

CIVIL OPERATIONAL WORKS VANTAGE YATALA - STAGE 2

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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

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

STANDARD DRAWINGS			
DRAWING No.	REV.	ASSOCIATION	DRAWING TITLE
DS-010	F	IPWEA	ACCESS CHAMBER – STORMWATER ACCESS CHAMBER DETAILS – 1050 TO 2100 DIA
DS-015	C	IPWEA	ACCESS CHAMBER – MANHOLE FRAME – ROADWAY AND NON ROADWAY – 1050 TO 2100 DIA
DS-018	C	IPWEA	ACCESS CHAMBER – MANHOLE RISER DETAILS
DS-019	C	IPWEA	ACCESS CHAMBER – MANHOLE ROVER (ROADWAY)
DS-020	C	IPWEA	ACCESS CHAMBER – MANHOLE ROVER (NON ROADWAY)
DS-021	C	IPWEA	ACCESS CHAMBER – MANHOLE COVER CONCRETE INFILL (PEDESTRIAN TRAFFIC) 1050 TO 2100 DIA
DS-030	F	IPWEA	EXCAVATION, BEDDING & BACKFILL – RIGID & FLEXIBLE DRAINAGE PIPES
DS-031	D	IPWEA	EXCAVATION, BEDDING & BACKFILL PRECAST – BOX CULVERTS
DS-040	E	IPWEA	SEDIMENT CONTROL – SEDIMENT CONTROL DEVICES – SEDIMENT FENCE, ENTRY/EXIT SEDIMENT TRAP
DS-041	E	IPWEA	SEDIMENT CONTROL – SEDIMENT CONTROL DEVICES – KERB AND FIELD INLET, CHECK DAMS & STRAW BALES
DS-050	E	IPWEA	DRAINAGE PITS – FIELD INLET TYPE 1 AND TYPE 2
DS-061	B	IPWEA	DRAINAGE PITS – KERB INLET – PRECAST LINTEL DETAILS
DS-062	D	IPWEA	DRAINAGE PITS – KERB INLET – GRATE AND FRAME
DS-063	C	IPWEA	DRAINAGE PITS – KERB INLET – LIP IN LINE – GENERAL ARRANGEMENT
DS-065	I	IPWEA	PATHWAYS – CONCRETE PATHWAY CONSTRUCTION DETAILS
DS-073	A	IPWEA	BIORETENTION DRAINAGE PROFILE – TYPE 3 – CONVENTIONAL
DS-075	A	IPWEA	LARGE BIORETENTION SEDIMENT FOREBAY
DS-076	A	IPWEA	BIORETENTION WEIR
DS-078	A	IPWEA	BIORETENTION STANDARD NOTES
GS-041	D	IPWEA	FENCING – CHAIN WIRE SECURITY FENCING
RS-049	E	IPWEA	VEHICLE CROSSING – RESIDENTIAL DRIVEWAYS – PLAN 1 OF 2
RS-050	G	IPWEA	VEHICLE CROSSING – RESIDENTIAL DRIVEWAYS – PLAN 2 OF 2
RS-080	F	IPWEA	KERB AND CHANNEL – PROFILES AND DIMENSIONS – INCLUDING EDGE RESTRAINTS, MEDIAN & CHANNEL
RS-090	J	IPWEA	KERB RAMPS – RAMPED PEDESTRIAN
RS-091	F	IPWEA	KERB RAMPS – RAMPED AND CUT THROUGH TREATMENTS – FOR PEDESTRIAN CROSSINGS, SLIP LANES AND MEDIANS
RS-094	F	IPWEA	KERB RAMPS – LOCATIONS AND CONFIGURATIONS
RS-130	F	IPWEA	ROAD FURNITURE – STREET NAME SIGN AND LOCATION (FINGERBOARD)
RS-131	G	IPWEA	ROAD FURNITURE – TRAFFIC SIGN INSTALLATION DETAILS
RS-140	F	IPWEA	SUBSOIL DRAINS – DETAILS AND LOCATION
RS-142	F	IPWEA	SUBSOIL DRAINS – ACCESS POINTS
SD1033	K	DTMR	KERB AND CHANNEL
SD1304	N	DTMR	PIPE CULVERTS – WINGWALLS, HEADWALLS AND APRON FOR PIPE DIA 750 TO 2400
02-003	2	CoGC	TYPICAL CROSS SECTIONS – COLLECTOR STREETS – PLAN 2 OF 2
02-005	I	CoGC	PUBLIC UTILITY PLANT CORRIDOR ALLOCATIONS IN PUBLIC ROAD VERGES
02-601	I	CoGC	NEW ROADS – SERVICE CONDUIT CROSSINGS
02-602	I	CoGC	ROAD CROSSING – TRENCH RESTORATION – FLEXIBLE PAVEMENTS
03-008	I	CoGC	FIELD INLET AND INTER-ALLOTMENT DRAINAGE PIT
03-101	I	CoGC	STORMWATER ACCESS CHAMBER 1050 DIA TO 1500 DIA
03-102	I	CoGC	STORMWATER ACCESS CHAMBER 1050 DIA TO 1500 DIA ROOF SLABS
03-201	I	CoGC	EXCAVATION AND BEDDING OF CONCRETE STORMWATER PIPES
05-014	I	CoGC	CHAIN WIRE FENCING – 1.8m HIGH

ISSUED FOR
CONSTRUCTION

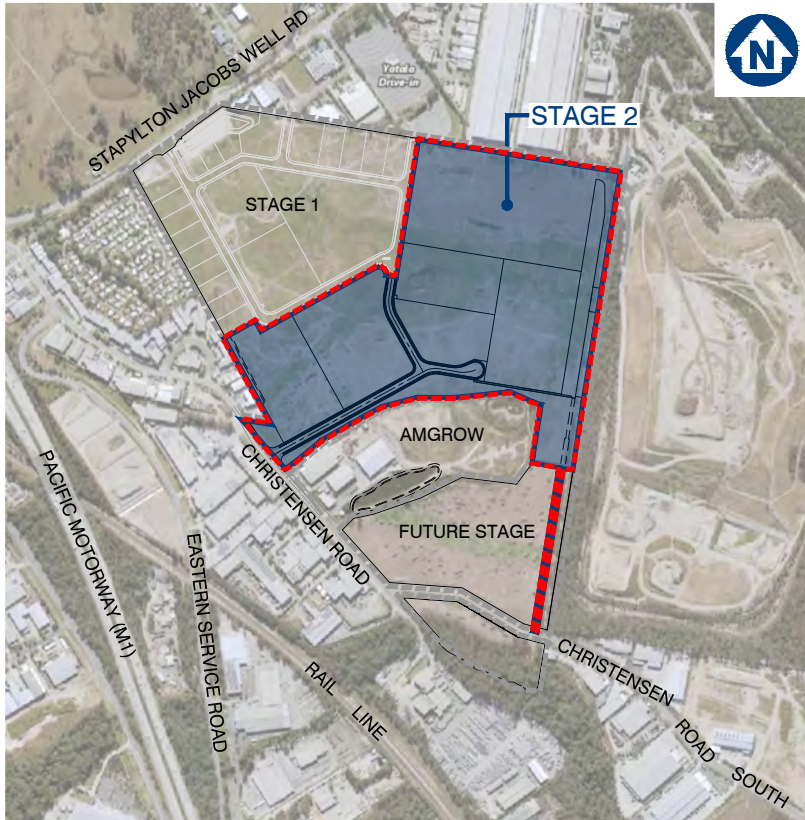
25 Nov 2021



planning | environment | landscape | engineering | survey

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

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



LOCALITY PLAN

SCALE 1:8000 (A1)



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

VantageYatala

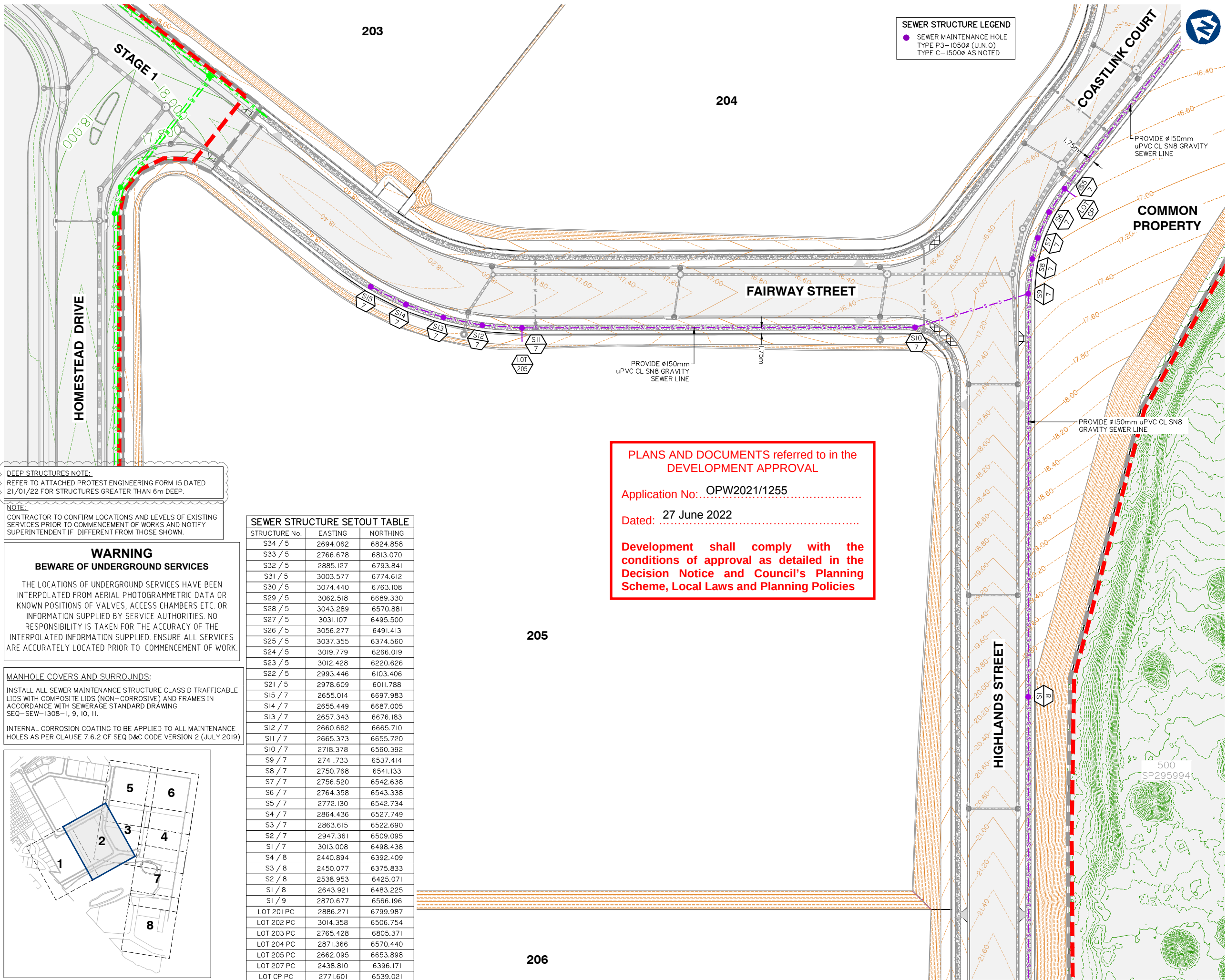
SITE ADDRESS

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

DWG No. 594I ENG OPW2 001 – REV D

NOVEMBER 2021





Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
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
CONSTRUCTION

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 2 OF 8

Issue	Date	Description	LAB	MG	CHK
C	31/01/22	DEEP STRUCTURES NOTE ADDED	JH	MG	
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG	
A	30/07/21	ORIGINAL ISSUE	LAB	MG	

SCALE IN METRES



Scale at A1: 1:500

Designed: IG

Drafted: LAB / IG

Approved: MG

RPEQ: 16939

Signed:

Date: 10/09/2021

Drawing No: 5941 ENG OPW2 601

Rev. No: C



SEWER STRUCTURE SETOUT TABLE

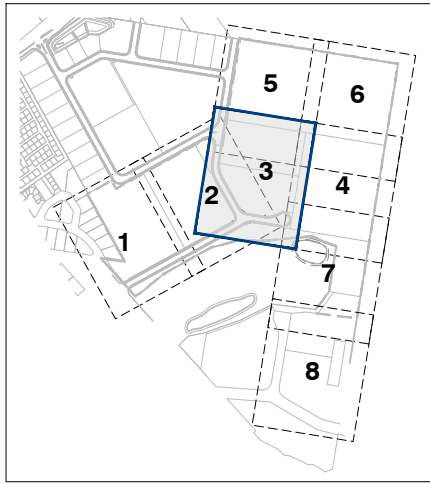
STRUCTURE No.	EASTING	NORTHING
S34 / 5	2694.062	6824.858
S33 / 5	2766.678	6813.070
S32 / 5	2885.127	6793.841
S31 / 5	3003.577	6774.612
S30 / 5	3074.440	6763.108
S29 / 5	3062.518	6689.330
S28 / 5	3043.289	6570.881
S27 / 5	3031.107	6495.500
S26 / 5	3056.277	6491.413
S25 / 5	3037.355	6374.560
S24 / 5	3019.779	6266.019
S23 / 5	3012.428	6220.626
S22 / 5	2993.446	6103.406
S21 / 5	2978.609	6011.788
S15 / 7	2655.014	6697.983
S14 / 7	2655.449	6687.005
S13 / 7	2657.343	6676.183
S12 / 7	2660.662	6665.710
S11 / 7	2665.373	6655.720
S10 / 7	2718.378	6560.392
S9 / 7	2741.733	6537.414
S8 / 7	2750.768	6541.133
S7 / 7	2756.520	6542.638
S6 / 7	2764.358	6543.338
S5 / 7	2772.130	6542.734
S4 / 7	2864.436	6527.749
S3 / 7	2863.615	6522.690
S2 / 7	2947.361	6509.095
S1 / 7	3013.008	6498.438
S4 / 8	2440.894	6392.409
S3 / 8	2450.077	6375.833
S2 / 8	2538.953	6425.071
S1 / 8	2643.921	6483.225
S1 / 9	2870.677	6566.196
LOT 201 PC	2886.271	6799.987
LOT 202 PC	3014.358	6506.754
LOT 203 PC	2765.428	6805.371
LOT 204 PC	2871.366	6570.440
LOT 205 PC	2662.095	6653.898
LOT 207 PC	2438.810	6396.171
LOT CP PC	2771.601	6539.021

SEWER STRUCTURE LEGEND

- SEWER MAINTENANCE HOLE
- TYPE P3-1050ø (U.N.O)
- TYPE C-1500ø AS NOTED

LIVE WORKS SCHEDULE – SEWER

No	DESCRIPTION	DIA SEWER	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	FSL	ESL	IL	DEPTH TO INVERT
I(A)	CONTRACTOR TO CONNECT NEW SEWER PIPEWORK TO EXISTING SEWER STUB CONSTRUCTED AS PART OF STAGE 1 WORKS	DN150	STUB	-	-	-	17.650	12.700	12.89	4.76m
I(B)	PNEUMATIC PLUG TO REMAIN IN PLACE AND BE REMOVED FOLLOWING SUCCESSFUL ON MAINTENANCE INSPECTION BY GCWW	DN150	S34/5	P3	D/C	-	17.748	12.721	12.908	4.84m



KEY PLAN
SCALE 1: 7500

WARNING
BEWARE OF UNDERGROUND SERVICES

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

MANHOLE COVERS AND SURROUNDS:

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

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

NOTE:

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

DEEP STRUCTURES NOTE:

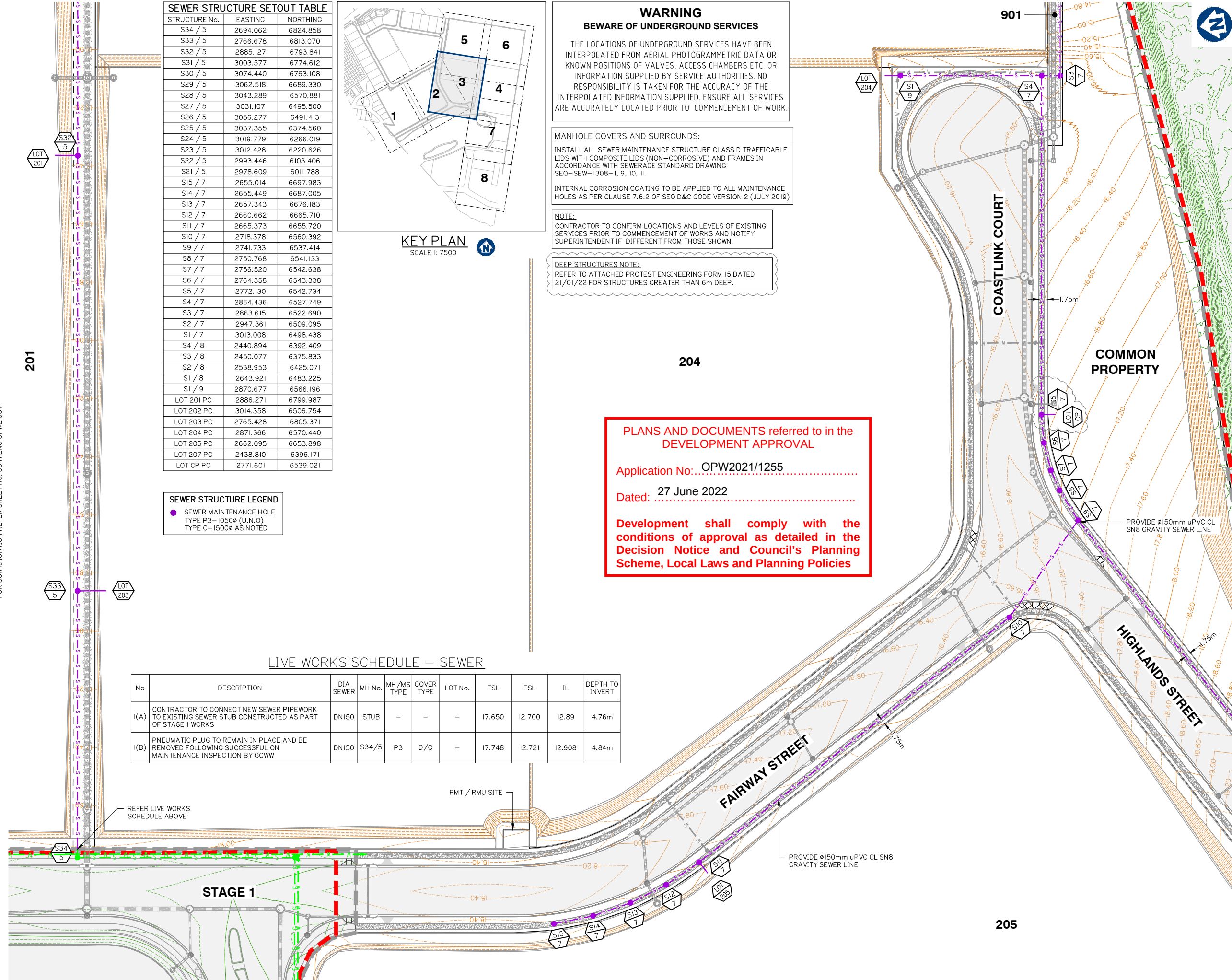
REFER TO ATTACHED PROTEST ENGINEERING FORM I5 DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

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



Client:

FRASERS PROPERTY
FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 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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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 3 OF 8

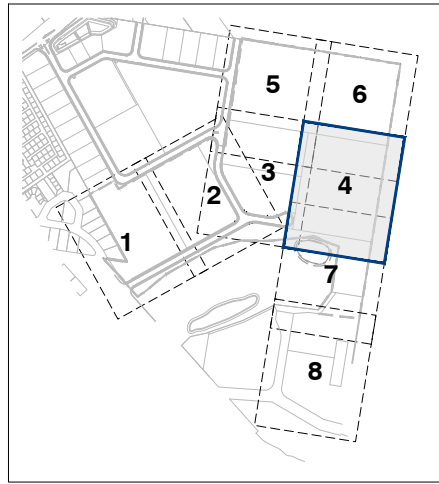
SCALE IN METRES

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

Scale at A1: 1:500

Designed: IG
Drafted: LAB / IG
Approved: MG
RPEQ: 16939
Signed: 
Date: 10/09/2021

Drawing No: 5941 ENG OPW2 602
Rev. No: C



KEY PLAN
SCALE 1: 7500

WARNING
BEWARE OF UNDERGROUND SERVICES

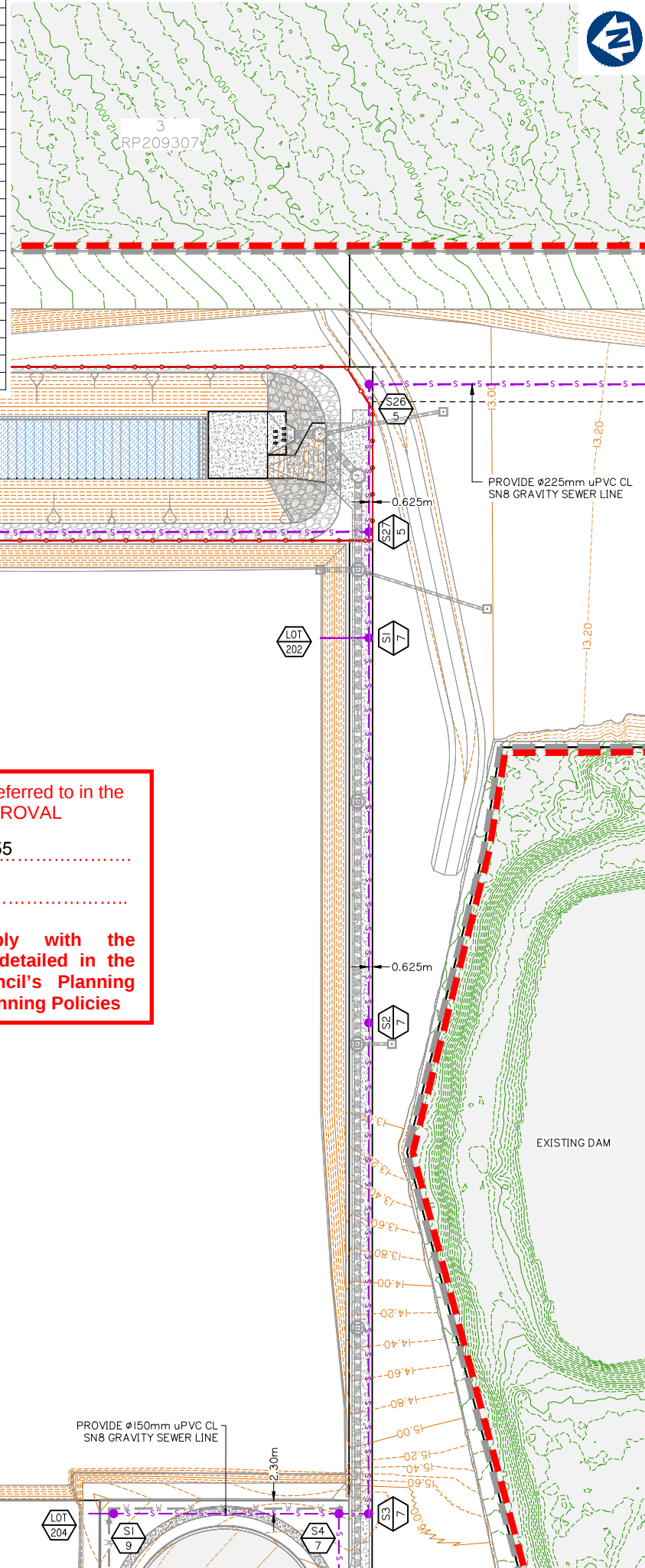
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NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

MANHOLE COVERS AND SURROUNDS:
INSTALL ALL SEWER MAINTENANCE STRUCTURE CLASS D TRAFFICABLE LIDS WITH COMPOSITE LIDS (NON-CORROSIVE) AND FRAMES IN ACCORDANCE WITH SEWAGE STANDARD DRAWING SEQ-SEW-I308-I, 9, 10, 11.
INTERNAL CORROSION COATING TO BE APPLIED TO ALL MAINTENANCE HOLES AS PER CLAUSE 7.6.2 OF SEQ D&C CODE VERSION 2 (JULY 2019)

SEWER STRUCTURE SETOUT TABLE		
STRUCTURE No.	EASTING	NORTHING
S34 / 5	2694.062	6824.858
S33 / 5	2766.678	6813.070
S32 / 5	2885.127	6793.841
S31 / 5	3003.577	6774.612
S30 / 5	3074.440	6763.108
S29 / 5	3062.518	6689.330
S28 / 5	3043.289	6570.881
S27 / 5	3031.107	6495.500
S26 / 5	3056.277	6491.413
S25 / 5	3037.355	6374.560
S24 / 5	3019.779	6266.019
S23 / 5	3012.428	6220.626
S22 / 5	2993.446	6103.406
S21 / 5	2978.609	6011.788
S15 / 7	2655.014	6697.983
S14 / 7	2655.449	6687.005
S13 / 7	2657.343	6676.183
S12 / 7	2660.662	6665.710
S11 / 7	2665.373	6655.720
S10 / 7	2718.378	6560.392

SEWER STRUCTURE SETOUT TABLE		
STRUCTURE No.	EASTING	NORTHING
S9 / 7	2741.733	6537.414
S8 / 7	2750.768	6541.133
S7 / 7	2756.520	6542.638
S6 / 7	2764.358	6543.338
S5 / 7	2772.130	6542.734
S4 / 7	2864.436	6527.749
S3 / 7	2863.615	6522.690
S2 / 7	2947.361	6509.095
S1 / 7	3013.008	6498.438
S4 / 8	2440.894	6392.409
S3 / 8	2450.077	6375.833
S2 / 8	2538.953	6425.071
S1 / 8	2643.921	6483.225
S1 / 9	2870.677	6566.196
LOT 201 PC	2886.271	6799.987
LOT 202 PC	3014.358	6506.754
LOT 203 PC	2765.428	6805.371
LOT 204 PC	2871.366	6570.440
LOT 205 PC	2662.095	6653.898
LOT 207 PC	2438.810	6396.171
LOT CP PC	2771.601	6539.021



DEEP STRUCTURES NOTE:
REFER TO ATTACHED PROTEST ENGINEERING FORM IS DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

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

SEWER STRUCTURE LEGEND

- SEWER MAINTENANCE HOLE TYPE P3-1050ø (U.N.O)
- TYPE C-1500ø AS NOTED

Issue	Date	Description	LAB	MG	DRN	CHK
C	31/01/22	DEEP STRUCTURES NOTE ADDED	JH	MG		
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG		
A	30/07/21	ORIGINAL ISSUE	LAB	MG		

SCALE IN METRES

0 10 20 30 40 50

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

Scale at A1:	1:500
Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021
Drawing No:	5941 ENG OPW2 603
Rev. No:	C

SEWER STRUCTURE SETOUT TABLE

STRUCTURE No.	EASTING	NORTHING
S34 / 5	2694.062	6824.858
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MANHOLE COVERS AND SURROUNDS:

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

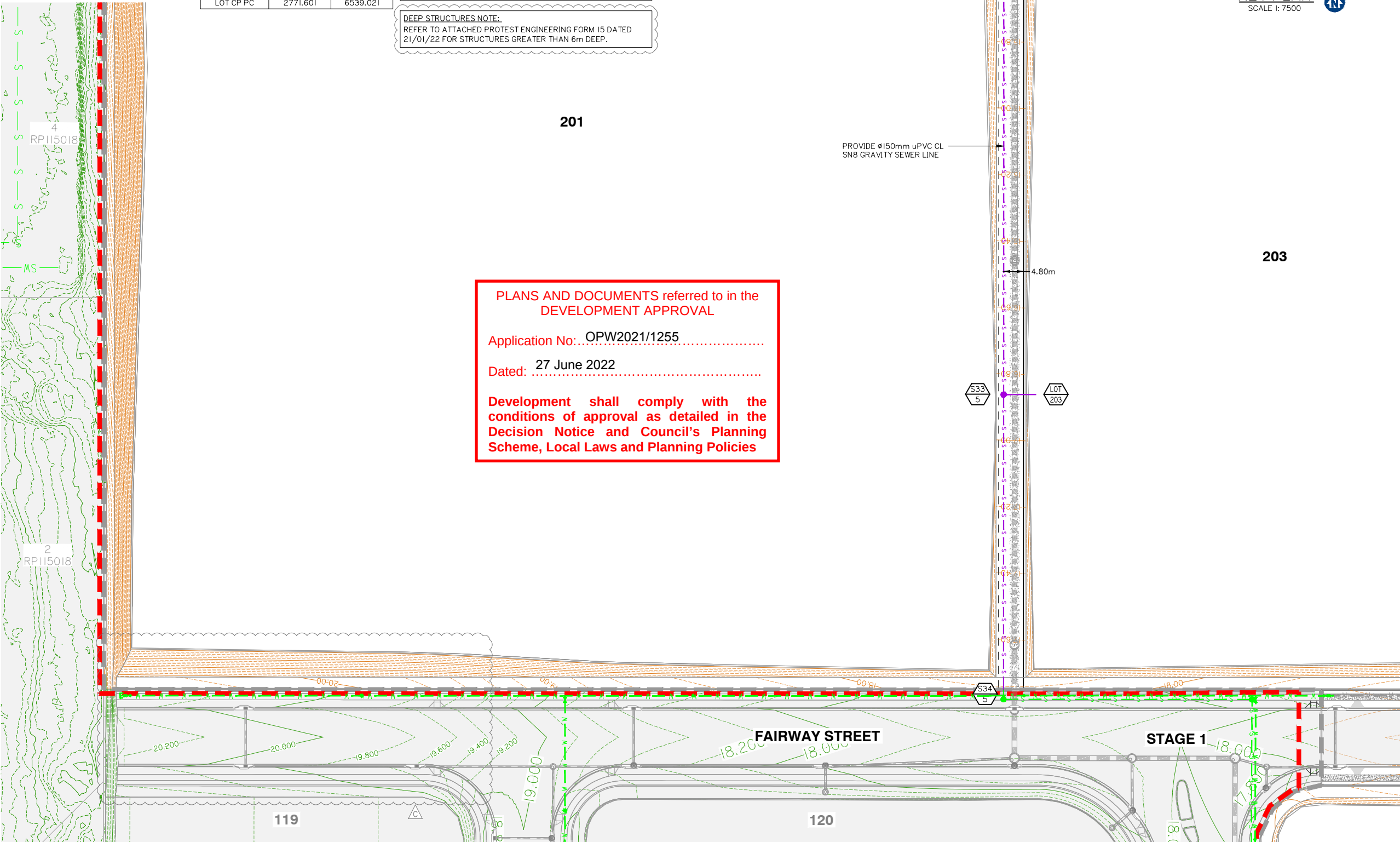
NOTE:
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DEEP STRUCTURES NOTE:

REFER TO ATTACHED PROTEST ENGINEERING FORM 15 DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP.

SEWER STRUCTURE LEGEND

- SEWER MAINTENANCE HOLE
- TYPE P3-1050# (U.N.O)
- TYPE C-1500# AS NOTED



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

Development shall comply with the
conditions of approval as detailed in the
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planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
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

SEWER RETICULATION
LAYOUT PLAN SHEET 5 OF 8

Issue	Date	Description	DRN	CHK
D	31/01/22	DEEP STRUCTURES NOTE ADDED	JH	MG
C	16/09/21	CONTOURS AMENDED	LAB	MG
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG
A	30/07/21	ORIGINAL ISSUE	LAB	MG

SCALE IN METRES

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

Scale at A1: 1:500

Designed: IG

Drafted: LAB / IG

Approved: MG

RPEQ: 16939

Signed:

Date: 15/09/2021

Drawing No: 5941 ENG OPW2 604

Rev. No: D

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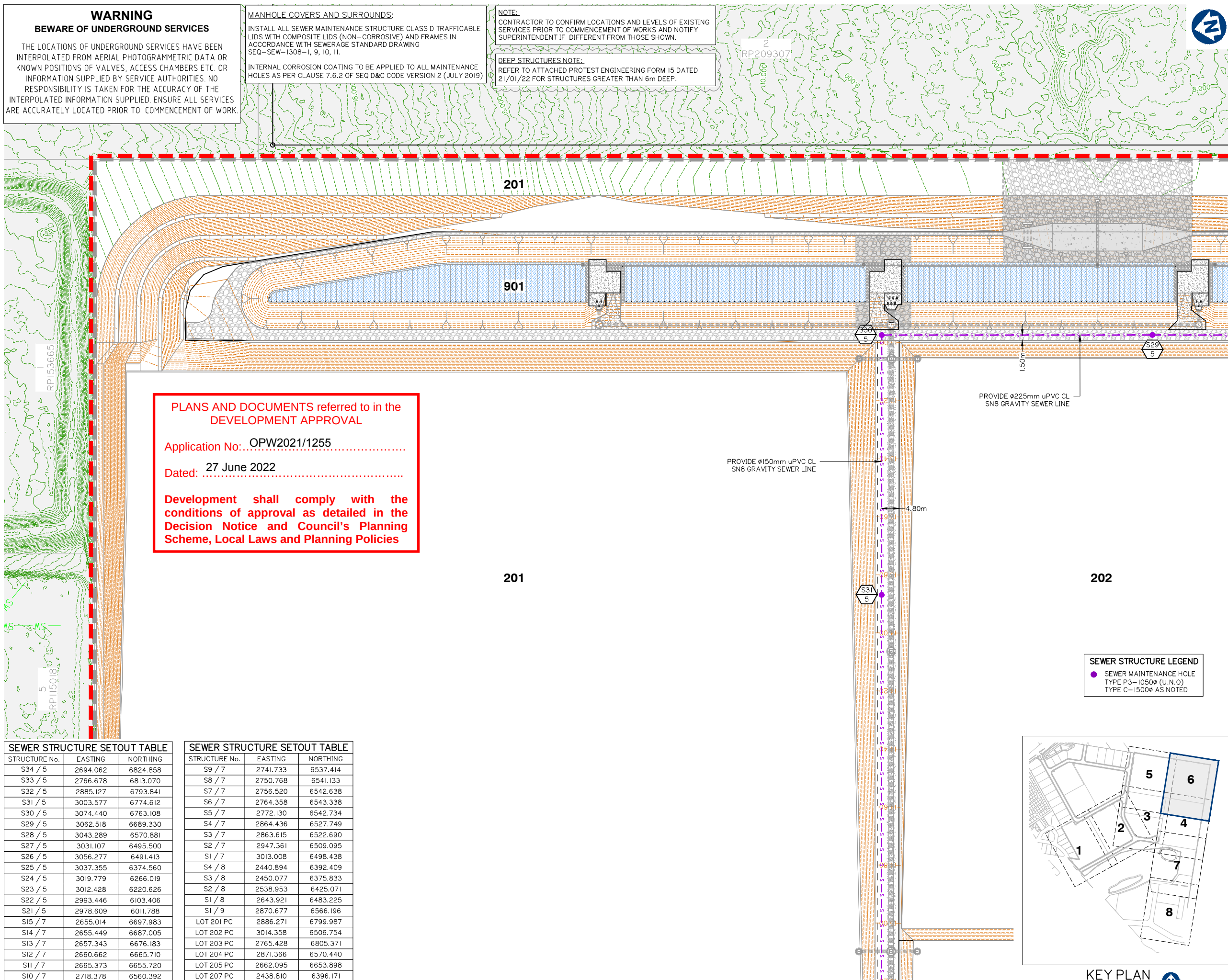
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FOR CONTINUATION REFER SHEET No. 594I ENG OPW2 604

SEWER RETICULATION LAYOUT PLAN SHEET 6 OF 8



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planning | environment | landscape | engineering | survey

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Gold Coast & Logan | 176 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA 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

SEWER RETICULATION
LAYOUT PLAN SHEET 6 OF 8

C	31/01/22	DEEP STRUCTURES NOTE ADDED	JH	MG	
B	1/09/21	INFORMATION REQUEST RESPONSE	LAB	MG	
A	30/07/21	ORIGINAL ISSUE	LAB	MG	
Issue	Date	Description	DRN	CHK	

SCALE IN METRES



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

Scale at A1: 1:500

Designed:	IG
Drafted:	LAB / IG

Approved:	MG
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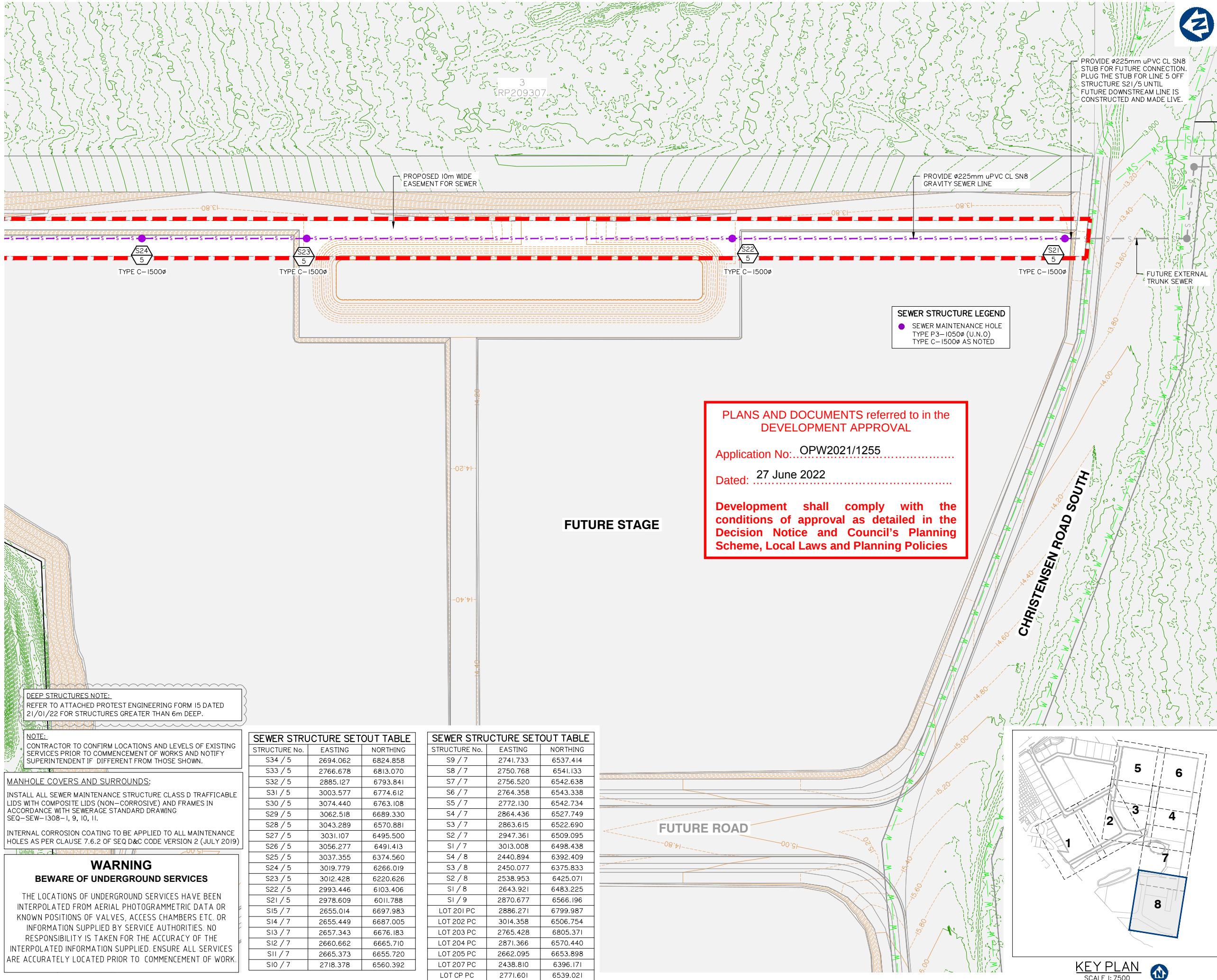
RPEQ:	16939
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Signed:	
Date:	10/09/2021

Drawing No:	Rev. No:
5941 ENG OPW2 605	C

Rev. No:
C

FOR CONTINUATION REFER SHEET No. 5941 ENG OPW2 603



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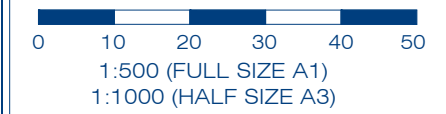
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DRAWING TITLE

SEWER RETICULATION
LAYOUT PLAN SHEET 8 OF 8

Rev	Date	Description	By	Check
C	31/01/22	DEEP STRUCTURES NOTE ADDED	JH	MG
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG
A	30/07/21	ORIGINAL ISSUE	LAB	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No: 5941 ENG OPW2 607 Rev. No: C

LINE 5

LINE 5

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

Application No: OPW2021/1255

Dated: 27 June 2022

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

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
V	STRAIGHT THROUGH SEWER SEQ DWG SEQ-SEW-1303-I	B	NON-TraFFICABLE LID
W	OBLIQUE 45° "Y" JUNCTION SEQ DWG SEQ-SEW-1303-I	D	TraFFICABLE LID
X	INTERNAL BACKDROP SEQ DWG SEQ-SEW-1303-I	C	COMPOSITE
Z	VERTICAL DROP JUNCTION STD DWG SEQ-SEW-1314-I		

 CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH

 TRENCH STOPS, BULKHEADS &

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150ø) SEQ STD DWG SEQ-SEW-1303-1
W	OBLIQUE 45° Y JUNCTION (250mm-600mm DROP FOR 150ø) SEQ STD DWG SEQ-SEW-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150ø) SEQ STD DWG SEQ-SEW-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-SEW-1314-1 AND 1314-2

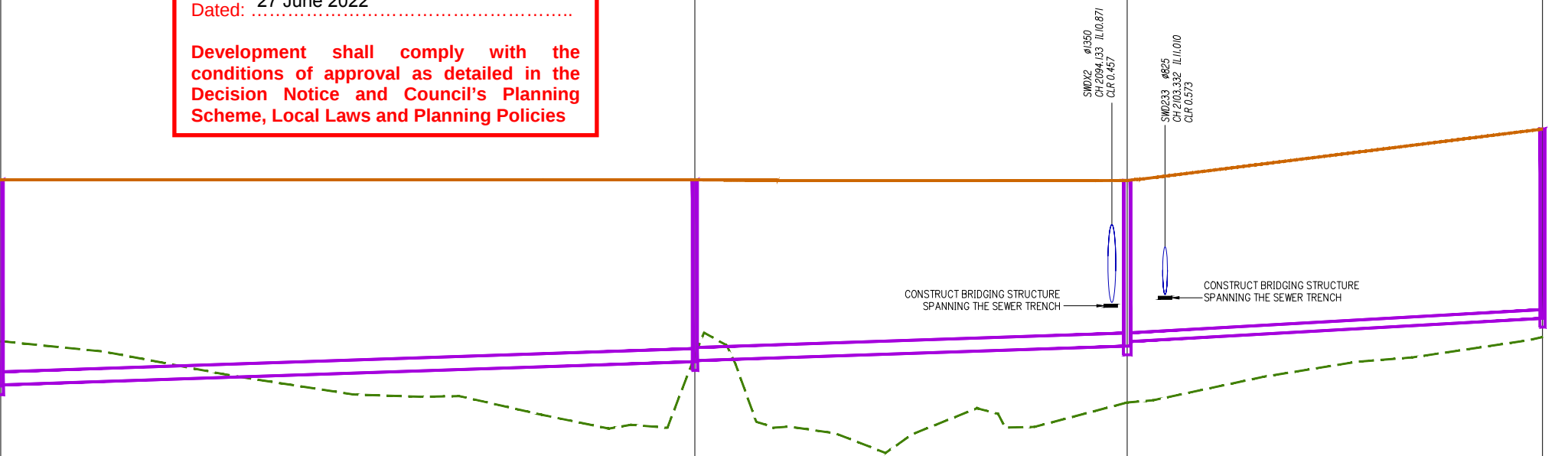
DATUM RL

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DRAWING TITLE

SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 4 OF 10

C	31/01/22	NOTE 13 ADDED	JH	MG	
B	1/09/21	INFORMATION REQUEST RESPONSE	LAB	MG	
A	30/07/21	ORIGINAL ISSUE	LAB	MG	
Issue	Date	Description	DRN	Ch-K	

SCALE IN METRES

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



A horizontal scale bar with a black line and white tick marks. The numbers 0, 5, 10, 15, 20, 25, 30, 35, and 40 are printed below the line.

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



A vertical scale bar with a black line and white tick marks. The numbers 0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, and 4.0 are printed to the left of the line.

Scale at A1:	AS SHOWN
Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No:	Rev. No:
5941 ENG OPW2 613	C

MAINTENANCE HOLE / SHAFT No.

S31/5

MH / MS COVER TYPE	D/C
MH / MS TYPE	P3
MH / MS DROP TYPE	V
LINE DEFLECTION & BRANCHES	-
INTERNAL CORROSION PROTECTION	Y
PROPERTY CONNECTION TYPE	-

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
V	STRAIGHT THROUGH SEWER SEQ DWG SEQ-SEW-1303-1	B	NON-TRAFFICABLE LID
W	OBLIQUE 45° "Y" JUNCTION SEQ DWG SEQ-SEW-1303-1	D	TRAFFICABLE LID
X	INTERNAL BACKDROP SEQ DWG SEQ-SEW-1303-1	C	COMPOSITE
Z	VERTICAL DROP JUNCTION STD DWG SEQ-SEW-1314-1	CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH	
		TRENCHSTOPS, BULKHEADS & CONCRETE ENCASEMENTS	

RIGSS STRUCTURE TYPES	
P3	1050mm DIA. PRE-CAST MAINTENANCE HOLE WITH CONVERSION SLAB AND PRE-CAST BASE. INSTALL CLASS D 'COMPOSITE' COVER. SEQ STD DWG SEQ-SEW-1300-1
C	1500mm DIA. CAST-IN-SITU MAINTENANCE HOLE INSTALL DUCTILE IRON CLASS D 'COMPOSITE' COVER. REFER SEQ STD DWG SEQ-SEW-1307-1. REFER NOTE 12
J1	TYPE "J1" MAINTENANCE SHAFT (3.0m MAXIMUM DEPTH TO IL) SEQ STD DWG SEQ-SEW-1314-2
BND	LONG RADIUS BEND (R3.0m) SEQ STD DWG SEQ-SEW-1314-3

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
W	OBLIQUE 45° "Y" JUNCTION (250mm-600mm DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-SEW-1314-1 AND 1314-2

RIGSS GENERAL NOTES	
1	ALL uPVC SEWER PIPE TO BE CLASS SN8 INCLUDING ALL PROPERTY CONNECTIONS.
2	EMBEDMENT TYPES AS INDICATED ON LONGITUDINAL SECTIONS AND SEQ-SEW-1201-1
3	ALL BENDS TO BE LONG RADIUS BEND, 3.0m RADIUS. REFER DWG SEQ-SEW-1314-3
4	ALL MAINTENANCE SHAFTS (MS) SHALL HAVE 300mm# PVC RISERS, AND NOT EXCEED 3.0m DEPTH (FSL TO INVERT LEVEL).
5	CONTRACTOR TO VERIFY DOWNSTREAM EXISTING PIPE LEVELS PRIOR TO COMMENCEMENT OF PIPEWORK.
6	POLYETHYLENE (PE) LINING TO BE INSTALLED TO ALL MAINTENANCE STRUCTURES TYPE P3. REFER LONGITUDINAL SECTIONS. REFER ALSO SEQ-SPS-1407-1-A & 2-B
7	WHERE NOTED ON THE DRAWINGS, CONTRACTOR TO CONSTRUCT BRIDGING SLAB SPANNING THE SEWER TRENCH. REFER TYPICAL SECTIONS AND DETAILS ON DWG No. 5941 ENG OPW2 410
8	WHERE NOTED ON THE DRAWINGS, TRENCHSTOPS, BULKHEADS AND CONCRETE ENCASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE SEQ SEWER CODE.
9	ALL PROPERTY CONNECTIONS TO BE 150# uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
10	DESIGN OF DEEP SEWER STRUCTURES GREATER THAN 5 METRES TO BE CARRIED OUT BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH SEQ SEWER CODE CLAUSE 4.6.2.2, AND PE LINING REQUIREMENTS. REFER ALSO NOTE 12.
11	ALL MAINTENANCE HOLES WHERE TRAFFICABLE LIDS ARE SPECIFIED TO BE COMPOSITE LIDS AND FRAMES.
12	(NON-CORROSIVE). FOR ALL MANHOLES WHERE INTERNAL PROTECTION COATINGS ARE REQUIRED AS PER CLAUSE 7.6.2(I) TO (VII) OF THE SEWERAGE CLAUSE. REFER SEQ CIVIL IPAM LIST.
13	MAINTENANCE HOLES OVER 6.0m DEEP REQUIRE SPECIAL DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AS PER SEQ STD DWG SEQ-SEW-1307-1
13	REFER TO ATTACHED PROTEST ENGINEERING FORM IS DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP

DATUM RL 5.000

PROPERTY DESCRIPTION

DRAINAGE RESERVE

DRAINAGE RESERVE

PIPE SIZE (mm), CLASS

DN150
uPVC SN8

DN150
uPVC SN8

GRADE (1 IN X) CTR - CTR OF STRUCTURE

1 IN 180

1 IN 180

LENGTH

120.000

120.000

EMBEDMENT TYPE

3

3

PIPE GRADE (%)

0.556%

0.556%

DEPTH TO INVERT

3.273

4.083

4.893

INVERT LEVEL

10.596

11.283

11.970

FINISHED SURFACE LEVEL

13.869

15.366

16.863

EXISTING SURFACE LEVEL

10.274

10.345

12.467

CHAINAGE

LINE 5

S32/5

MH / MS COVER TYPE	D/C
MH / MS TYPE	P3
MH / MS DROP TYPE	V
LINE DEFLECTION & BRANCHES	LOT 201 91°
INTERNAL CORROSION PROTECTION	Y
PROPERTY CONNECTION TYPE	-

Lot 201 IL11.416
CH 2288.576 D 5.474
FOR PC - REFER DWG 5941 ENG OPW2 619

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

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

S33/5

MH / MS COVER TYPE	D/C
MH / MS TYPE	P3
MH / MS DROP TYPE	W
LINE DEFLECTION & BRANCHES	LOT 203 -90°
INTERNAL CORROSION PROTECTION	Y
PROPERTY CONNECTION TYPE	-

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
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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Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 5 OF 10

C	31/01/22	NOTE 13 ADDED	JH	MG
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG
A	30/07/21	ORIGINAL ISSUE	LAB	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES

HORZ: Scale 1:500 - Lengths are in Metres.
0 5 10 15 20 25 30 35 40

VERT: Scale 1:50 - Lengths are in Metres.
0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No: 5941 ENG OPW2 614 Rev. No: C

g:\Projects\5941\engineering\Acad\civil works stage 2\Current\5941 ENG OPW2 610.dwg

LINE 7

MAINTENANCE HOLE / SHAFT No.

MH / MS COVER TYPE	D/C	D/C	D/C	D/C
MH / MS TYPE	P3	P3	P3	P3
MH / MS DROP TYPE	V	V	V	V
LINE DEFLECTION & BRANCHES	8°	8°	8°	-
INTERNAL CORROSION PROTECTION	Y	Y	Y	Y
PROPERTY CONNECTION TYPE	I	I	I	I

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
V	STRAIGHT THROUGH SEWER SEQ DWG SEQ-1303-1	B	NON-TRAFFICABLE LID
W	OBLIQUE 45° "Y" JUNCTION SEQ DWG SEQ-1303-1	D	TRAFFICABLE LID
X	INTERNAL BACKDROP SEQ DWG SEQ-1303-1	C	COMPOSITE
Z	VERTICAL DROP JUNCTION STD DWG SEQ-1314-1	CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH	
		TRENCHSTOPS, BULKHEADS & CONCRETE ENCASEMENTS	

RIGSS STRUCTURE TYPES	
P3	1050mm DIA. PRE-CAST MAINTENANCE HOLE WITH CONVERSION SLAB AND PRE-CAST BASE. INSTALL CLASS D 'COMPOSITE' COVER. SEQ STD DWG SEQ-1300-1
C	1500mm DIA. CAST-IN-SITU MAINTENANCE HOLE INSTALL DUCTILE IRON CLASS D 'COMPOSITE' COVER. REFER SEQ STD DWG SEQ-1307-1. REFER NOTE 12
J1	TYPE "J1" MAINTENANCE SHAFT (3.0m MAXIMUM DEPTH TO IL) SEQ STD DWG SEQ-1314-2
BND	LONG RADIUS BEND (R3.0m) SEQ STD DWG SEQ-1314-3

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
W	OBLIQUE 45° "Y" JUNCTION (250mm-600mm DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-1314-1 AND 1314-2

RIGSS GENERAL NOTES	
1	ALL uPVC SEWER PIPE TO BE CLASS SN8 INCLUDING ALL PROPERTY CONNECTIONS.
2	EMBEDMENT TYPES AS INDICATED ON LONGITUDINAL SECTIONS AND SEQ-1201-1
3	ALL BENDS TO BE LONG RADIUS BEND, 3.0m RADIUS. REFER DWG SEQ-1314-3
4	ALL MAINTENANCE SHAFTS (MS) SHALL HAVE 300mmø PVC RISERS, AND NOT EXCEED 3.0m DEPTH (FSL TO INVERT LEVEL).
5	CONTRACTOR TO VERIFY DOWNSTREAM EXISTING PIPE LEVELS PRIOR TO COMMENCEMENT OF PIPEWORK.
6	POLYETHYLENE (PE) LINING TO BE INSTALLED TO ALL MAINTENANCE STRUCTURES TYPE P3. REFER LONGITUDINAL SECTIONS. REFER ALSO SEQ-SPS-1407-1-A & 2-B
7	WHERE NOTED ON THE DRAWINGS, CONTRACTOR TO CONSTRUCT BRIDGING SLAB SPANNING THE SEWER TRENCH. REFER TYPICAL SECTIONS AND DETAILS ON DWG No. 5941 ENG OPW2 410
8	WHERE NOTED ON THE DRAWINGS, TRENCHSTOPS, BULKHEADS AND CONCRETE ENCASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE SEQ SEWER CODE.
9	ALL PROPERTY CONNECTIONS TO BE 150ø uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
10	DESIGN OF DEEP SEWER STRUCTURES GREATER THAN 5 METRES TO BE CARRIED OUT BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH SEQ SEWER CODE CLAUSE 4.6.2.2, AND PE LINING REQUIREMENTS. REFER ALSO NOTE 12.
11	ALL MAINTENANCE HOLES WHERE TRAFFICABLE LIDS ARE SPECIFIED TO BE COMPOSITE LIDS AND FRAMES.
12	(NON-CORROSIVE). FOR ALL MANHOLES WHERE INTERNAL PROTECTION COATINGS ARE REQUIRED AS PER CLAUSE 7.6.2(1) TO (VII) OF THE SEWERAGE CLAUSE. REFER SEQ CIVIL IPAM LIST.
13	MAINTENANCE HOLES OVER 6.0m DEEP REQUIRE SPECIAL DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AS PER SEQ STD DWG SEQ-1307-1
14	REFER TO ATTACHED PROTEST ENGINEERING FORM IS DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP

DATUM RL	7.000		
PROPERTY DESCRIPTION	ROAD	ROAD	ROAD
PIPE SIZE (mm), CLASS	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8
GRADE (1 IN X) CTR - CTR OF STRUCTURE	1 IN 100	1 IN 100	1 IN 100
LENGTH	10.986	10.986	10.986
EMBEDMENT TYPE	3	3	3
PIPE GRADE (%)	1.000%	1.000%	1.000%
DEPTH TO INVERT	4.917 4.876	4.893 4.854	4.842 4.801
INVERT LEVEL	13.202 13.242	13.352 13.391	13.501 13.542
FINISHED SURFACE LEVEL	18.119	18.245	18.343
EXISTING SURFACE LEVEL	12.696	12.440	12.894
CHAINAGE	452.567 463.573	463.573 474.560	474.560 485.546

LINE 7

S12/7

D/C	D/C	D/C	D/C
P3	P3	P3	P3
V	V	V	V
7			
Y	Y	Y	Y
-	-	-	-

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
B	NON-TRAFFICABLE LID	D	TRAFFICABLE LID
C	COMPOSITE	CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH	
		TRENCHSTOPS, BULKHEADS & CONCRETE ENCASEMENTS	

RIGSS STRUCTURE TYPES	
P3	1050mm DIA. PRE-CAST MAINTENANCE HOLE WITH CONVERSION SLAB AND PRE-CAST BASE. INSTALL CLASS D 'COMPOSITE' COVER. SEQ STD DWG SEQ-1300-1
C	1500mm DIA. CAST-IN-SITU MAINTENANCE HOLE INSTALL DUCTILE IRON CLASS D 'COMPOSITE' COVER. REFER SEQ STD DWG SEQ-1307-1. REFER NOTE 12
J1	TYPE "J1" MAINTENANCE SHAFT (3.0m MAXIMUM DEPTH TO IL) SEQ STD DWG SEQ-1314-2
BND	LONG RADIUS BEND (R3.0m) SEQ STD DWG SEQ-1314-3

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
W	OBLIQUE 45° "Y" JUNCTION (250mm-600mm DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-1314-1 AND 1314-2

RIGSS GENERAL NOTES	
1	ALL uPVC SEWER PIPE TO BE CLASS SN8 INCLUDING ALL PROPERTY CONNECTIONS.
2	EMBEDMENT TYPES AS INDICATED ON LONGITUDINAL SECTIONS AND SEQ-1201-1
3	ALL BENDS TO BE LONG RADIUS BEND, 3.0m RADIUS. REFER DWG SEQ-1314-3
4	ALL MAINTENANCE SHAFTS (MS) SHALL HAVE 300mmø PVC RISERS, AND NOT EXCEED 3.0m DEPTH (FSL TO INVERT LEVEL).
5	CONTRACTOR TO VERIFY DOWNSTREAM EXISTING PIPE LEVELS PRIOR TO COMMENCEMENT OF PIPEWORK.
6	POLYETHYLENE (PE) LINING TO BE INSTALLED TO ALL MAINTENANCE STRUCTURES TYPE P3. REFER LONGITUDINAL SECTIONS. REFER ALSO SEQ-SPS-1407-1-A & 2-B
7	WHERE NOTED ON THE DRAWINGS, CONTRACTOR TO CONSTRUCT BRIDGING SLAB SPANNING THE SEWER TRENCH. REFER TYPICAL SECTIONS AND DETAILS ON DWG No. 5941 ENG OPW2 410
8	WHERE NOTED ON THE DRAWINGS, TRENCHSTOPS, BULKHEADS AND CONCRETE ENCASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE SEQ SEWER CODE.
9	ALL PROPERTY CONNECTIONS TO BE 150ø uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
10	DESIGN OF DEEP SEWER STRUCTURES GREATER THAN 5 METRES TO BE CARRIED OUT BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH SEQ SEWER CODE CLAUSE 4.6.2.2, AND PE LINING REQUIREMENTS. REFER ALSO NOTE 12.
11	ALL MAINTENANCE HOLES WHERE TRAFFICABLE LIDS ARE SPECIFIED TO BE COMPOSITE LIDS AND FRAMES.
12	(NON-CORROSIVE). FOR ALL MANHOLES WHERE INTERNAL PROTECTION COATINGS ARE REQUIRED AS PER CLAUSE 7.6.2(1) TO (VII) OF THE SEWERAGE CLAUSE. REFER SEQ CIVIL IPAM LIST.
13	MAINTENANCE HOLES OVER 6.0m DEEP REQUIRE SPECIAL DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AS PER SEQ STD DWG SEQ-1307-1
14	REFER TO ATTACHED PROTEST ENGINEERING FORM IS DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP

DATUM RL	10.000		
PROPERTY DESCRIPTION	ROAD	ROAD	ROAD
PIPE SIZE (mm), CLASS	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8
GRADE (1 IN X) CTR - CTR OF STRUCTURE	1 IN 67	1 IN 67	1 IN 67
LENGTH	111.820	111.820	111.820
EMBEDMENT TYPE	4	4	4
PIPE GRADE (%)	1.500%	1.500%	1.500%
DEPTH TO INVERT	1.872 1.872	1.872 1.872	1.872 1.872
INVERT LEVEL	12.193 15.292	12.193 15.292	12.193 15.292
FINISHED SURFACE LEVEL	17.165	17.165	17.165
EXISTING SURFACE LEVEL	20.872	20.872	20.872
CHAINAGE	452.567 463.573	463.573 474.560	474.560 485.546

LINE 8

S1/8

D/C	D/C	D/C	D/C
P3	P3	P3	P3
V	V	V	V
I	I	I	I
Y	Y	Y	Y
I	I	I	I

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
B	NON-TRAFFICABLE LID	D	TRAFFICABLE LID
C	COMPOSITE	CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH	
		TRENCHSTOPS, BULKHEADS & CONCRETE ENCASEMENTS	

RIGSS STRUCTURE TYPES	
P3	1050mm DIA. PRE-CAST MAINTENANCE HOLE WITH CONVERSION SLAB AND PRE-CAST BASE. INSTALL CLASS D 'COMPOSITE' COVER. SEQ STD DWG SEQ-1300-1
C	1500mm DIA. CAST-IN-SITU MAINTENANCE HOLE INSTALL DUCTILE IRON CLASS D 'COMPOSITE' COVER. REFER SEQ STD DWG SEQ-1307-1. REFER NOTE 12
J1	TYPE "J1" MAINTENANCE SHAFT (3.0m MAXIMUM DEPTH TO IL) SEQ STD DWG SEQ-1314-2
BND	LONG RADIUS BEND (R3.0m) SEQ STD DWG SEQ-1314-3

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
W	OBLIQUE 45° "Y" JUNCTION (250mm-600mm DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150ø) SEQ STD DWG SEQ-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-1314-1 AND 1314-2

RIGSS GENERAL NOTES	
1	ALL uPVC SEWER PIPE TO BE CLASS SN8 INCLUDING ALL PROPERTY CONNECTIONS.
2	EMBEDMENT TYPES AS INDICATED ON LONGITUDINAL SECTIONS AND SEQ-1201-1
3	ALL BENDS TO BE LONG RADIUS BEND, 3.0m RADIUS. REFER DWG SEQ-1314-3
4	ALL MAINTENANCE SHAFTS (MS) SHALL HAVE 300mmø PVC RISERS, AND NOT EXCEED 3.0m DEPTH (FSL TO INVERT LEVEL).
5	CONTRACTOR TO VERIFY DOWNSTREAM EXISTING PIPE LEVELS PRIOR TO COMMENCEMENT OF PIPEWORK.
6	POLYETHYLENE (PE) LINING TO BE INSTALLED TO ALL MAINTENANCE STRUCTURES TYPE P3. REFER LONGITUDINAL SECTIONS. REFER ALSO SEQ-SPS-1407-1-A & 2-B
7	WHERE NOTED ON THE DRAWINGS, CONTRACTOR TO CONSTRUCT BRIDGING SLAB SPANNING THE SEWER TRENCH. REFER TYPICAL SECTIONS AND DETAILS ON DWG No. 5941 ENG OPW2 410
8	WHERE NOTED ON THE DRAWINGS, TRENCHSTOPS, BULKHEADS AND CONCRETE ENCASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE SEQ SEWER CODE.
9	ALL PROPERTY CONNECTIONS TO BE 150ø uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
10	DESIGN OF DEEP SEWER STRUCTURES GREATER THAN 5 METRES TO BE CARRIED OUT BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH SEQ SEWER CODE CLAUSE 4.6.2.2, AND PE LINING REQUIREMENTS. REFER ALSO NOTE 12.
11	ALL MAINTENANCE HOLES WHERE TRAFFICABLE LIDS ARE SPECIFIED TO BE COMPOSITE LIDS AND FRAMES.
12	(NON-CORROSIVE). FOR ALL MANHOLES WHERE INTERNAL PROTECTION COATINGS ARE REQUIRED AS PER CLAUSE 7.6.2(1) TO (VII) OF THE SEWERAGE CLAUSE. REFER SEQ CIVIL IPAM LIST.
13	MAINTENANCE HOLES OVER 6.0m DEEP REQUIRE SPECIAL DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AS PER SEQ STD DWG SEQ-1307-1
14	REFER TO ATTACHED PROTEST ENGINEERING FORM IS DATED 21/01/22 FOR STRUCTURES GREATER THAN 6m DEEP

DATUM RL	10.000		
PROPERTY DESCRIPTION	ROAD	ROAD	ROAD
PIPE SIZE (mm), CLASS	DN150 uPVC SN8	DN150 uPVC SN8	DN150 uPVC SN8
GRADE (1 IN X) CTR - CTR OF STRUCTURE	1 IN 67	1 IN 67	1 IN 67
LENGTH	111.820	111.820	111.820
EMBEDMENT TYPE	4	4	4
PIPE GRADE (%)	1.500%	1.500%	1.500%
DEPTH TO INVERT	1.872 1.872	1.872 1.872	1.872 1.872
INVERT LEVEL	12.193 15.292	12.193 15.292	12.193 15.292
FINISHED SURFACE LEVEL	17.165	17.165	17.165
EXISTING SURFACE LEVEL	20.872	20.872	20.872
CHAINAGE	452.567 463.573	463.573 474.560	474.560 485.546

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW2021/1255

Dated: 27 June 2022

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

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
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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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 8 OF 10

C	31/01/22	NOTE 13 ADDED	JH	MG
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG
A	30/07/21	ORIGINAL ISSUE	LAB	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES

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

VERT: Scale 1:50 - Lengths are in Metres.

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No: 5941 ENG OPW2 617 Rev. No: C

MAINTENANCE HOLE / SHAFT No.

S2/8

S3/8

S4/8

S4/7

S1/9

MH / MS COVER TYPE	D/C
MH / MS TYPE	P3
MH / MS DROP TYPE	V
LINE DEFLECTION & BRANCHES	-
INTERNAL CORROSION PROTECTION	Y
PROPERTY CONNECTION TYPE	I

RIGSS STRUCTURE DROPS		RIGSS STRUCTURE LIDS	
V	STRAIGHT THROUGH SEWER SEQ DWG SEQ-SEW-1303-1	B	NON-TRAFFICABLE LID
W	OBLIQUE 45° "Y" JUNCTION SEQ DWG SEQ-SEW-1303-1	D	TRAFFICABLE LID
X	INTERNAL BACKDROP SEQ DWG SEQ-SEW-1303-1	C	COMPOSITE
Z	VERTICAL DROP JUNCTION STD DWG SEQ-SEW-1314-1	CONSTRUCT BRIDGING STRUCTURE SPANNING THE SEWER TRENCH	
		TRENCHSTOPS, BULKHEADS & CONCRETE ENCASUREMENTS	

RIGSS STRUCTURE TYPES	
P3	1050mm DIA. PRE-CAST MAINTENANCE HOLE WITH CONVERSION SLAB AND PRE-CAST BASE. INSTALL CLASS D 'COMPOSITE' COVER. SEQ STD DWG SEQ-SEW-1300-1
C	1500mm DIA. CAST-IN-SITU MAINTENANCE HOLE INSTALL DUCTILE IRON CLASS D 'COMPOSITE' COVER. REFER SEQ STD DWG SEQ-SEW-1307-1. REFER NOTE 12
J1	TYPE "J1" MAINTENANCE SHAFT (3.0m MAXIMUM DEPTH TO IL) SEQ STD DWG SEQ-SEW-1314-2
BND	LONG RADIUS BEND (R3.0m) SEQ STD DWG SEQ-SEW-1314-3

RIGSS PROPERTY CONNECTION TYPES	
V	STRAIGHT THROUGH SEWER (250mm MAX. DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
W	OBLIQUE 45° "Y" JUNCTION (250mm-600mm DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
X	INTERNAL BACKDROP (600mm MIN. DROP FOR 150#) SEQ STD DWG SEQ-SEW-1303-1
Z	DROP JUNCTION TO DN300 RISER OF MAINTENANCE SHAFT SEQ STD DWG SEQ-SEW-1314-1 AND 1314-2

RIGSS GENERAL NOTES	
1	ALL uPVC SEWER PIPE TO BE CLASS SN8 INCLUDING ALL PROPERTY CONNECTIONS.
2	EMBEDMENT TYPES AS INDICATED ON LONGITUDINAL SECTIONS AND SEQ-SEW-1201-1
3	ALL BENDS TO BE LONG RADIUS BEND, 3.0m RADIUS. REFER DWG SEQ-SEW-1314-3
4	ALL MAINTENANCE SHAFTS (MS) SHALL HAVE 300mm# PVC RISERS, AND NOT EXCEED 3.0m DEPTH (FSL TO INVERT LEVEL).
5	CONTRACTOR TO VERIFY DOWNSTREAM EXISTING PIPE LEVELS PRIOR TO COMMENCEMENT OF PIPEWORK.
6	POLYETHYLENE (PE) LINING TO BE INSTALLED TO ALL MAINTENANCE STRUCTURES TYPE P3. REFER LONGITUDINAL SECTIONS. REFER ALSO SEQ-SPS-1407-1-A & 2-B
7	WHERE NOTED ON THE DRAWINGS, CONTRACTOR TO CONSTRUCT BRIDGING SLAB SPANNING THE SEWER TRENCH. REFER TYPICAL SECTIONS AND DETAILS ON DWG No. 5941 ENG OPW2 410
8	WHERE NOTED ON THE DRAWINGS, TRENCHSTOPS, BULKHEADS AND CONCRETE ENCASUREMENTS TO BE INSTALLED IN ACCORDANCE WITH THE SEQ SEWER CODE.
9	ALL PROPERTY CONNECTIONS TO BE 150# uPVC CLASS SN8 UNLESS NOTED OTHERWISE.
10	DESIGN OF DEEP SEWER STRUCTURES GREATER THAN 5 METRES TO BE CARRIED OUT BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER IN ACCORDANCE WITH SEQ SEWER CODE CLAUSE 4.6.2.2, AND PE LINING REQUIREMENTS. REFER ALSO NOTE 12.
11	ALL MAINTENANCE HOLES WHERE TRAFFICABLE LIDS ARE SPECIFIED TO BE COMPOSITE LIDS AND FRAMES.
12	(NON-CORROSIVE). FOR ALL MANHOLES WHERE INTERNAL PROTECTION COATINGS ARE REQUIRED AS PER CLAUSE 7.6.2(1) TO (VII) OF THE SEWERAGE CLAUSE. REFER SEQ CIVIL IPAM LIST.
13	MAINTENANCE HOLES OVER 6.0m DEEP REQUIRE SPECIAL DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AS PER SEQ STD DWG SEQ-SEW-1307-1

DATUM RL 13.000

PROPERTY DESCRIPTION	ROAD	ROAD
PIPE SIZE (mm), CLASS	DN150 uPVC SN8	DN150 uPVC SN8
GRADE (1 IN X) CTR - CTR OF STRUCTURE	1 IN 90	1 IN 100
LENGTH	101.604	18.950
EMBEDMENT TYPE	4	4
PIPE GRADE (%)	1.108%	1.000%
DEPTH TO INVERT	3.951 3.931	3.796 3.716
INVERT LEVEL	18.250 18.270	19.396 19.476
FINISHED SURFACE LEVEL	22.201	23.191
EXISTING SURFACE LEVEL	25.444	25.066
CHAINAGE	231.820	333.424

LINE 8

5.000

PROPERTY DESCRIPTION	ROAD
PIPE SIZE (mm), CLASS	DN150 uPVC SN8
GRADE (1 IN X) CTR - CTR OF STRUCTURE	1 IN 100
LENGTH	38.950
EMBEDMENT TYPE	4
PIPE GRADE (%)	1.000%
DEPTH TO INVERT	5.801 4.958
INVERT LEVEL	10.610 11.452
FINISHED SURFACE LEVEL	16.410
EXISTING SURFACE LEVEL	16.022
CHAINAGE	338.950

LINE 9

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW2021/1255

Dated: 27 June 2022

Development shall comply with the
conditions of approval as detailed in the
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Scheme, Local Laws and Planning Policies



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

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
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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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 9 OF 10

C	31/01/22	NOTE 13 ADDED	JH	MG
B	10/09/21	INFORMATION REQUEST RESPONSE	LAB	MG
A	30/07/21	ORIGINAL ISSUE	LAB	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES

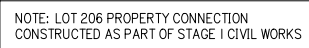
Scale 1:500 - Lengths are in Metres.
HORZ: 0 5 10 15 20 25 30 35 40

Scale 1:50 - Lengths are in Metres.
VERT: 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

Scale at A1: AS SHOWN

Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No: 5941 ENG OPW2 618 Rev. No: C



The image displays two logos. The top logo is for 'gassman development perspectives', featuring a stylized blue and white graphic of a building or staircase on the left, with the text 'gassman development perspectives' in a bold, sans-serif font to its right. Below this, the text 'est. 1985' is visible. Underneath the main logo, a line of text lists services: 'planning | environment | landscape | engineering | survey'. Below that is contact information: 'T: 3807 3333 | F: 3287 5461 | www.gassman.com.au'. The bottom logo is for 'FRASERS PROPERTY', featuring a stylized red and grey graphic of a building or flame on the left, with the text 'FRASERS PROPERTY' in a bold, sans-serif font to its right. Below this logo, the text 'FRASERS PROPERTY (AUSTRALIA) PTY. LTD.' is displayed.

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 10 OF 10

SCALE IN METRES

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



A horizontal scale bar with a black line and white tick marks. The numbers 0, 5, 10, 15, 20, 25, 30, 35, and 40 are printed below the line.

VERT: Scale 1:50 - Lengths are in Metres.



A vertical scale bar with a black line and white tick marks. The numbers 0, 0.5, 1.0, 1.5, 2.0, 2.5, 3.0, 3.5, and 4.0 are printed to the left of the line.

Scale at A1:	AS SHOWN
Designed:	IG
Drafted:	LAB / IG
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10/09/2021

Drawing No:	Rev. No:
5941 ENG OPW2 619	C

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH:

CIVIL WORK DRAWINGS BY GASSMAN DEVELOPMENT
PERSPECTIVES, DRAWING NUMBER:
5934 ENG OPW1 607 (B), DATED: 10/09/2021
5934 ENG OPW1 610 (B), DATED: 10/09/2021
5934 ENG OPW1 611 (B), DATED: 10/09/2021

GENERAL NOTES:

1. ROOF SLAB DESIGNED FOR WB0 LOADING.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED. THE DRAWINGS SHALL NOT BE SCALED.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
5. HYDROTITE JOINT SEALANT DSS-0220-AD OR APPROVED EQUIVALENT TO BE USED WHEN NO FLANGE SPECIFIED ON PIPE (OTHER THAN POLYPROPYLENE PIPE) OR WHERE NOT OTHERWISE SPECIFIED.
6. LIFTING ANCHORS TO BE SWIFTLIFT OR APPROVED EQUIVALENT, 1.8 TONNE GALVANISED TO AS/NZS 4680 AND FITTED TO MANUFACTURER'S SPECIFICATION.

DESIGN DATA:

1. BACKFILL MATERIAL SHALL BE UNIFORMLY COMPACTED AS PER SEQ SPECS, DRAWING SEQ-SEW-1300-1 (C).
2. BACKFILL INTERNAL FRICTION ANGLE: 26°
3. BACKFILL SOIL DENSITY: $\leq 19 \text{ kN/m}^3$
4. LIVE LOAD SURCHARGE: 10 kPa

CONCRETE NOTES:

1. MINIMUM EXPOSURE CLASSIFICATION B2.
2. CONCRETE TO BE GRADE S40MPa/20 IN ACCORDANCE WITH AS/NZS 1379 AND AS 3600.
3. EDGES SHALL BE CHAMFERED 20x20mm ABD RE-ENTRANT ANGLES FILLETED 20x20mm.
4. BLINDING CONCRETE TO BE GRADE N20 MPa/20.
5. COVER TO STEEL REINFORCEMENT TO BE 50mm U.N.O
6. BENCHING AS PER SEQ-SEW-1302-1
7. INTERNAL CORROSION COATING (PE LINER) TO BE MECHANICALLY ANCHORED TYPE TO ALL MAINTENANCE HOLES AS PER CLAUSE 18.8 OF SEQ D&C CODE.

REINFORCEMENT NOTES:

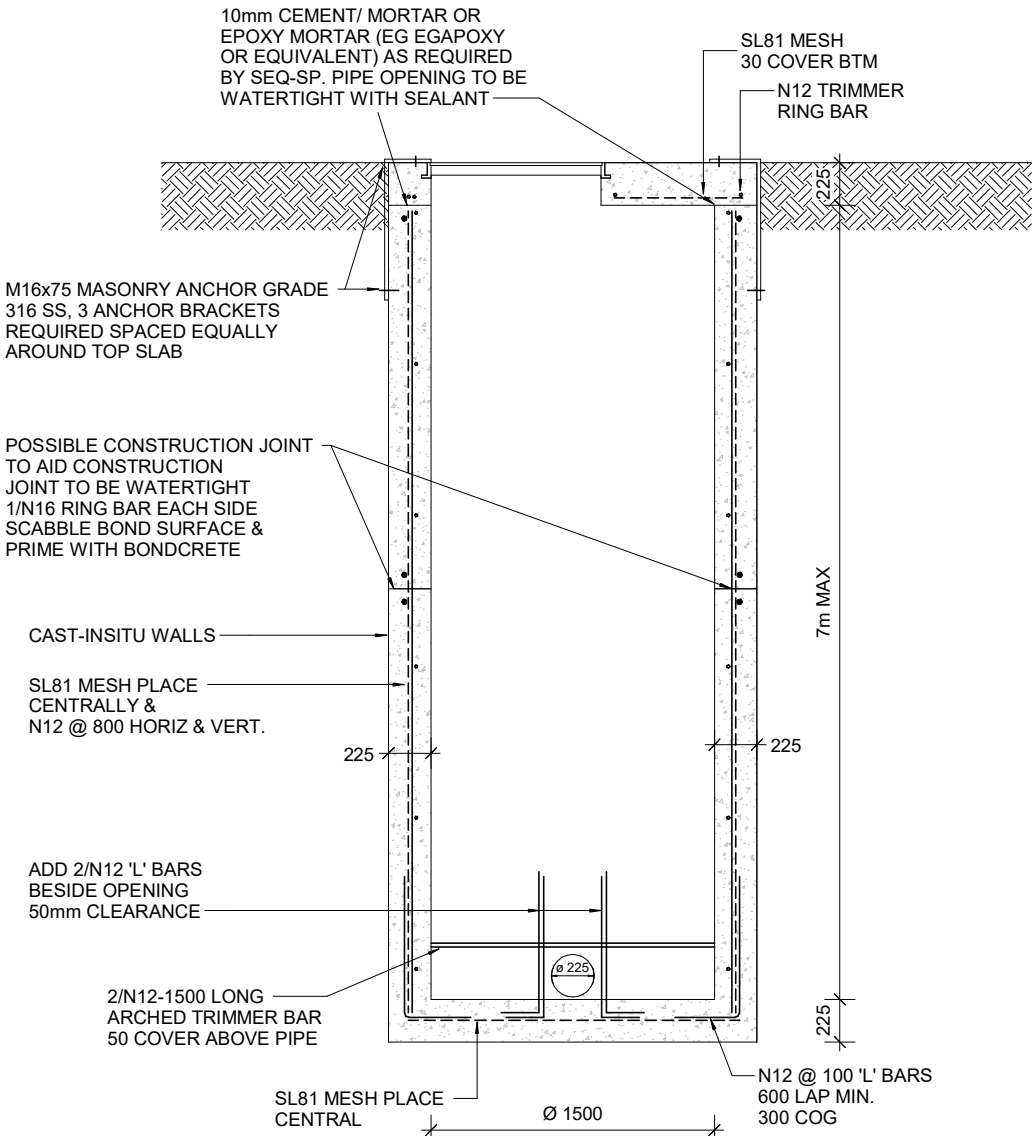
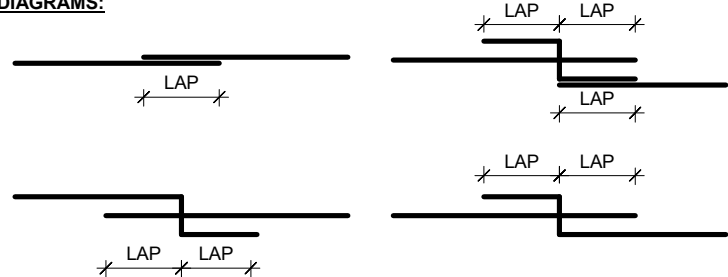
1. REINFORCEMENT TO BE GRADE D500N TO AS/NZS 4671 AND ARCS CENTERED.
2. ALL COGS SHALL BE MINIMUM OF 300 U.N.O.
3. REINFORCING MESH TO AS/NZS 4671.

FULL STRENGTH LAPS FOR SLAB AND BEAM BARS

BAR Ø	LENGTH (mm) - SEE DIAGRAMS BELOW	
	BAR WITH $\leq 300\text{mm}$ DEPTH OF CONCRETE BELOW THE BAR	BAR WITH $> 300\text{mm}$ DEPTH OF CONCRETE BELOW THE BAR
N10	300	400
N12	400	500
N16	700	800
N20	1000	1200
N24	1400	1700
N28	1700	2200

BARS IN SLABS MAY BE STOCK LENGTHS WITH FULL STRENGTH STAGGERED LAPS. (SUBJECT TO APPROVAL FROM THE STRUCTURAL ENGINEER)

DIAGRAMS:



1500 DIA ACCESS CHAMBER - MANHOLE S21/5, S22/5, & S24/5

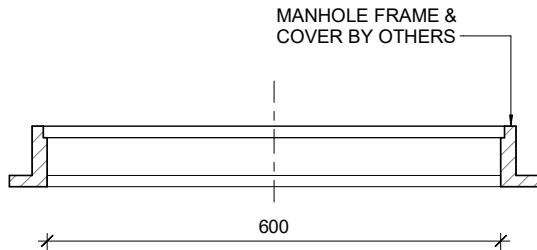
SCALE: 1 : 20

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW2021/1255

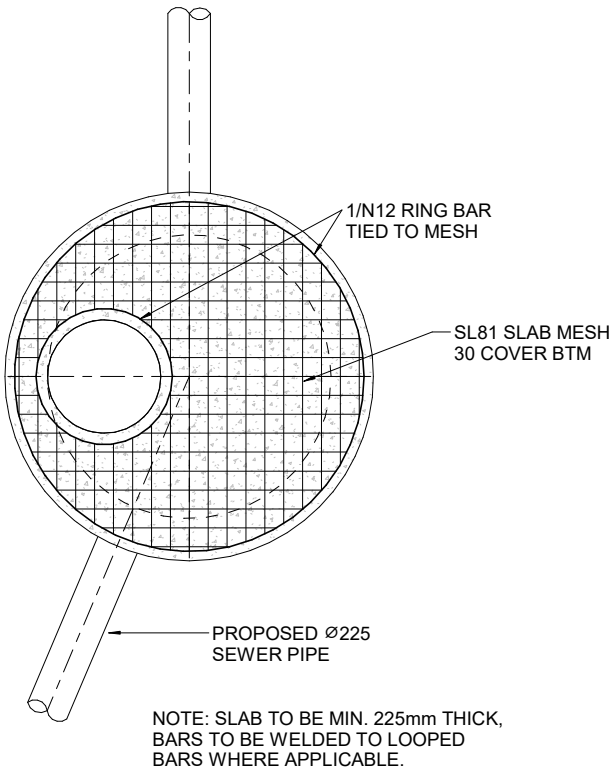
Dated: 27 June 2022

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MANHOLE ACCESS LID

SCALE: 1 : 5



CHAMBER LID SLAB REINFORCEMENT PLAN

SCALE: 1 : 20

1				21/01/2022				NT				SP			
Issue				Description				Date				Drawn			
1				FIRST ISSUE				21/01/2022				NT			
2				2nd ISSUE				21/01/2022				SP			

Client



1. This is the property of the engineer and may not be used, copied or reproduced wholly or in part without the express permission of the engineer.
2. Figured dimension take precedence over scale.
3. Verify all dimensions on site.

Project
PROPOSED SEWER MANHOLES
VANTAGE ESTATE STAGE 2
LOT 501 ON PLAN SP295994
60 STAPYLTON JACOBS WELL ROAD
STAPYLTON, QLD, 4207

Drawing Title			
SEWER ACCESS CHAMBER - MANHOLE S21, S22 & S24/5			
Drawn	Date	Scale @	A1 (1:2x @ A3)
NT	21/01/2022	As indicated	
Checked	Project No.	Dwg No.	Issue
SP	PTP/08434	100	1