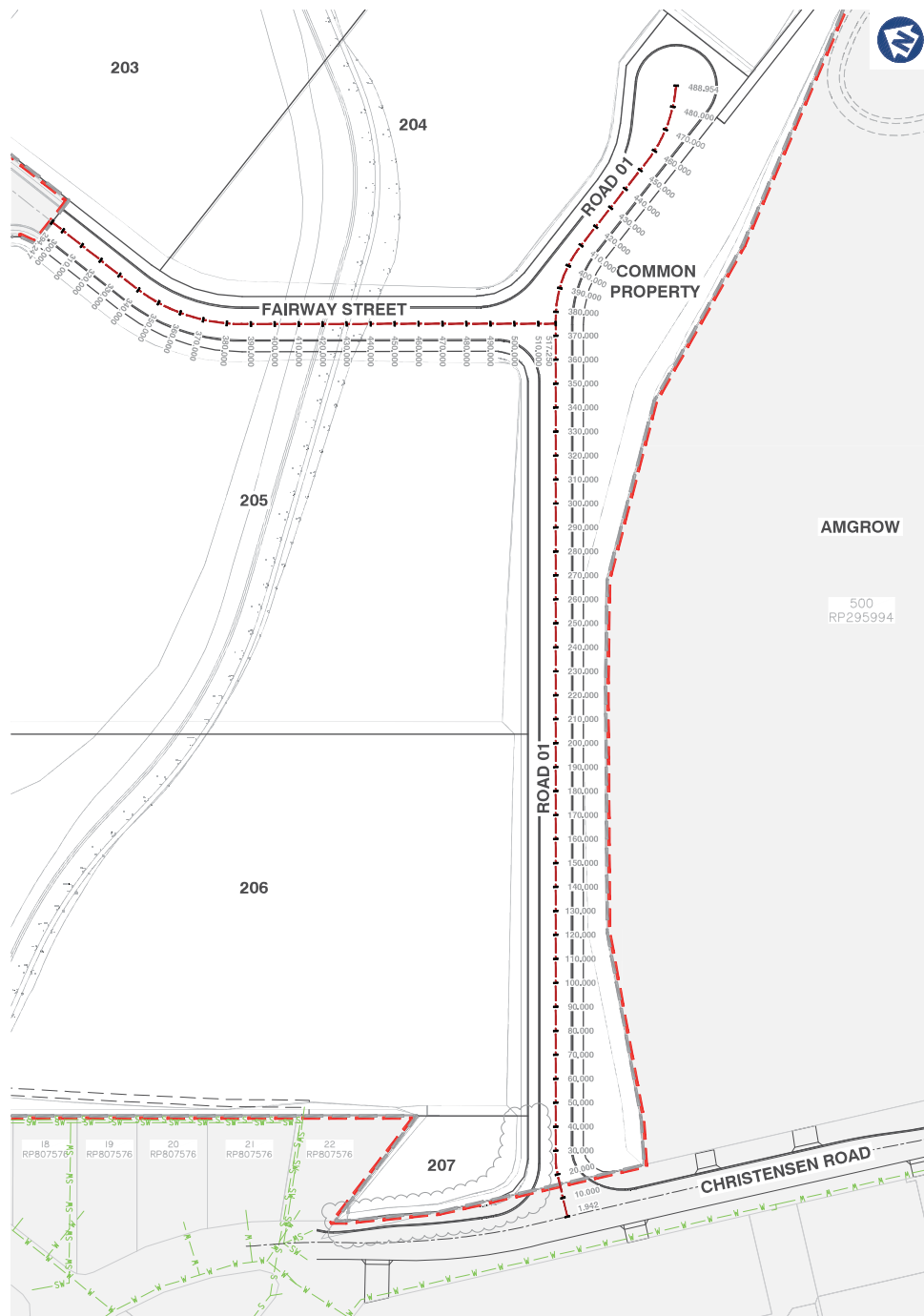
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

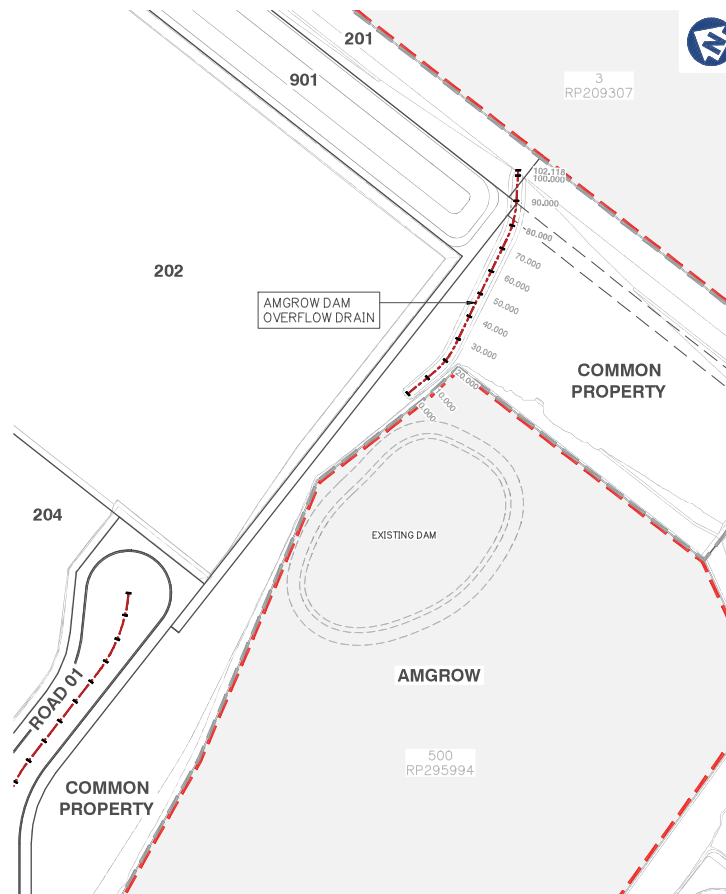
Dated: 30 April 2021

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

FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 13 OF 13



CONTROL LINE LAYOUT PLAN



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

Dated: 30 April 2021

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
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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

CONTROL LINE LAYOUT
PLAN

Rev	Description	By	Mod
1	15-02-2021	IG	BA
2	15-02-2021	IG	BA
3	15-02-2021	IG	BA
4	15-02-2021	IG	BA
5	15-02-2021	IG	BA
6	15-02-2021	IG	BA
7	15-02-2021	IG	BA
8	15-02-2021	IG	BA
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12	15-02-2021	IG	BA
13	15-02-2021	IG	BA
14	15-02-2021	IG	BA
15	15-02-2021	IG	BA
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98	15-02-2021	IG	BA
99	15-02-2021	IG	BA
100	15-02-2021	IG	BA

SCALE IN METRES

0 20 40 60 80 100
1:1000 (FULL SIZE A1)
1:2000 (HALF SIZE A3)

Scale at A1: 1:1000

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	15-02-2021

Drawing No: 5941 ENG BE2 400 Rev. No: B

g:\Projects\5941-engineering\Acad\BE2_CGL\Current\5941_EHG_BE2_400-402.dwg

PT	CHAINAGE	EASTING	NORTHING	FSL	SUBGRADE	BEARING	RAD/SPIRAL	A.LENGTH	DEFLANGLE
	290.000	2673.355	6754.715	18.243	17.953	189°13'15.11"			
	300.000	2671.752	6744.845	18.328	18.038	189°13'15.11"			
	310.000	2670.150	6734.974	18.402	18.112	189°13'15.11"			
	320.000	2668.547	6725.103	18.445	18.155	189°13'15.11"			
	330.000	2666.945	6715.232	18.458	18.168	189°13'15.11"			
TC	337.977	2665.667	6707.358	18.446	18.156	189°13'15.11"			
	340.000	2665.371	6705.357	18.440	18.150	187°37'20.40"			
	350.000	2664.731	6695.385	18.392	18.102	179°43'10.08"			
	360.000	2665.468	6685.421	18.313	18.023	171°48'59.76"			
IP 3	362.206	2661.633	6682.510	18.292	18.002		R = -72.500	48.458	38°17'45.40"
	370.000	2667.569	6675.652	18.204	17.914	163°54'49.44"			
	380.000	2670.992	6666.265	18.063	17.773	156°00'39.13"			
CT	386.436	2673.866	6660.509	17.961	17.671	150°55'29.71"			
	390.000	2675.598	6657.394	17.903	17.613	150°55'29.71"			
	400.000	2680.458	6648.654	17.743	17.453	150°55'29.71"			
	410.000	2685.317	6639.914	17.583	17.293	150°55'29.71"			
	420.000	2690.177	6631.174	17.422	17.132	150°55'29.71"			
	430.000	2695.037	6622.434	17.262	16.972	150°55'29.71"			
	440.000	2699.896	6613.694	17.102	16.812	150°55'29.71"			
	450.000	2704.756	6604.955	16.941	16.651	150°55'29.71"			
	460.000	2709.615	6596.215	16.781	16.491	150°55'29.71"			
	470.000	2714.475	6587.475	16.621	16.331	150°55'29.71"			
	480.000	2719.334	6578.735	16.470	16.180	150°55'29.71"			
	490.000	2724.194	6569.995	16.461	16.171	150°55'29.71"			
	500.000	2729.053	6561.255	16.636	16.346	150°55'29.71"			
	510.000	2733.913	6552.516	16.933	16.643	150°55'29.71"			
IP 4	517.250	2737.436	6546.179	17.150	16.860	150°55'29.71"			

PLANS AND DOCUMENT DEVELOPMENT

Application No.: COM/20

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



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

Application No: COM/2020/262

Dated: 30 April 2021

**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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 401st Coast & Logan | 176 Business Street, Yatala QLD | PO Box 362, Beer Sheeh 4207

Client:

 **FRASERS
PROPERTY**

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: **VantageYatala**
STAGE 2

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:	
Lot:	501
Plan:	SP265994
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RL:	-

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DRAWING TITLE

CONTROL LINE SETOUT

TABLES SHEET 2 OF 2

SCALE IN METRES

NOT APPLICABLE

Scale at A1:	NTS
Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:	Rev. No:
5941 ENG BE2 402	A

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

ROAD 01 LONGITUDINAL
SECTION SHEET 2 OF 2

SCALE IN METRES

Scale 1:500 - Lengths are in Metres.

HOZ: 0 5 10 15 20 25 30 35 40

Scale 1:100 - Lengths are in Metres.

VERT: 0 1 2 3 4 5 6 7 8

Scale at A1:

AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:
5941 ENG BE2 411

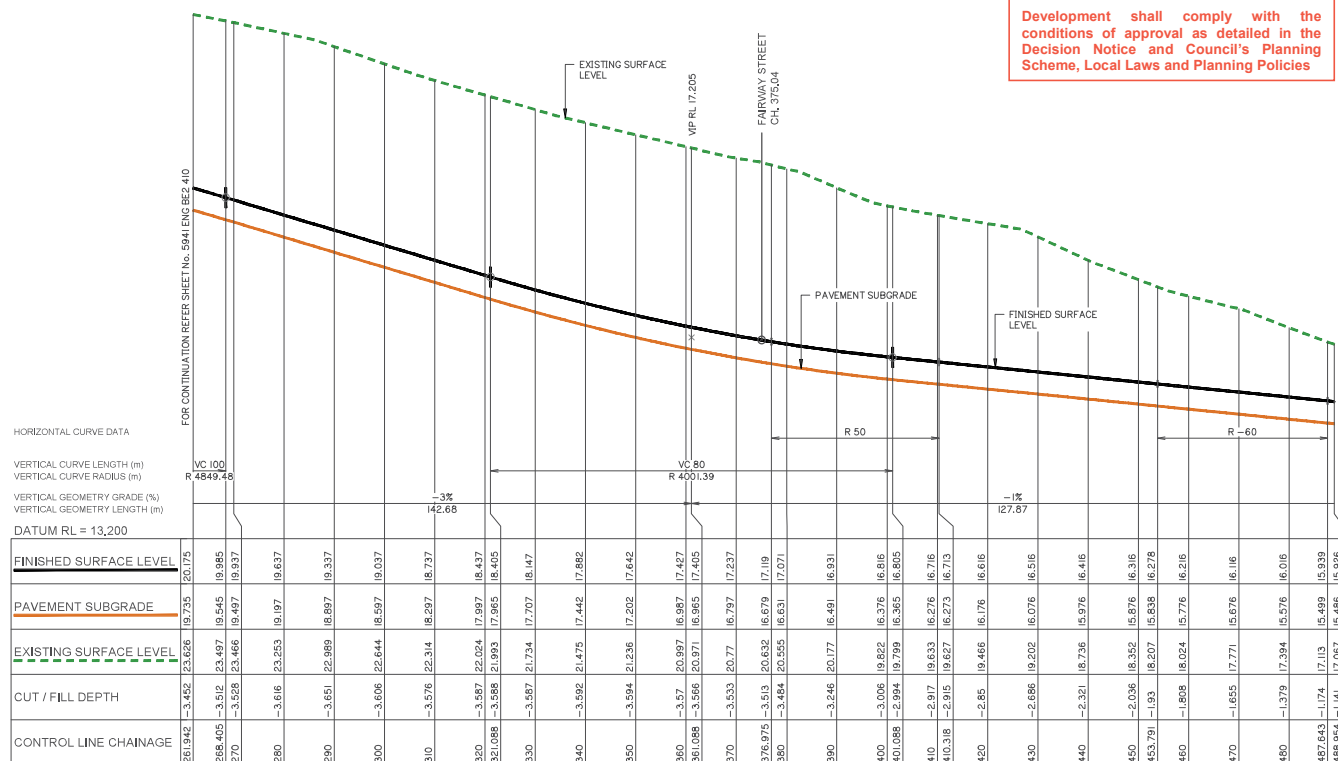
Rev. No:
A

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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



LONGITUDINAL SECTION - ROAD 01

ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

FAIRWAY STREET
LONGITUDINAL SECTION

SCALE IN METRES

Scale 1:500 - Lengths are in Metres.

Scale 1:100 - Lengths are in Metres.

Scale at A1:

AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020
Drawing No:	5941 ENG BE2 412
Rev. No:	A

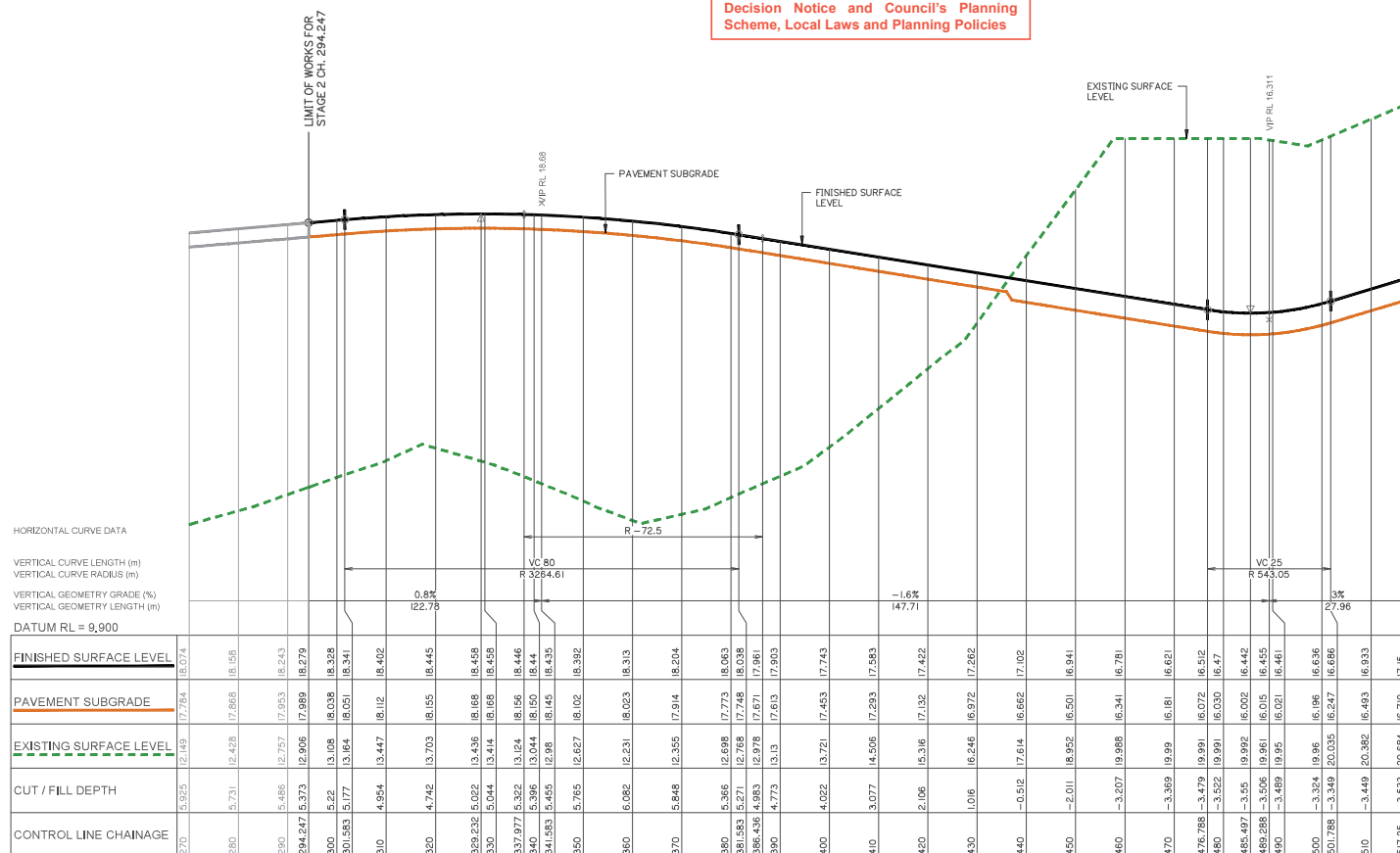
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2020/262

30 April 2021

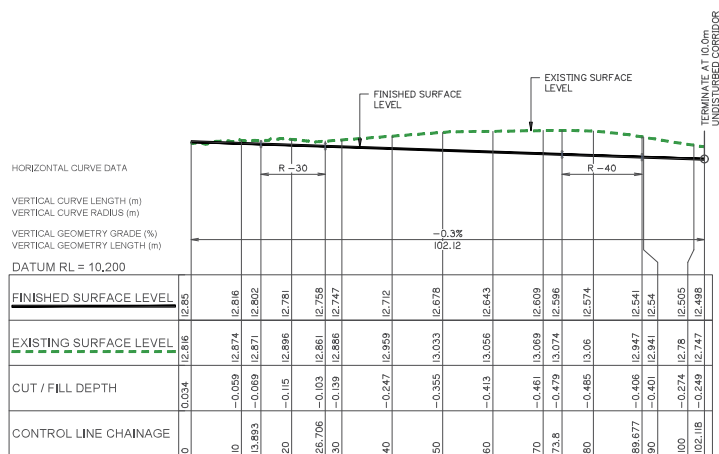
Dated:

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



FAIRWAY STREET LONGITUDINAL SECTION

g:\Projects\5041\engineering\Acad\BE2_COL\Current\5041_ENG_BE2_410-414.dwg



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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

AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION



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1044 Coopers Lane | 16 Bunnage Street, Yatala QLD 4207

Client:



FRASERS
PROPERTY

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

AMGROW DAM OVERFLOW
DRAIN LONGITUDINAL
SECTION

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR APPROVAL	30 APR 2021	IG	BA

SCALE IN METRES

HOZ: Scale 1:500 - Lengths are in Metres.

VERT: Scale 1:100 - Lengths are in Metres.

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 414

Rev. No: A

U:\Projects\5941\engineering\Acad\BE2 COL\Current\5941 ENG BE2 414.dwg

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



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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

Centreline Data
X = 2533.092
Y = 6446.815
Z = 21.938

DATUM RL 21.000

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.379	22.339	22.301	22.227	22.127	22.314	22.107	22.227	22.301	22.339	22.379
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 130

Centreline Data
X = 2543.345
Y = 6422.584
Z = 22.407

DATUM RL 21.000

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.472	22.432	22.395	22.321	22.221	22.407	22.200	22.321	22.395	22.432	22.472
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 120

Centreline Data
X = 2505.598
Y = 6417.736
Z = 22.501

DATUM RL 21.000

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.566	22.526	22.489	22.415	22.315	22.501	22.294	22.415	22.489	22.526	22.566
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 110

Centreline Data
X = 2496.850
Y = 6412.892
Z = 22.595

DATUM RL 21.000

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.660	22.620	22.582	22.508	22.408	22.595	22.390	22.508	22.582	22.620	22.660
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 100

Centreline Data
X = 2558.092
Y = 6446.815
Z = 21.938

DATUM RL 20.500

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.003	21.963	21.926	21.852	21.742	21.938	21.742	21.852	21.926	21.963	22.003
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 170

Centreline Data
X = 2549.334
Y = 6441.969
Z = 22.032

DATUM RL 20.500

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.097	22.057	22.020	21.946	21.836	22.032	21.836	21.946	22.020	22.057	22.097
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 160

Centreline Data
X = 2540.587
Y = 6437.123
Z = 22.228

DATUM RL 20.500

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.091	22.051	22.014	21.940	21.830	22.026	21.830	21.940	22.014	22.051	22.091
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 150

Centreline Data
X = 2531.840
Y = 6432.277
Z = 22.220

DATUM RL 21.000

	-11.500	-10.500	-9.000	-7.500	-6.500	0.000	6.500	7.500	9.000	10.500	11.500
FINISHED SURFACE LEVEL	22.285	22.245	22.207	22.133	22.023	22.220	22.023	22.133	22.207	22.245	22.285
EXISTING SURFACE LEVEL											
OFFSET											

CHAINAGE 140

Client:

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

ROAD 01 CROSS SECTIONS
SHEET 2 OF 8

NO.	DESCRIPTION	DATE	BY	CHK
1	DESIGNED			
2	DRAWN			
3	CHECKED			
4	APPROVED			
5	ISSUED			

SCALE IN METRES

HOZ: 
VERT: 

Scale at A1:

AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 431
Rev. No: A

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

ROAD 01 CROSS SECTIONS
SHEET 3 OF 8

NO.	DESCRIPTION	DATE	BY	CHKD
1	DESIGNED		IG	
2	DRAFTED		BA	
3	APPROVED		MG	
4	RPEQ		16939	
5	SIGNED			
6	DATE		20-11-2020	

SCALE IN METRES

HOZ: Scale 1:100 - Lengths are in Metres.
VERT: Scale 1:100 - Lengths are in Metres.

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:
5941 ENG BE2 432

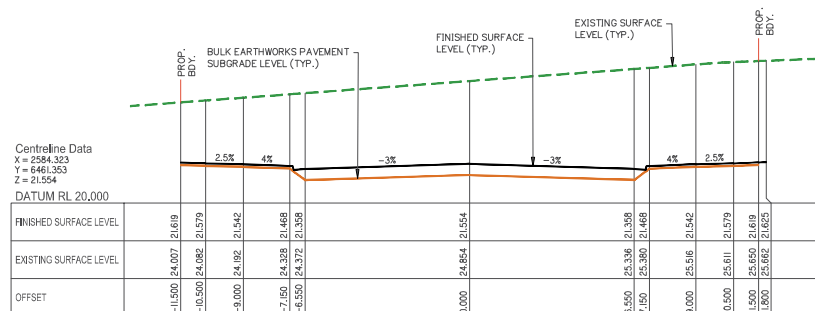
Rev. No:
A

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

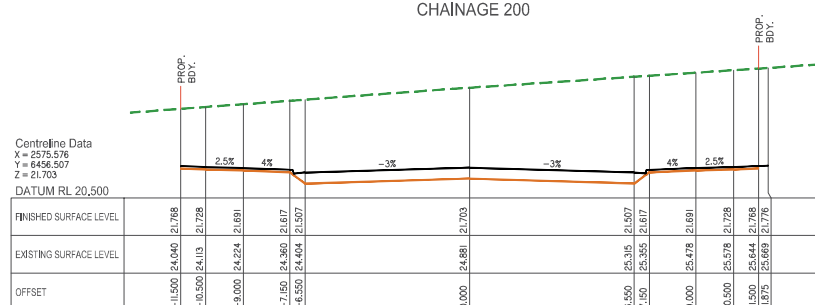
Application No.: COM/2020/262

Dated: 30 April 2021

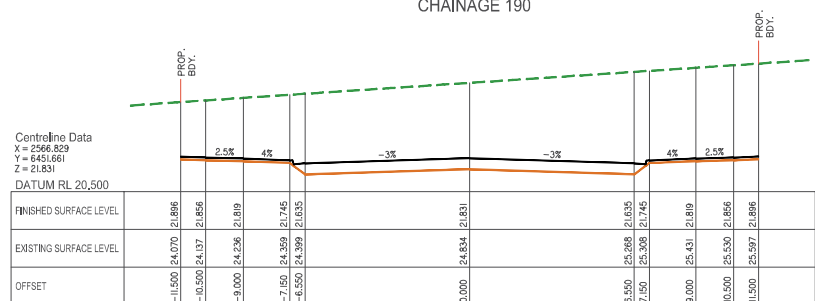
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies



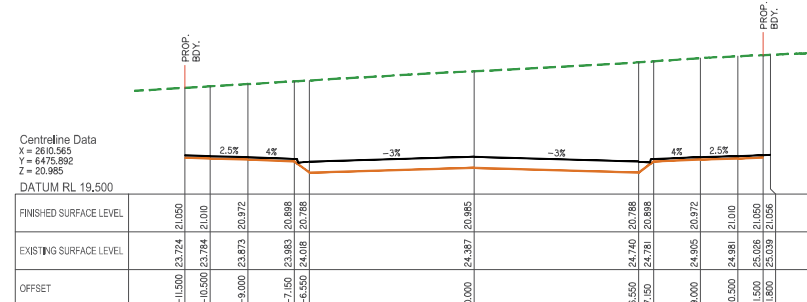
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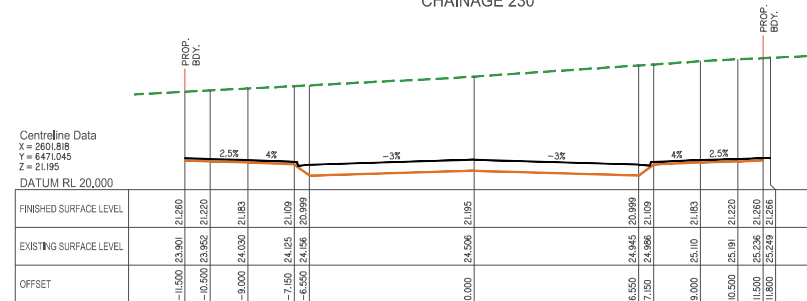
CHAINAGE 190



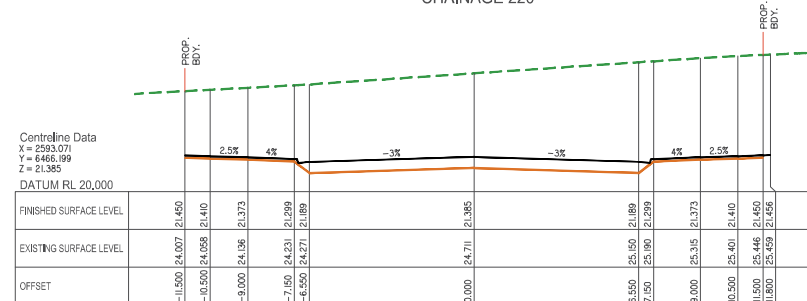
CHAINAGE 180



CHAINAGE 230



CHAINAGE 220



CHAINAGE 210



Project:

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: -
RI: -

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DRAWING TITLE

ROAD 01 CROSS SECTIONS
SHEET 4 OF 8

[illegible]

SCALE IN METRES

Scale 1:100 - Lengths are in Metres.

HOZ: 

VERT: 

Scale at A1:

AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:
5941 ENG BE2 433

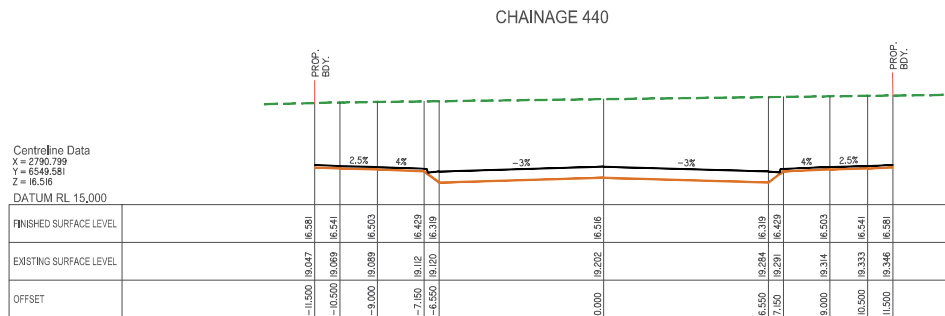
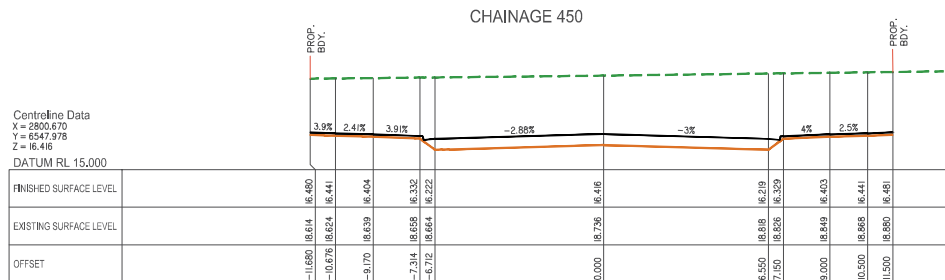
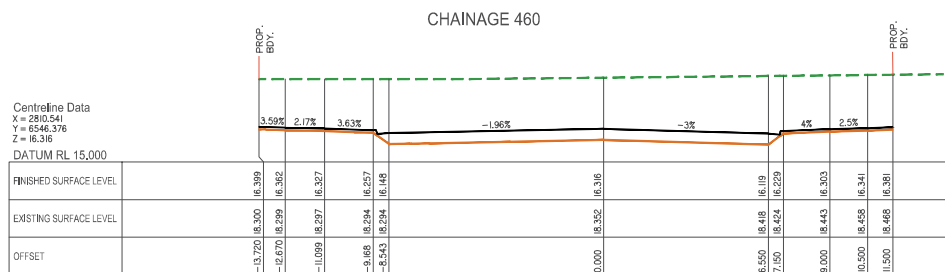
Rev. No:
A

Application No: COM/2020/262

Dated: 30 April 2021

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





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
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

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

ROAD 01 CROSS SECTIONS
SHEET 7 OF 8

SCALE IN METRES

HOZ: 

VERT: 

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No:	Rev. No:
5941 ENG BE2 436	A

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

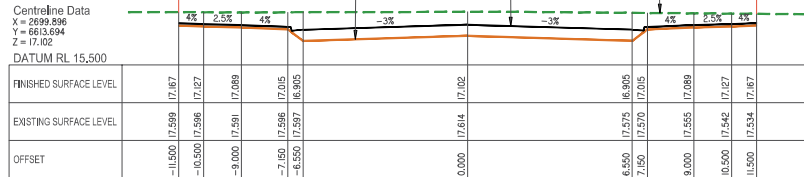
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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

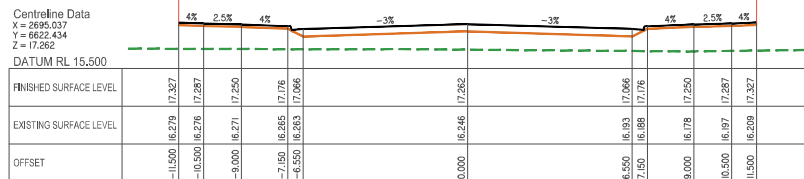
Application No: COM/2020/262

Dated: 30 April 2021

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



CHAINAGE 440



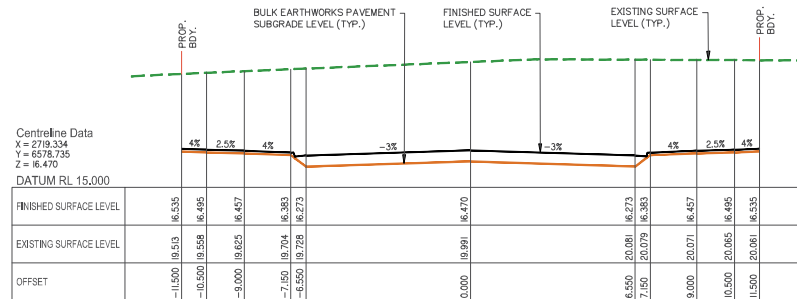
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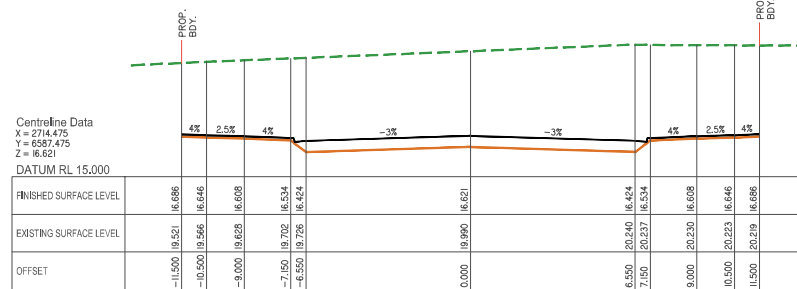
CHAINAGE 420



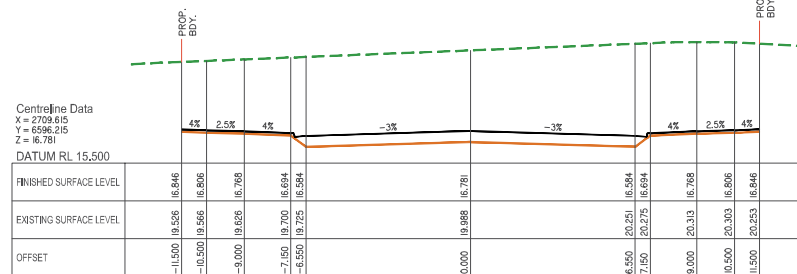
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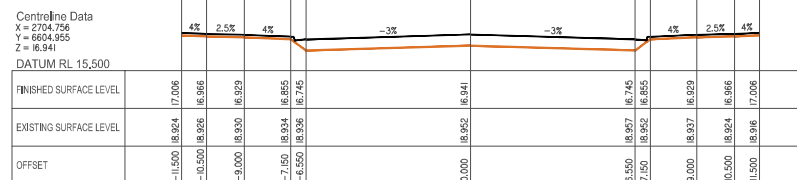
CHAINAGE 480



CHAINAGE 470



CHAINAGE 460



CHAINAGE 450

Client:

FRASERS
PROPERTY
FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

FAIRWAY STREET CROSS
SECTIONS SHEET 3 OF 4

SCALE IN METRES

HOZ: Scale 1:100 - Lengths are in Metres.
VERT: Scale 1:100 - Lengths are in Metres.

Scale at A1:

AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	<i>[Signature]</i>
Date:	20-11-2020

Drawing No: 5941 ENG BE2 440
Rev. No: A

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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RPD:

Lot: 501
Plan: SP205904
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
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RL: -

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DRAWING TITLE

FAIRWAY STREET CROSS
SECTIONS SHEET 4 OF 4

Rev.	Description	By	Check
1	Issue for Approval	BA	MG
2	Issue for Construction	BA	MG

SCALE IN METRES

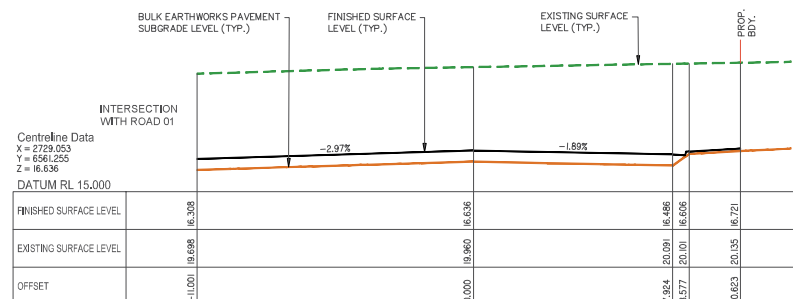
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VERT: Scale 1:100 - Lengths are in Metres.

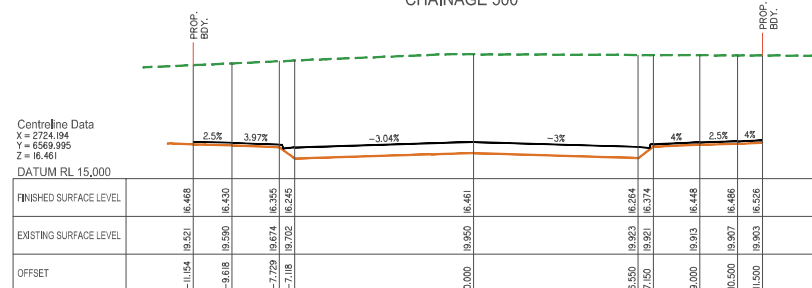
Scale at A1: AS SHOWN

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	20-11-2020

Drawing No: 5941 ENG BE2 441 Rev. No: A



CHAINAGE 500



CHAINAGE 490

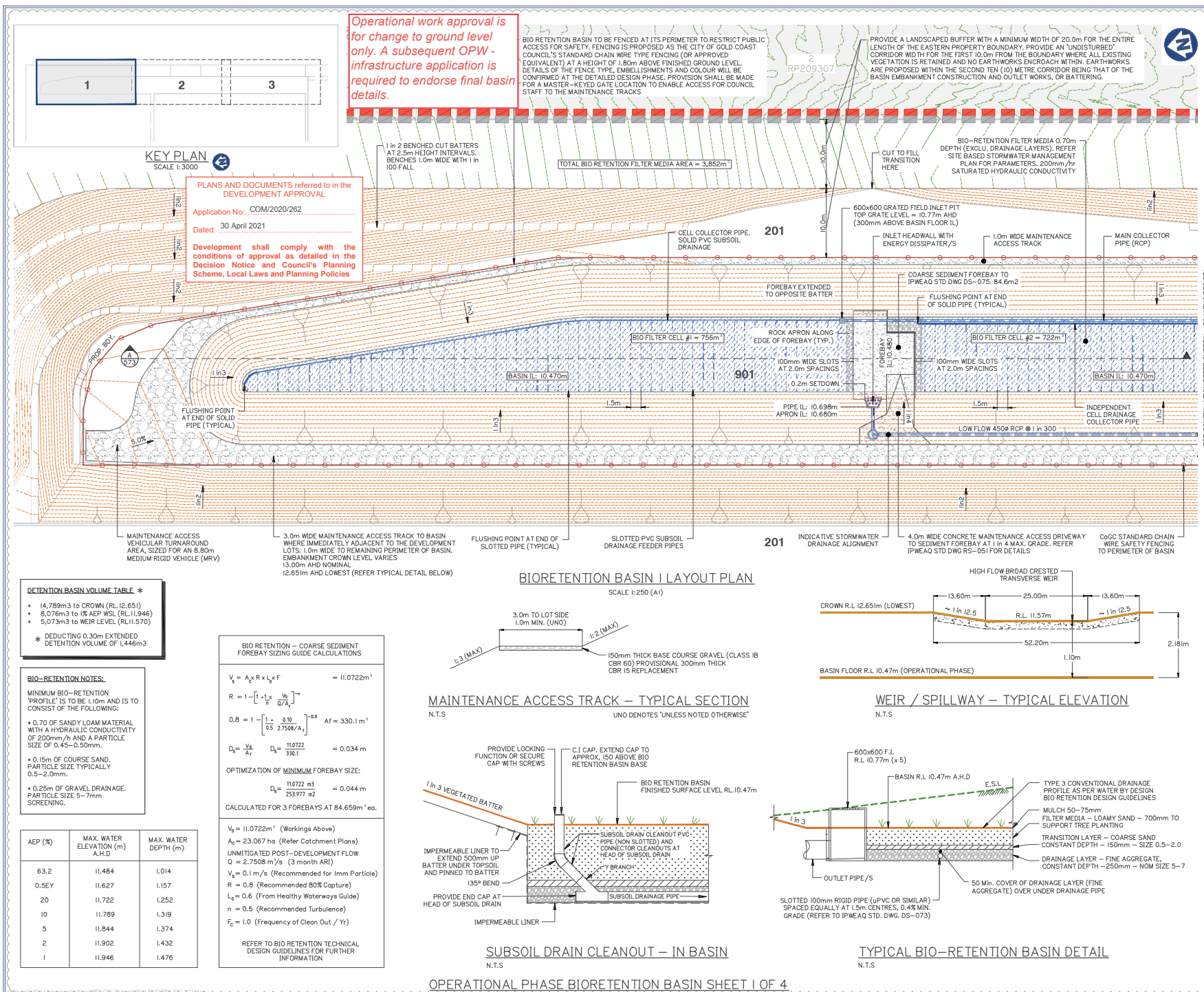
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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

FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4



Client:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

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RPD:

Lot: 501
Plan: SP285904
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
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PSM: -
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DRAWING TITLE
OPERATIONAL PHASE BIORETENTION BASIN
SHEET 1 OF 4

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR APPROVAL	31-03-2021	IG	BA

SCALE IN METRES



Scale at A1:

1:250

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	<i>[Signature]</i>
Date:	31-03-2021
Drawing No:	5941 ENG BE2 570
Rev. No:	C

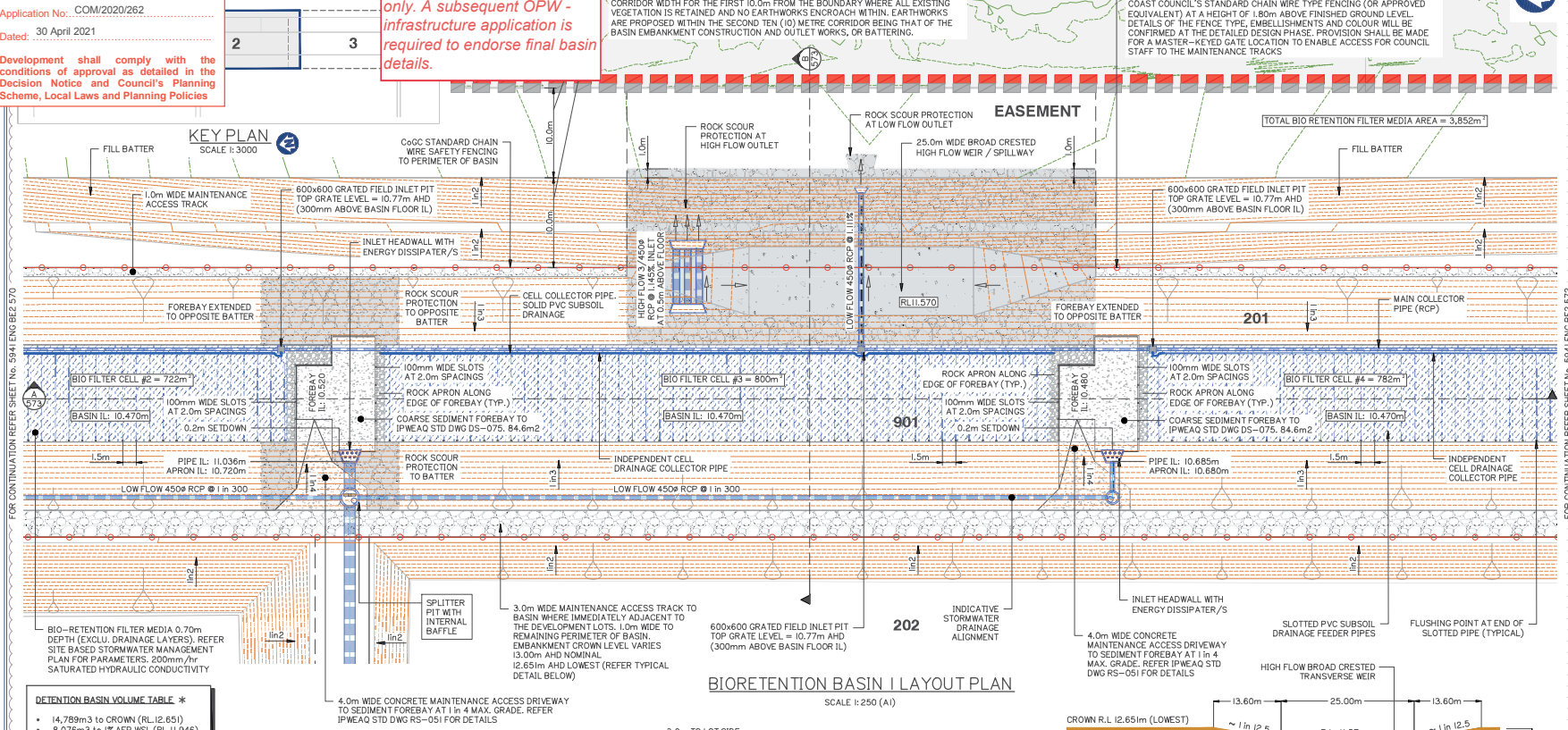
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/282

Dated: 30 April 2021

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

Operational work approval is for change to ground level only. A subsequent OPW - infrastructure application is required to endorse final basin details.



DETENTION BASIN VOLUME TABLE *

• 14,789m ³ to CROWN (RL 12.651)
• 8,076m ³ to 1% AEP WSL (RL 11.946)
• 5,073m ³ to WEIR LEVEL (RL 11.570)

* DEDUCTING 0.30m EXTENDED DETENTION VOLUME OF 1,446m³

BIO-RETENTION NOTES:

MINIMUM BIO-RETENTION PROFILE IS TO BE 1.0m AND IS TO CONSIST OF THE FOLLOWING:

- 0.70 OF SANDY/LOAM MATERIAL WITH A HYDRAULIC CONDUCTIVITY OF 200mm/h AND A PARTICLE SIZE OF 0.45-0.50mm.
- 0.15m OF COARSE SAND. PARTICLE SIZE TYPICALLY 0.5-2.0mm.
- 0.25m OF GRAVEL DRAINAGE. PARTICLE SIZE 5-7mm SCREENING.

AEP (%)	MAX. WATER ELEVATION (m) A.H.D	MAX. WATER DEPTH (m)
63.2	11.484	1.014
0.5EY	11.627	1.157
20	11.722	1.252
10	11.789	1.319
5	11.844	1.374
2	11.902	1.432
1	11.946	1.476

BIO RETENTION - COARSE SEDIMENT FOREBAY SIZING GUIDE CALCULATIONS

$$V_s = A_s \times R \times L \times F = 11.0722 \text{ m}^3$$
$$R = 1 - \left[\frac{1}{1 + \frac{L \times V_s}{Q \times A_s}} \right]^{0.58}$$
$$Q = 2.7508 \text{ m}^3/\text{s} \quad (3 \text{ month ARI})$$
$$V_s = 0.1 \text{ m/s} \quad (\text{Recommended for Imm Particle})$$
$$R = 0.8 \quad (\text{Recommended } 80\% \text{ Capture})$$
$$L_s = 0.6 \quad (\text{From Healthy Waterways Guide})$$
$$n = 0.5 \quad (\text{Recommended Turbulence})$$
$$F_c = 1.0 \quad (\text{Frequency of Clean Out / Yr})$$

OPTIMIZATION OF MINIMUM FOREBAY SIZE:

$$D_s = \frac{V_s}{A_s} = \frac{11.0722 \text{ m}^3}{331 \text{ m}^2} = 0.034 \text{ m}$$
$$D_s = \frac{V_s}{A_s} = \frac{11.0722 \text{ m}^3}{253.977 \text{ m}^2} = 0.044 \text{ m}$$

CALCULATED FOR 3 FOREBAYS AT 84.659m² ea.

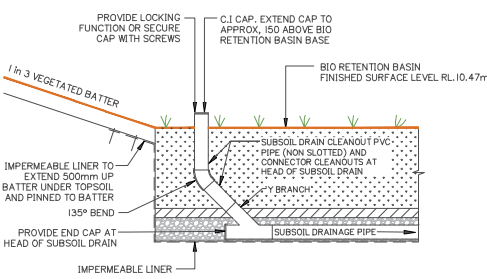
$$V_s = 11.0722 \text{ m}^3 \quad (\text{Workings Above})$$
$$A_s = 23.067 \text{ ha} \quad (\text{Refer Catchment Plans})$$

UNMITIGATED POST-DEVELOPMENT FLOW $Q = 2.7508 \text{ m}^3/\text{s}$ (3 month ARI)

$$V_s = 0.1 \text{ m/s} \quad (\text{Recommended for Imm Particle})$$
$$R = 0.8 \quad (\text{Recommended } 80\% \text{ Capture})$$
$$L_s = 0.6 \quad (\text{From Healthy Waterways Guide})$$
$$n = 0.5 \quad (\text{Recommended Turbulence})$$
$$F_c = 1.0 \quad (\text{Frequency of Clean Out / Yr})$$

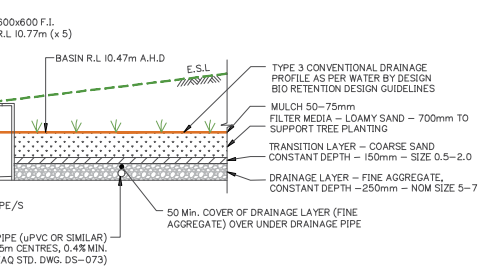
REFER TO BIO RETENTION TECHNICAL DESIGN GUIDELINES FOR FURTHER INFORMATION

MAINTENANCE ACCESS TRACK - TYPICAL SECTION

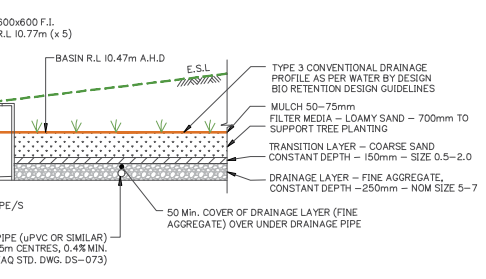


SUBSOIL DRAIN CLEANOUT - IN BASIN

WEIR / SPILLWAY - TYPICAL ELEVATION



TYPICAL BIO-RETENTION BASIN DETAIL



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SCALE IN METRES

0 5 10 15 20 25

1:250 (FULL SIZE A1)

1:500 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	31-03-2021
Drawing No:	5941 ENG BE2 571
Rev. No:	C

Operational work approval is for change to ground level only. A subsequent OPW - infrastructure application is required to endorse final basin details.

PROVIDE A LANDSCAPED BUFFER WITH A MINIMUM WIDTH OF 20.0m FOR THE ENTIRE LENGTH OF THE EASTERN PROPERTY BOUNDARY. PROVIDE AN 'UNDISTURBED' CORRIDOR WIDTH FOR THE FIRST 10.0m FROM THE BOUNDARY WHERE ALL EXISTING VEGETATION IS RETAINED AND NO EARTHWORKS ENDOACH WITHIN. EARTHWORKS ARE PROPOSED WITHIN THE SECOND TEN (10) METRE CORRIDOR BEING THAT OF THE BASIN EMBANKMENT CONSTRUCTION AND OUTLET WORKS, OR BATTERING.

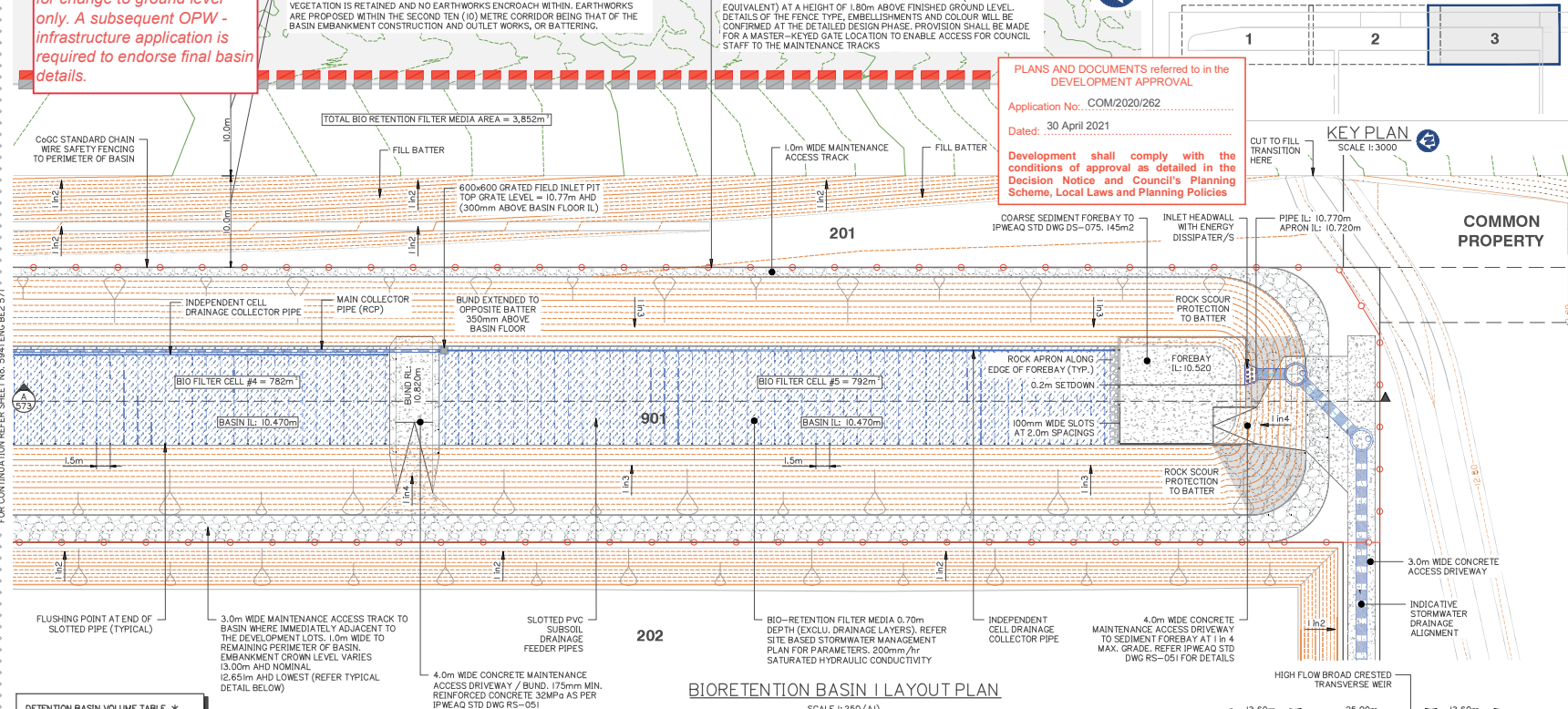
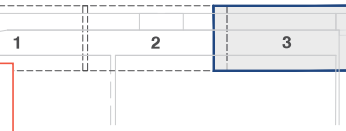
BIO RETENTION BASIN TO BE FENCED AT ITS PERIMETER TO RESTRICT PUBLIC ACCESS FOR SAFETY. FENCING IS PROPOSED AS THE CITY OF GOLD COAST COUNCIL'S STANDARD CHAIN WIRE TYPE FENCING (OR APPROVED EQUIVALENT) AT A HEIGHT OF 1.80m ABOVE FINISHED GROUND LEVEL. DETAILS OF THE FENCE TYPE, EMBELLISHMENTS AND COLOUR WILL BE CONFIRMED AT THE DETAILED DESIGN PHASE. PROVISION SHALL BE MADE FOR A MASTER-KEYED GATE LOCATION TO ENABLE ACCESS FOR COUNCIL STAFF TO THE MAINTENANCE TRACKS

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2020/262

Dated: 30 April 2021

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



DETENTION BASIN VOLUME TABLE *

- 14,789m³ to CROWN (RL 12.651)
- 8,076m³ to 1% AEP WSL (RL 11.946)
- 5,073m³ to WEIR LEVEL (RL 11.570)

* DEDUCTING 0.30m EXTENDED DETENTION VOLUME OF 1,446m³

BIO-RETENTION NOTES:

MINIMUM BIO-RETENTION 'PROFILE' IS TO BE 1.0m AND IS TO CONSIST OF THE FOLLOWING:

- 0.70 OF SANDY/LOAM MATERIAL WITH A HYDRAULIC CONDUCTIVITY OF 200mm/h AND A PARTICLE SIZE OF 0.45-0.50mm.

- 0.15m OF COARSE SAND, PARTICLE SIZE TYPICALLY 0.5-2.0mm.

- 0.25m OF GRAVEL DRAINAGE, PARTICLE SIZE 5-7mm SCREENING.

BIO RETENTION - COARSE SEDIMENT FOREBAY SIZING GUIDE CALCULATIONS

$$V_s = A_s \times R \times L_s \times F = 6.495 \text{ m}^3$$

$$R = 1 - \left[\frac{1}{1 + \frac{L_s}{0.5} \left(\frac{V_s}{Q/A_s} \right)^{0.5}} \right]^{0.5} \quad A_s = 193.87 \text{ m}^2$$

$$D_s = \frac{V_s}{A_s} \quad D_s = \frac{6.495}{193.87} = 0.034 \text{ m}$$

OPTIMIZATION OF MINIMUM FOREBAY SIZE:

$$D_s = \frac{6.495}{145.007} = 0.045 \text{ m}$$

CALCULATED FOR 1 FOREBAY AT 145.007m²

$$V_b = 11.0722 \text{ m}^3 \text{ (Workings Above)}$$

$$A_b = 13.532 \text{ ha (Refer Catchment Plane)}$$

$$\text{UNMITIGATED POST-DEVELOPMENT FLOW } Q = 1.61557 \text{ m}^3/\text{s (3 month ARI)}$$

$$V_b = 0.1 \text{ m}^3/\text{s (Recommended for Imm Particle)}$$

$$R = 0.8 \text{ (Recommended 80% Capture)}$$

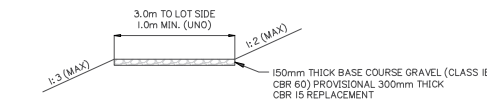
$$L_s = 0.6 \text{ (From Healthy Waterways Guide)}$$

$$n = 0.5 \text{ (Recommended Turbulence)}$$

$$F_c = 1.0 \text{ (Frequency of Clean Out / Yr)}$$

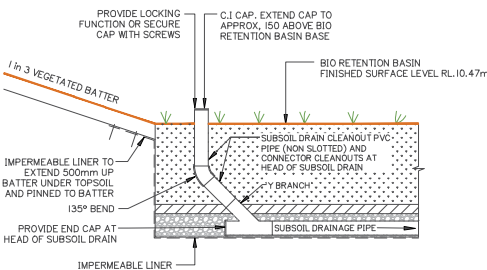
REFER TO BIO RETENTION TECHNICAL DESIGN GUIDELINES FOR FURTHER INFORMATION

AEP (%)	MAX. WATER ELEVATION (m) A.H.D.	MAX. WATER DEPTH (m)
63.2	11.484	1.014
0.5EY	11.627	1.157
20	11.722	1.252
10	11.789	1.319
5	11.844	1.374
2	11.902	1.432
1	11.946	1.476



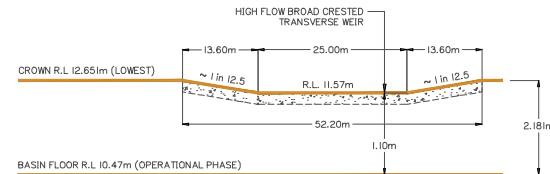
MAINTENANCE ACCESS TRACK - TYPICAL SECTION

N.T.S. UNO DENOTES 'UNLESS NOTED OTHERWISE'



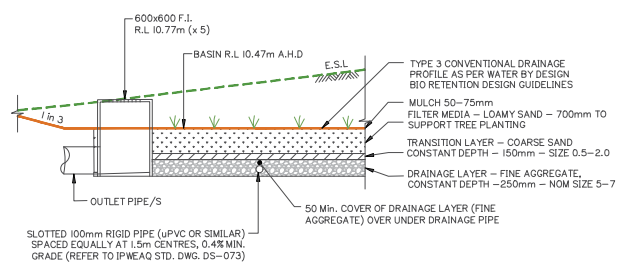
SUBSOIL DRAIN CLEANOUT - IN BASIN

N.T.S.



WEIR / SPILLWAY - TYPICAL ELEVATION

N.T.S.



TYPICAL BIO-RETENTION BASIN DETAIL

N.T.S.

Client:



FRASERS PROPERTY (AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

RPD:

Lot: 501
Plan: SP285994
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

OPERATIONAL PHASE
BIORETENTION BASIN
SHEET 3 OF 4

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SCALE IN METRES



1:250 (FULL SIZE A1)
1:500 (HALF SIZE A3)

Scale at A1:

1:250

Designed:

IG

Drafted:

BA

Approved:

MG

RPEQ:

16939

Signed:

[Signature]

Date:

31-03-2021

Drawing No: 5941 ENG BE2 572

Rev. No: C

OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4

