

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



planning | environment | landscape | engineering | survey
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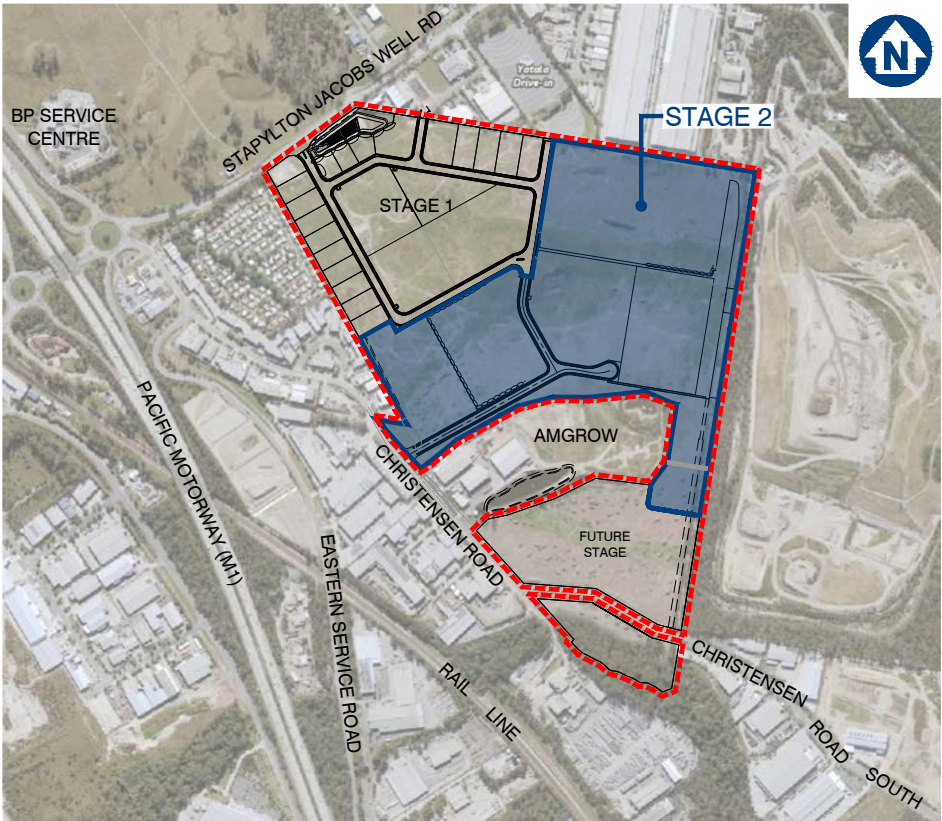
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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: MIN/2022/245

Dated: 15 July 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



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. 594I ENG BE2 001 – REV G

JUNE 2022

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

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 SUBSOIL
W	W	W	PROPOSED WATER
FW	FW	FW	PROPOSED RECYCLED WATER
OIL	OIL	OIL	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
E	E	E	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 SUBSOIL
W	W	W	EXISTING WATER
FW	FW	FW	EXISTING RECYCLED WATER
OIL	OIL	OIL	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
E	E	E	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

— RM — X — RM — X — RM — X — RM — X —	DEMOLISH RISING MAIN
— S — X — S — X — S — X — S — X —	DEMOLISH SEWER
— SW — X — SW — X — SW — X — SW — X —	DEMOLISH STORMWATER
— SS — X — SS — X — SS — X — SS — X —	DEMOLISH SUBSOIL
— W — X — W — X — W — X — W — X —	DEMOLISH WATER
— OIL — X — OIL — X — OIL — X — OIL — X —	DEMOLISH OIL
— F — X — F — X — F — X — F — X — F — X —	DEMOLISH FUEL
— HV — X — HV — X — HV — X — HV — X —	DEMOLISH HIGH VOLTAGE ELECTRICITY
— E — X — E — X — E — X — E — X — E — X —	DEMOLISH UNDERGROUND ELECTRICITY
— E — X — E — X — E — X — E — X — E — X —	DEMOLISH OVERHEAD ELECTRICITY
— L — X — L — X — L — X — L — X — L — X —	DEMOLISH LIGHTING
— G — X — G — X — G — X — G — X — G — X —	DEMOLISH GAS
— P — X — P — X — P — X — P — X — P — X —	DEMOLISH PIPELINE
— T — X — T — X — T — X — T — X — T — X —	DEMOLISH TELSTRA
— C — X — C — X — C — X — C — X — C — X —	DEMOLISH COMMUNICATIONS

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

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

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Project: **VantageYatala**
STAGE 2

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

Lot:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RL:	-

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LEGEND

B	10/01/22		INFORMATION REQUEST RESPONSE	DV	MO
A	20/11/20		ORIGINAL ISSUE	BA	MG
Issue	Date		Description	DRN	CHN

Scale at A1:	NTS
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

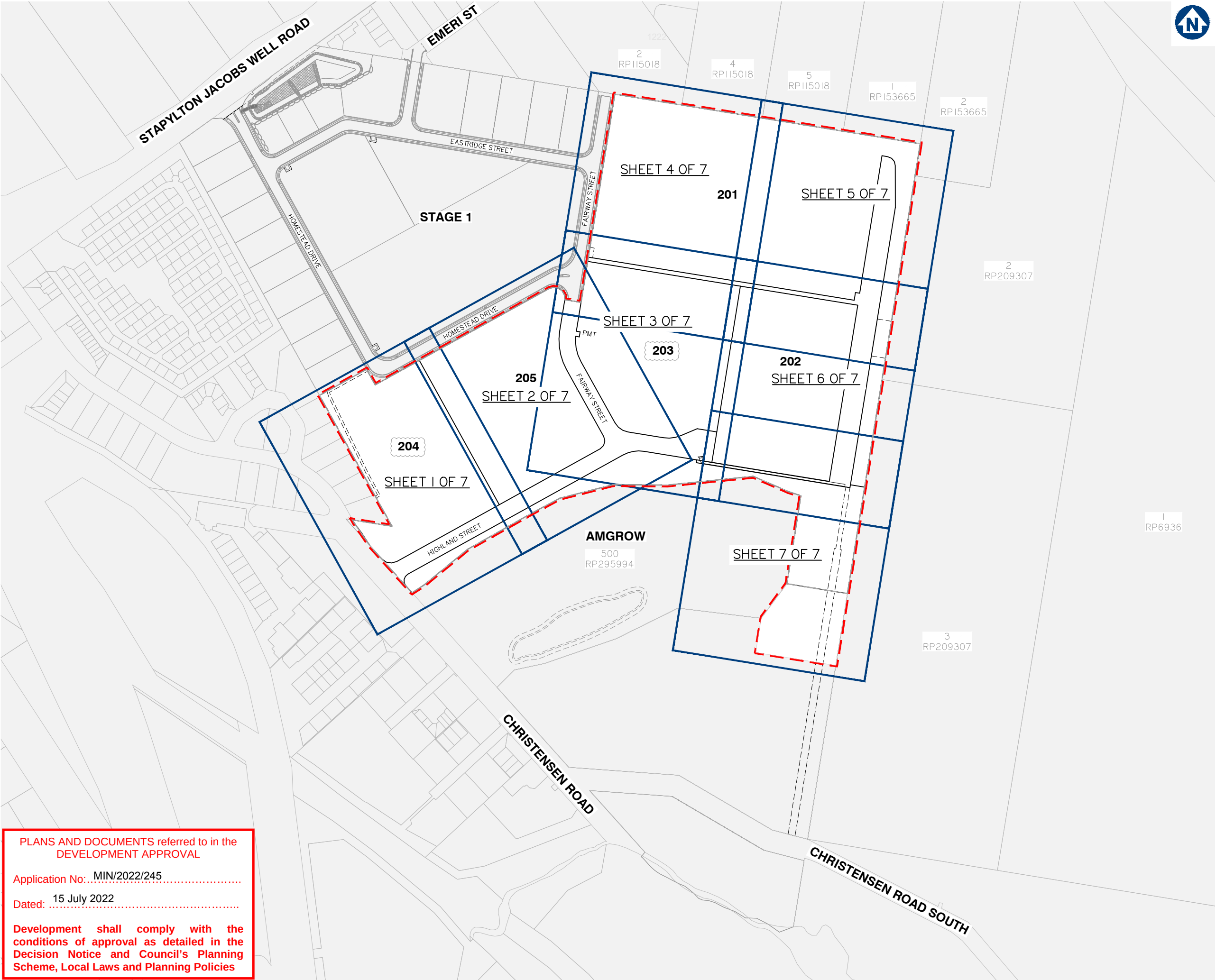
Drawing No:	Rev. No:
5941 ENG BE2 004	B

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

Application No: MIN/2022/245

Dated: 15 July 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
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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: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

KEY PLAN LAYOUT

F	24/06/22	LOT NUMBER UPDATED	LAB	MG	
E	18/05/22	LOT BOUNDARY ALIGNMENT LOT 201	LAB	MG	
D	10/01/22	BOUNDARY FOR LOT 205/206 CHANGED	DV	MG	
C	24/09/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
B	31/01/21	INFORMATION REQUEST RESPONSE	IG	MG	
A	20/11/20	ORIGINAL ISSUE	BA	MG	
Issue	Date	Description	DRN	CHK	

SCALE IN METRES



1:2500 (FULL SIZE A1)
1:5000 (HALF SIZE A3)

Scale at A1: 1:2500

Designed:	IG
Drafted:	BA
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 005

Rev. No:
F

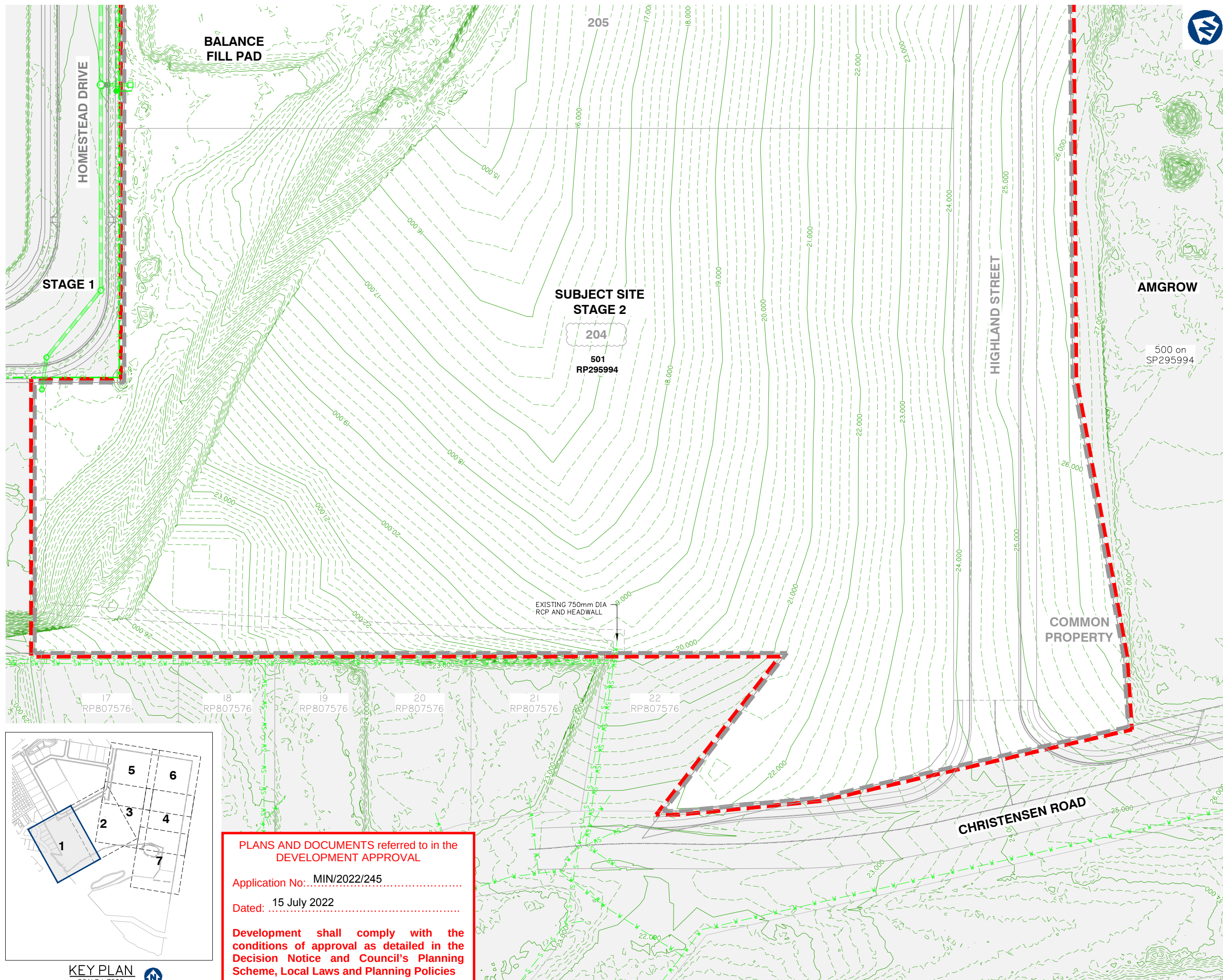
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KEY PLAN LAYOUT



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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL

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

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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 1 OF 7

Issue	Date	Description	LAB	MG
E	24/06/22	LOT NUMBER AMENDED	LAB	MG
D	23/05/22	LOT 201 BOUNDARY ALIGNMENT	LAB	MG
C	10/02/22	LOT BOUNDARY FOR 205/206 MOVED	DV	MG
B	24/09/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
A	20/11/20	ORIGINAL ISSUE	BA	MG

SCALE IN METRES

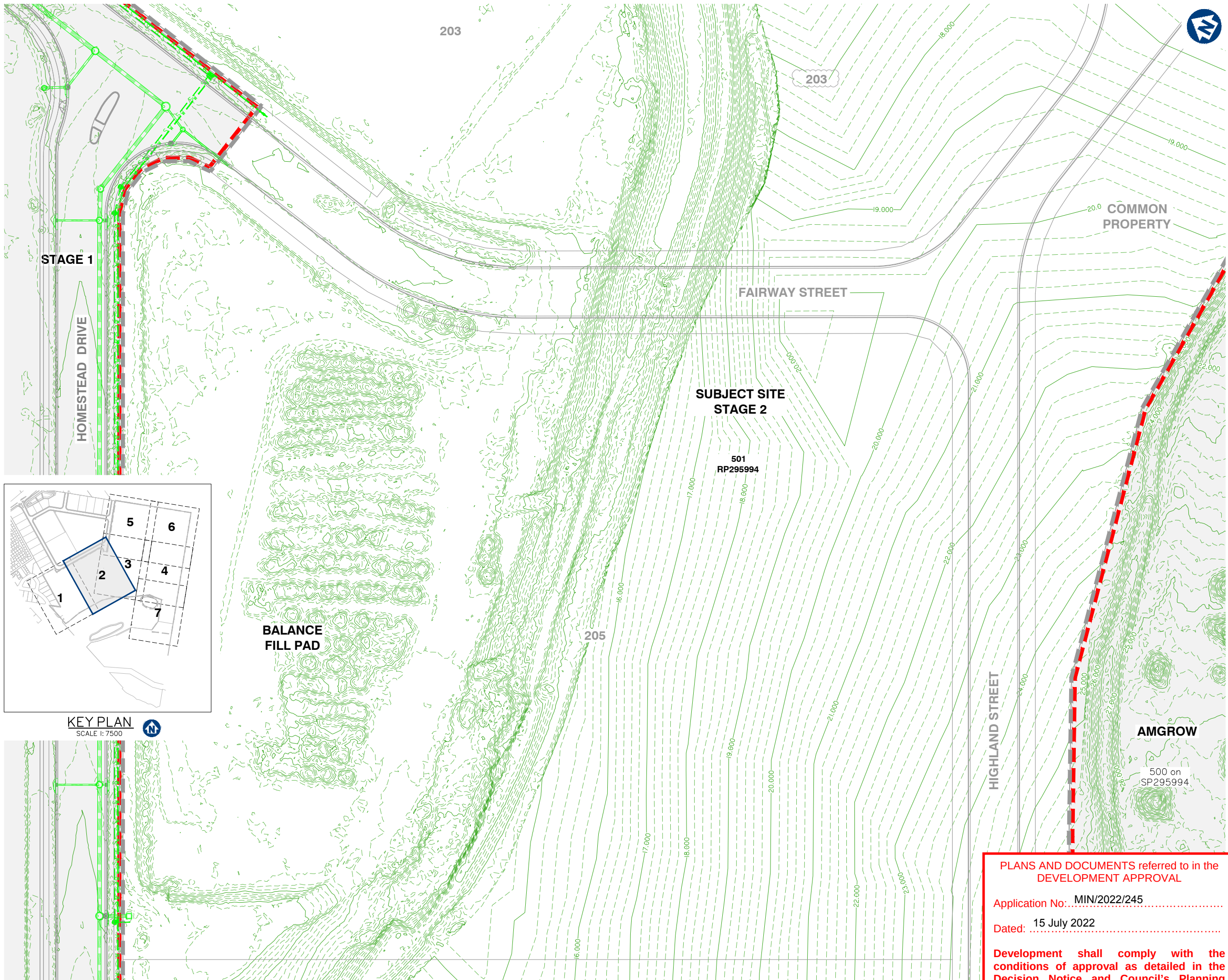
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 010Rev. No:
E

EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 7



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 2 OF 7

Issue	Date	Description	LAB	MG
D	24/06/22	LOT NUMBER AMENDED	LAB	MG
C	10/02/22	LOT BOUNDARY FOR 205/206 MOVED	DV	MG
B	24/09/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
A	20/11/20	ORIGINAL ISSUE	BA	MG

SCALE IN METRES



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

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No: 5941 ENG BE2 011
Rev. No: D

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

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Dated: 15 July 2022

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

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NOT FOR CONSTRUCTION

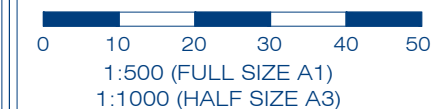
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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 3 OF 7

D	240622	LOT NUMBER AMENDED	LAB	MG	
C	230522	LOT 201207 BOUNDARY ALIGNMENT	LAB	MG	
B	240921	EXTENT OF STAGE 2 EARTHWORKS REDUCED	JG	MG	
A	201120	ORIGINAL ISSUE	BA	MG	
ISSUE	Date	Description			
			DRN	CHN	

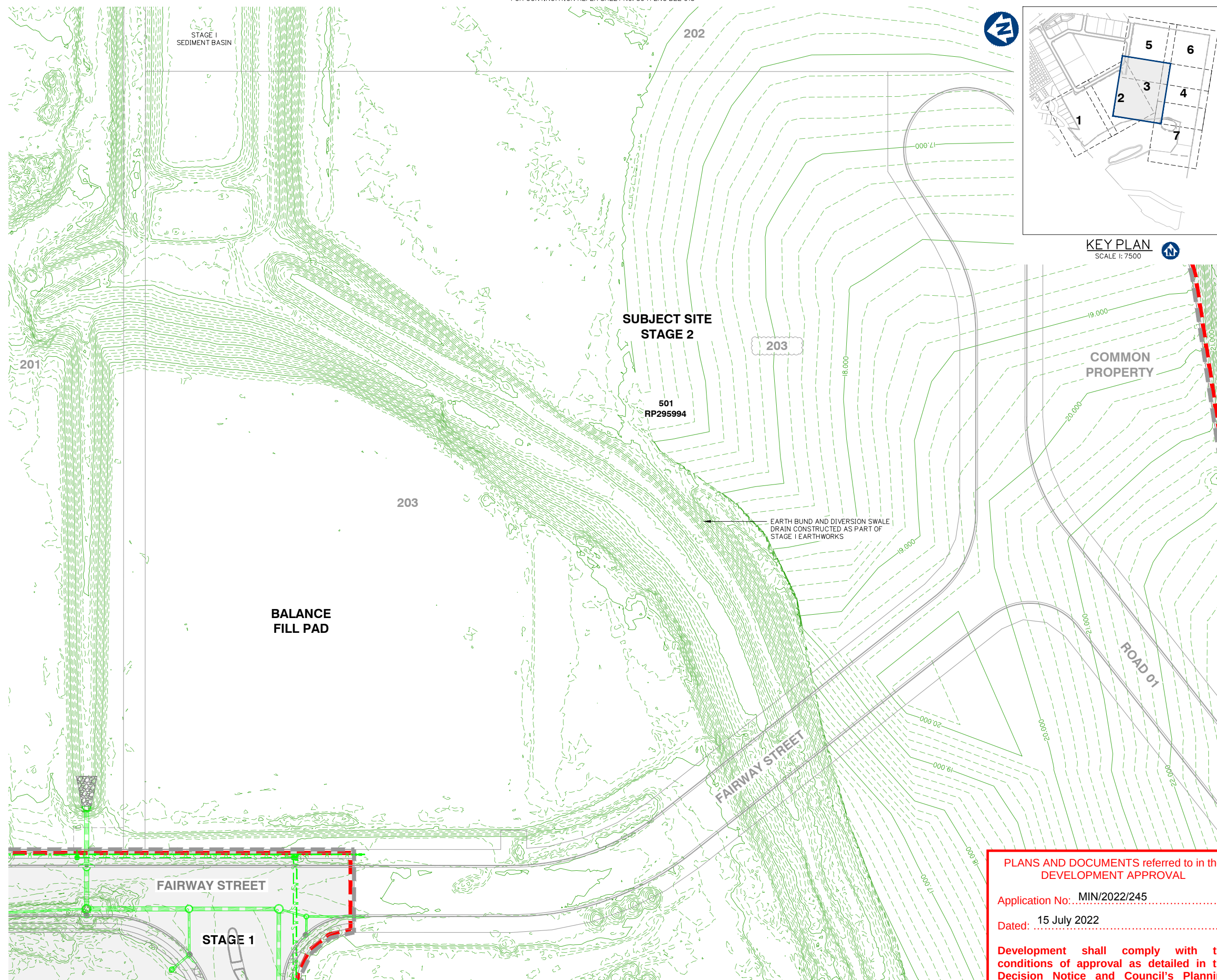
SCALE IN METRES



Scale at A1:	1:500
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24/06/2022

Drawing No:	Rev. No:
5941 ENG BE2 012	D



FOR CONTINUATION REFER SHEET No. 594I ENG BE2 01I

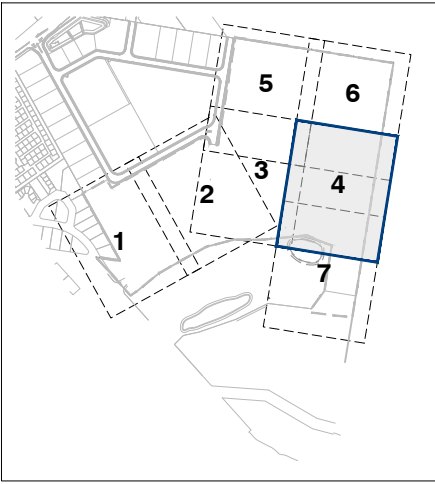
EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 7

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

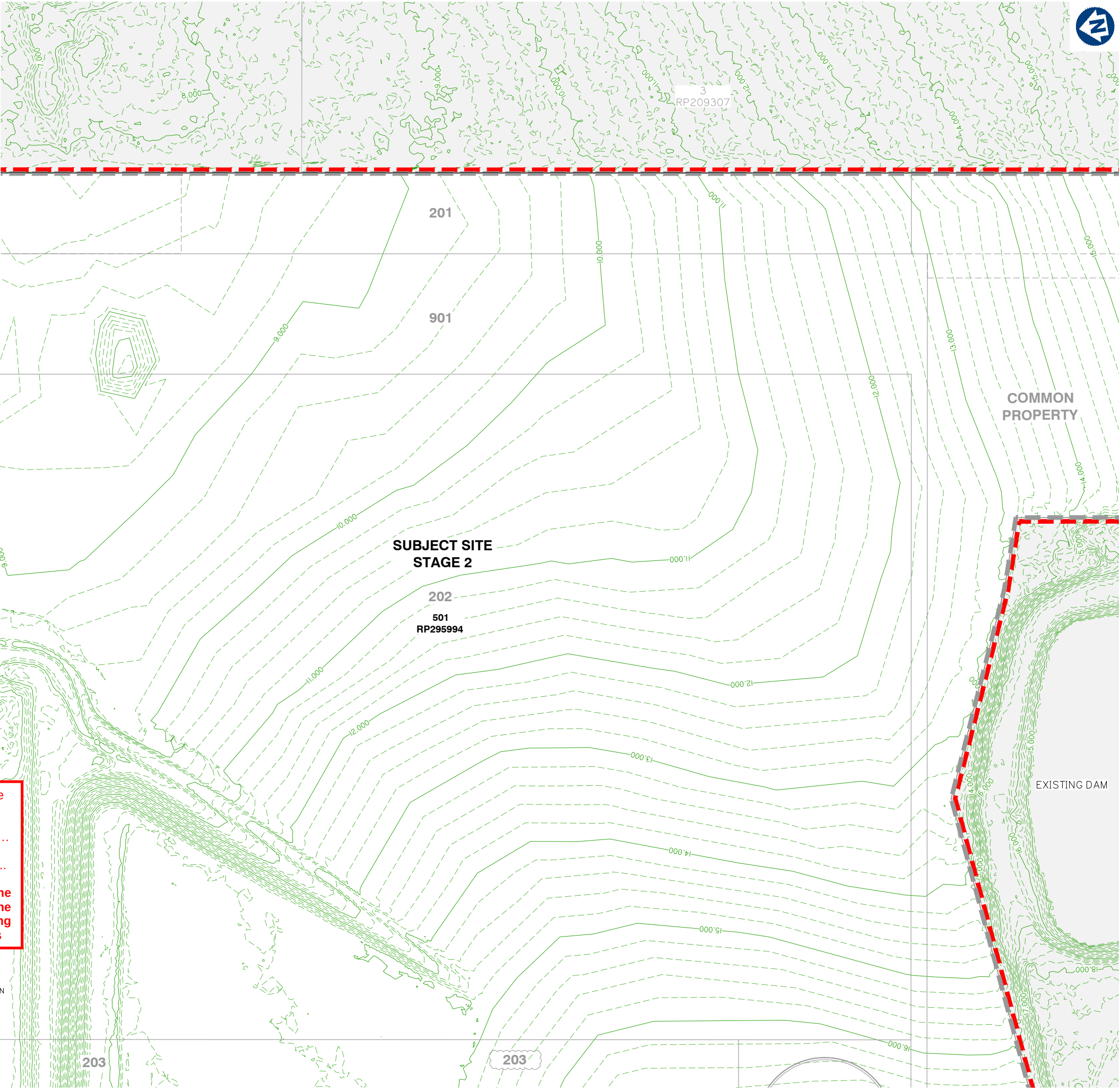
Application No: MIN/2022/245

Dated: 15 July 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



KEY PLAN
SCALE 1: 7500



FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 015

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 016

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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

STAGE 1
SEDIMENT BASIN

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 012

EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 7

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 502
Plan: SP316137
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

EXISTING SURFACE
AND FEATURES PLAN
SHEET 4 OF 7

D	24/06/22	LOT NUMBER AMENDED	LAB	MG
C	23/05/22	LOT 201/207 BOUNDARY ALIGNMENT	LAB	MG
B	24/05/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
A	20/11/20	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES

0 10 20 30 40 50

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

Scale at A1:	1:500
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24/06/2022

Drawing No: 5941 ENG BE2 013
Rev. No: D



VantageYatala
STAGE 2

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

Lot:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RI:	-

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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 5 OF 7

G	23/05/22			LOT 201 BOUNDARY ALIGNMENT			LAB		MC
B	24/09/21			EXTENT OF STAGE 2 EARTHWORKS REDUCED			IG		MO
A	2011/20			ORIGINAL ISSUE			BA		MO
Issue	Date			Description			DEN		CH

SCALE IN METRES

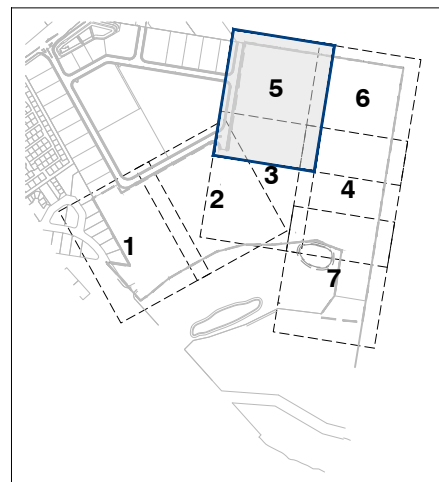


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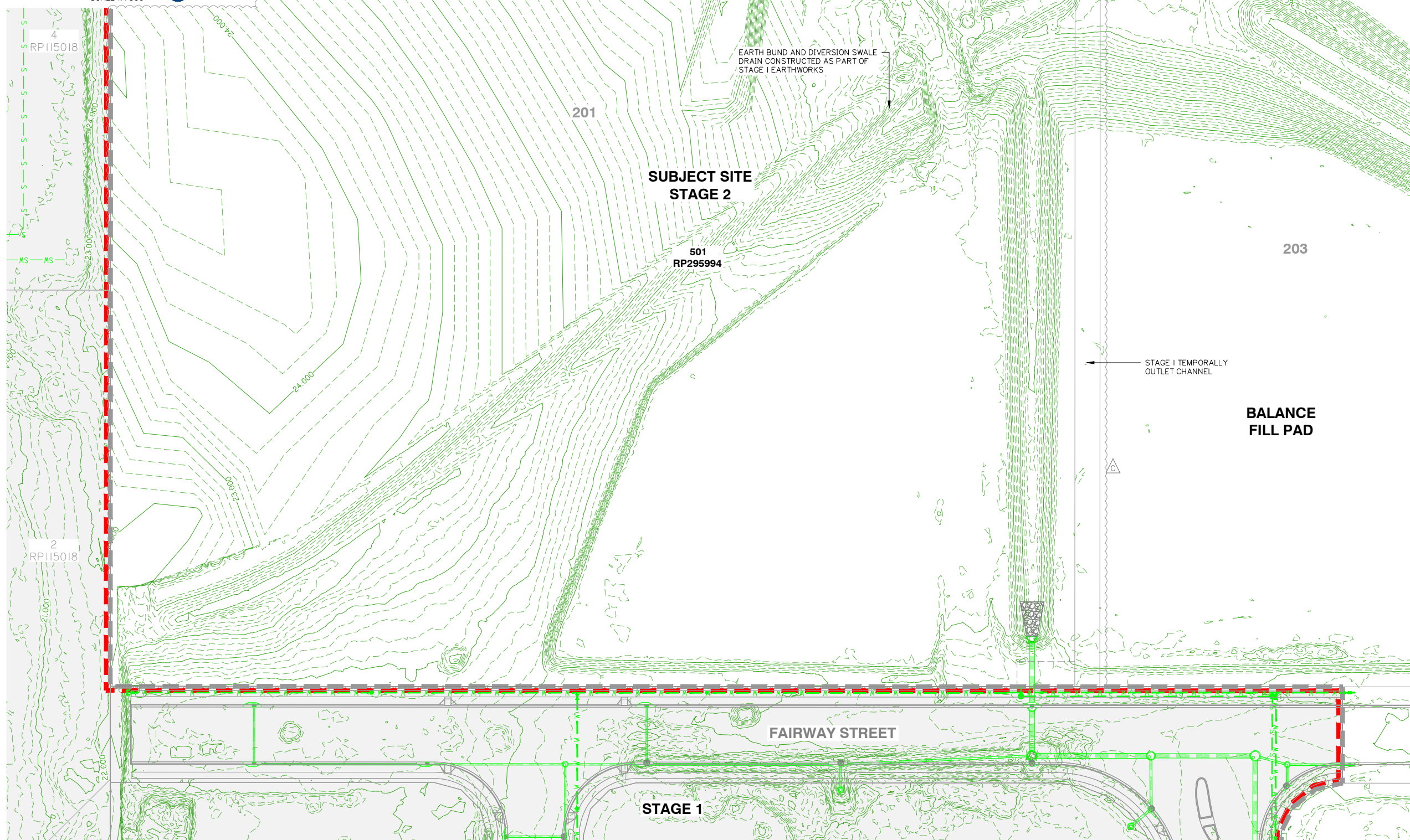
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23/05/2022

Drawing No:	Rev. No:
5941 ENG BE2 014	C



KEY PLAN
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EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 7



KEY PLAN
SCALE 1: 7500

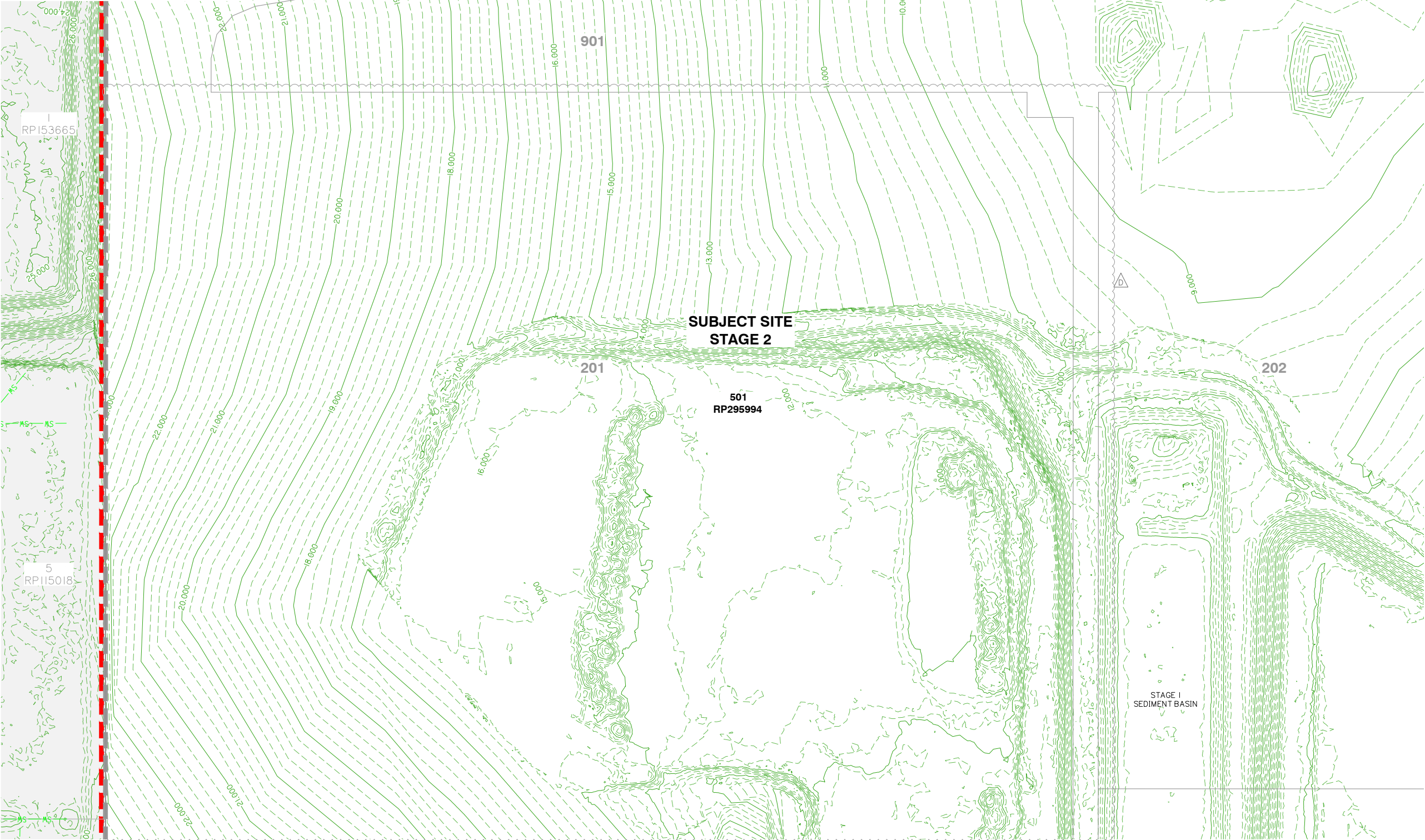


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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



FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 013

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 014

EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 7



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:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 6 OF 7

D	23/05/22	LOT 201/207 BOUNDARY MOVED	LAB	MG	
C	24/09/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
B	31/03/21	INFORMATION REQUEST RESPONSE	IG	MG	
A	20/11/20	ORIGINAL ISSUE	BA	MG	
Issue	Date	Description	DRN	CHK	

SCALE IN METRES



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

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23-05-2022

Drawing No:
5941 ENG BE2 015

Rev. No:
D



KEY PLAN
SCALE 1:7500

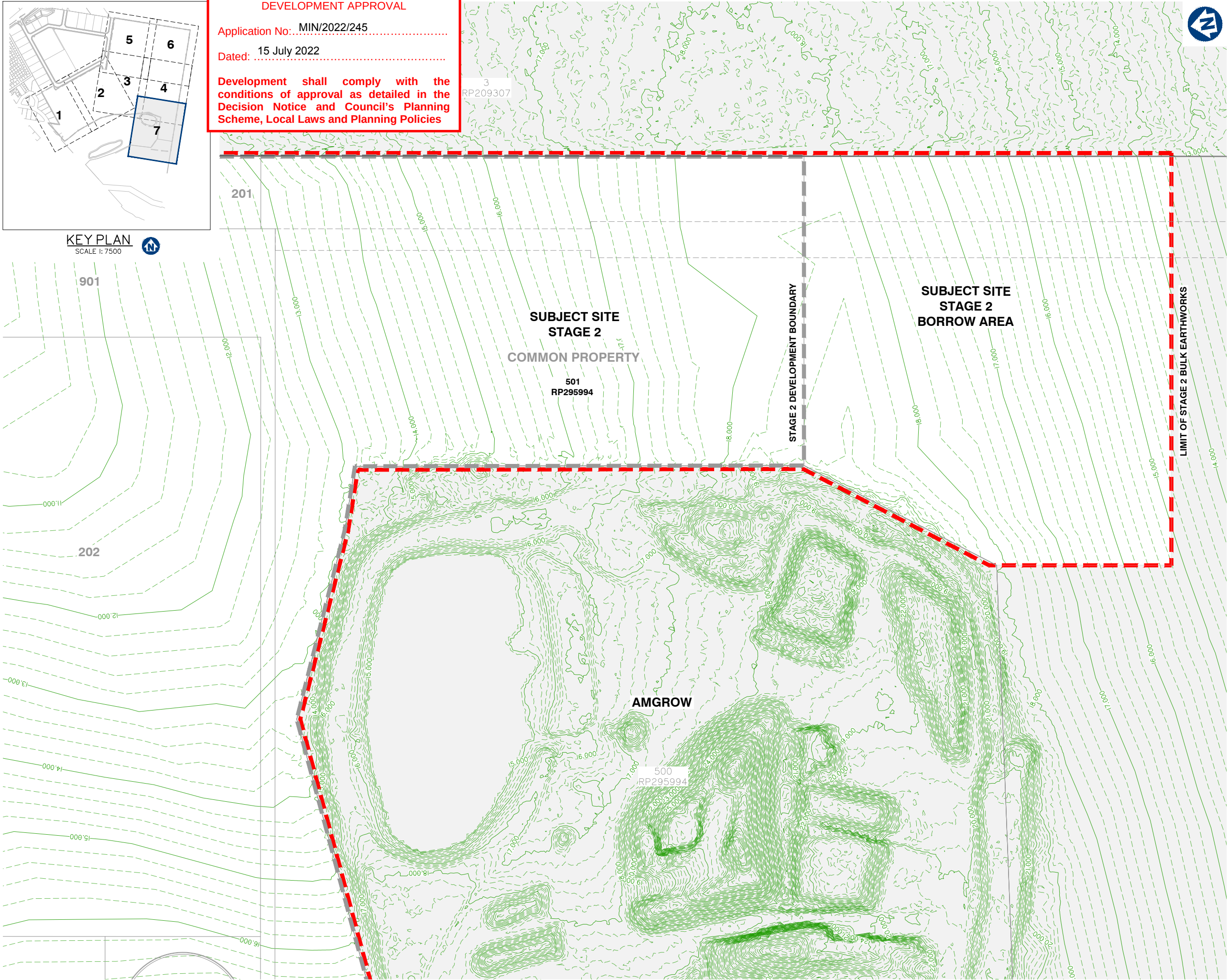
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 013



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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE
EXISTING SURFACE
AND FEATURES PLAN
SHEET 7 OF 7

B	24/09/21	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
A	20/11/20	ORIGINAL ISSUE	BA	MG	
Issue	Date	Description	DRN	CHK	

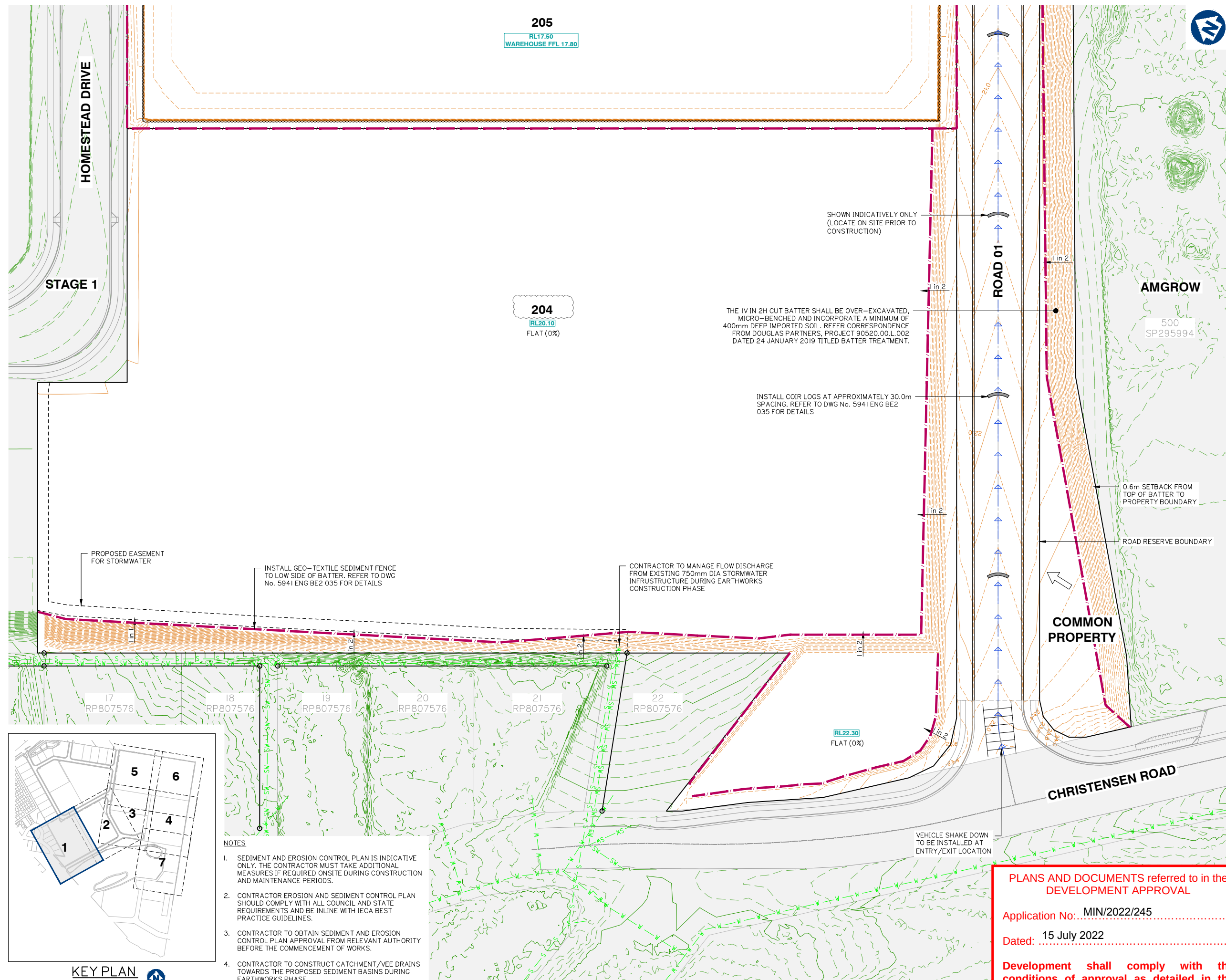
SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

Drawing No: 5941 ENG BE2 016
Rev. No: B



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: 502
Plan: SP316137
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 1 OF 7

Rev	Date	Description	BA	MG	CHK
F	24-06-2022	LOT NUMBER UPDATED	LAB	MG	
E	23-05-2022	LOT 205 BOUNDARY AND EARTHWORKS	LAB	MG	
D	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG	
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG	
A	20-11-2020	ORIGINAL ISSUE	BA	MG	
Issue	Date	Description	BA	MG	CHK

SCALE IN METRES



Scale at A1: 1:500

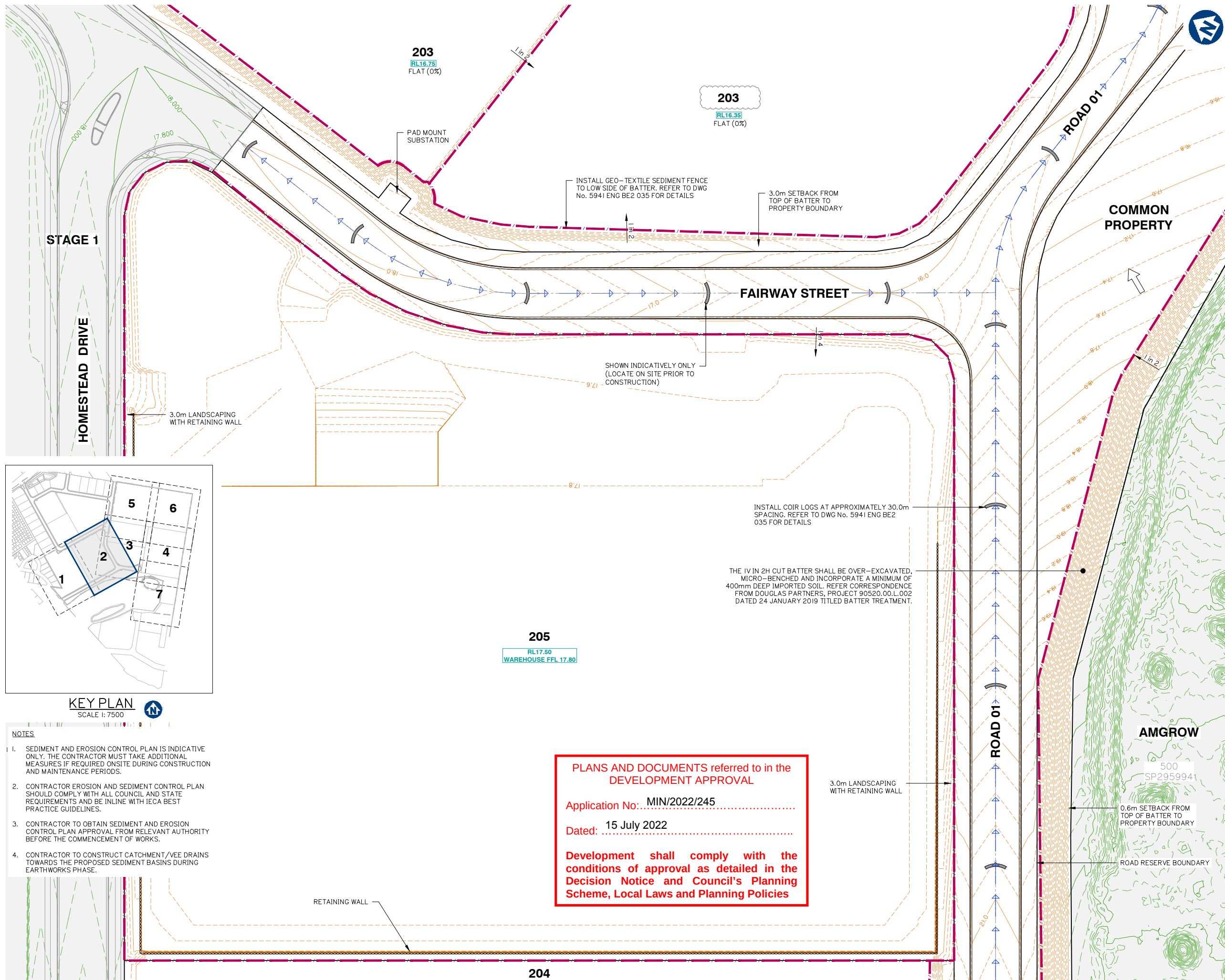
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 020Rev. No:
FPLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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



NOTES

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE 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: MIN/2022/245

Dated: 15 July 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
(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: 502
Plan: SP316137
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 2 OF 7

Rev	Date	Description	By	Check
E	24-06-2022	LOT NUMBER UPDATED	LAB	MG
D	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	By	Check

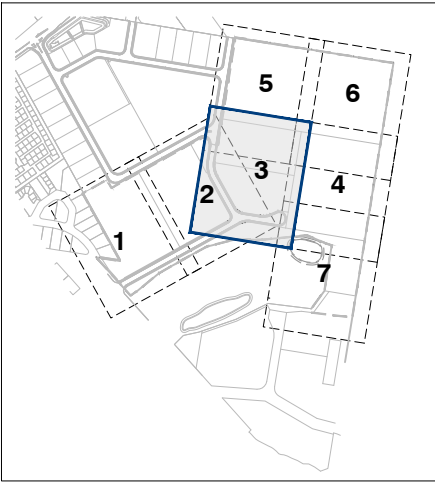
SCALE IN METRES

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

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

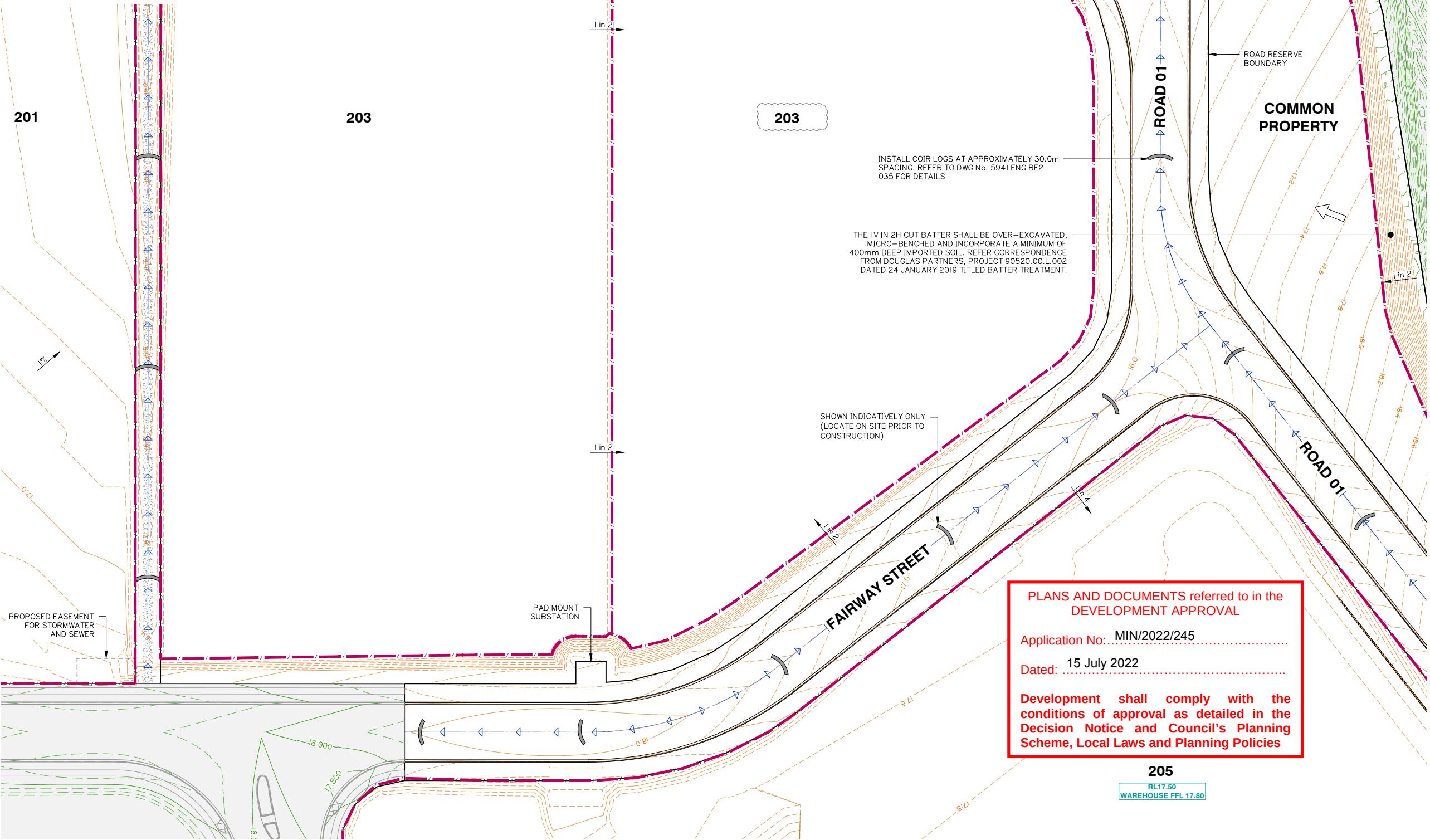
Drawing No: 5941 ENG BE2 021 Rev. No: E



KEY PLAN
SCALE 1: 7500

NOTES

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE 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.



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
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RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour interval: -
PSM: -
RL: -

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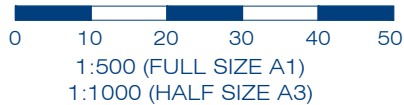
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

SEDIMENT AND
EROSION CONTROL
PLAN SHEET 3 OF 7

Issue	Date	Description	BA	MG	DRN	CHK
F	24-06-2022	LOT NUMBER UPDATED	LAB	MG		
E	23-05-2022	LOT 201 BOUNDARY ALIGNMENT	LAB	MG		
D	09-11-2021	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG		
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG		
A	20-11-2020	ORIGINAL ISSUE	BA	MG		

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 022

Rev. No:
F

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 2022

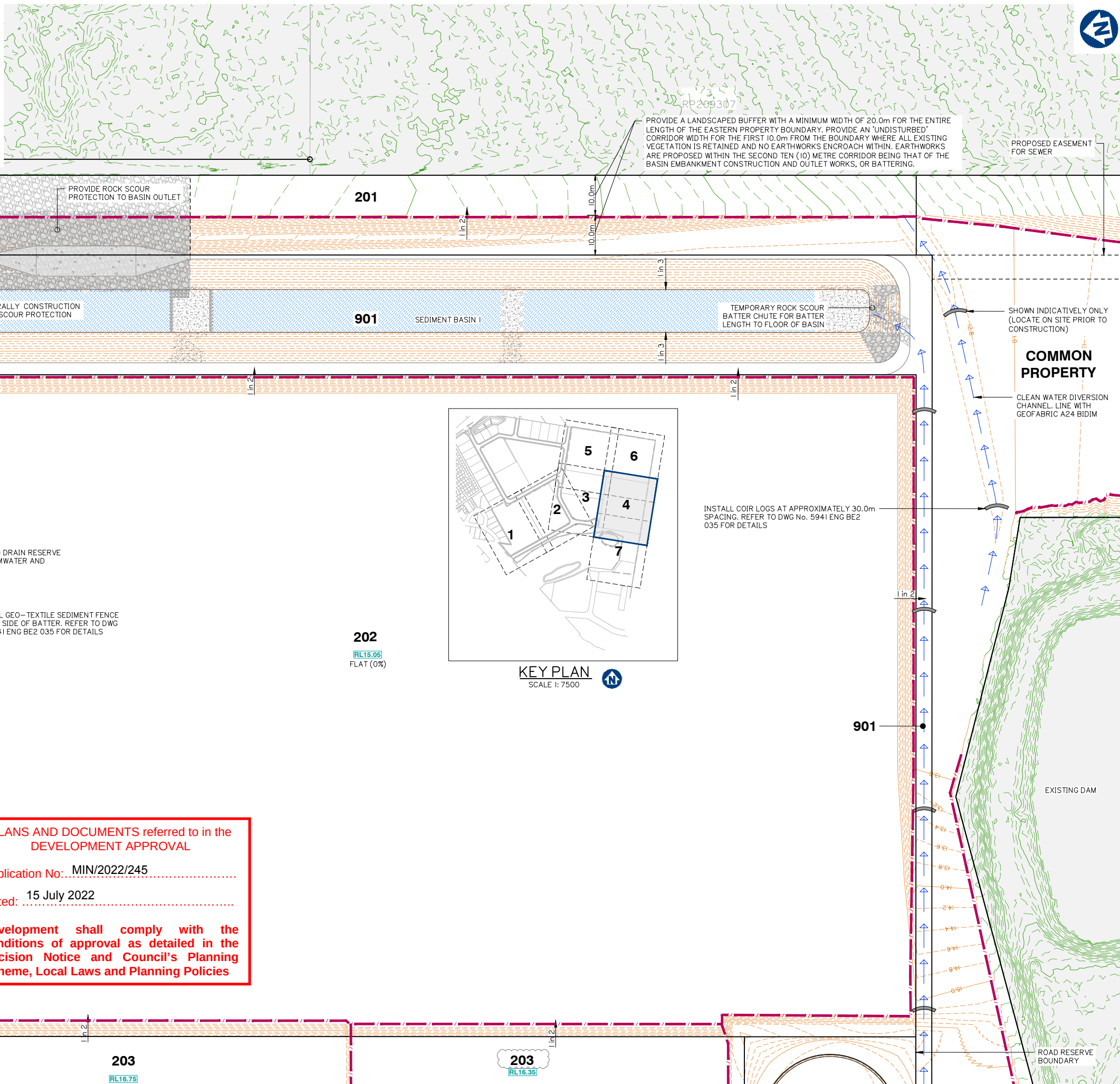
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

205

RL17.50
WAREHOUSE FFL 17.80

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.: MIN/2022/245

Dated: 15 July 2022

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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
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RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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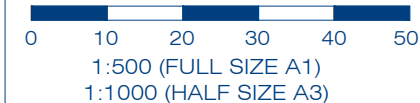
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 4 OF 7

Rev	Date	Description	By	Check
E	24-06-2022	LOT NUMBER UPDATED	LAB	MG
D	23-05-2022	LOT 201 BOUNDARY ALIGNMENT	LAB	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
B	31/03/21	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 023

Rev. No:
E

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 025

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 026

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 022

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No...MIN/2022/245

Dated: 15 July 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

201
RL16.90
FLAT (0%)

203
RL16.75
FLAT (0%)

KEY PLAN
SCALE 1: 7500

NOTES

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE 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.

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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour interval: -
PSM: -
RL: -

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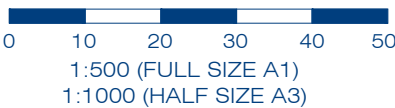
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
SEDIMENT AND
EROSION CONTROL
PLAN SHEET 5 OF 7

Issue	Date	Description	LAB	MG	IG	BA	CHK
C	23-05-2022	LOT 201 BOUNDARY RECONFIGURATION					
B	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED					
A	20-11-2020	ORIGINAL ISSUE					

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23/05/2022

Drawing No: 5941 ENG BE2 024 Rev. No: C

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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

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.

PROPOSED EASEMENT
FOR STORMWATER

PROVIDE ROCK SCOUR
PROTECTION TO BASIN OUTLET

TEMPORALLY CONSTRUCTION
PHASE SCOUR PROTECTION

MAINTENANCE ACCESS
VEHICULAR TURNAROUND
AREA, SIZED FOR AN 8.80m
MEDIUM RIGID VEHICLE (MRV)

INSTALL COIR LOGS AT APPROXIMATELY
30.0m SPACING. REFER TO DWG No. 5941
ENG BE2 035 FOR DETAILS

PROPOSED DRAINAGE
RESERVE FOR
STORMWATER AND SEWER

SHOWN INDICATIVELY ONLY
(LOCATE ON SITE PRIOR TO
CONSTRUCTION)

NOTES

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE 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.

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 024

SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 7



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

Lot: 502
Plan: SP316137
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 6 OF 7

Rev	Date	Description	LAB	MG
D	23-05-2022	LOT 201 BOUNDARY ALIGNMENT	LAB	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
B	31/03/21	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	DRN	CHK

SCALE IN METRES

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

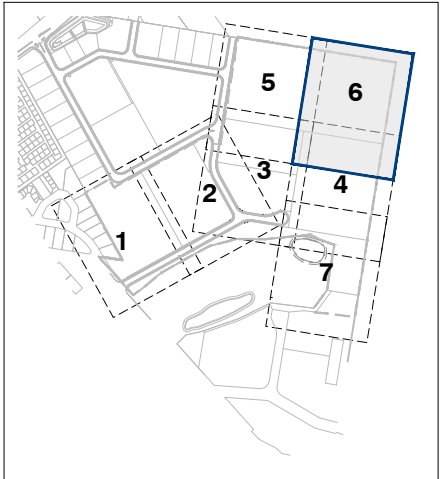
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23-05-2022

Drawing No:
5941 ENG BE2 025

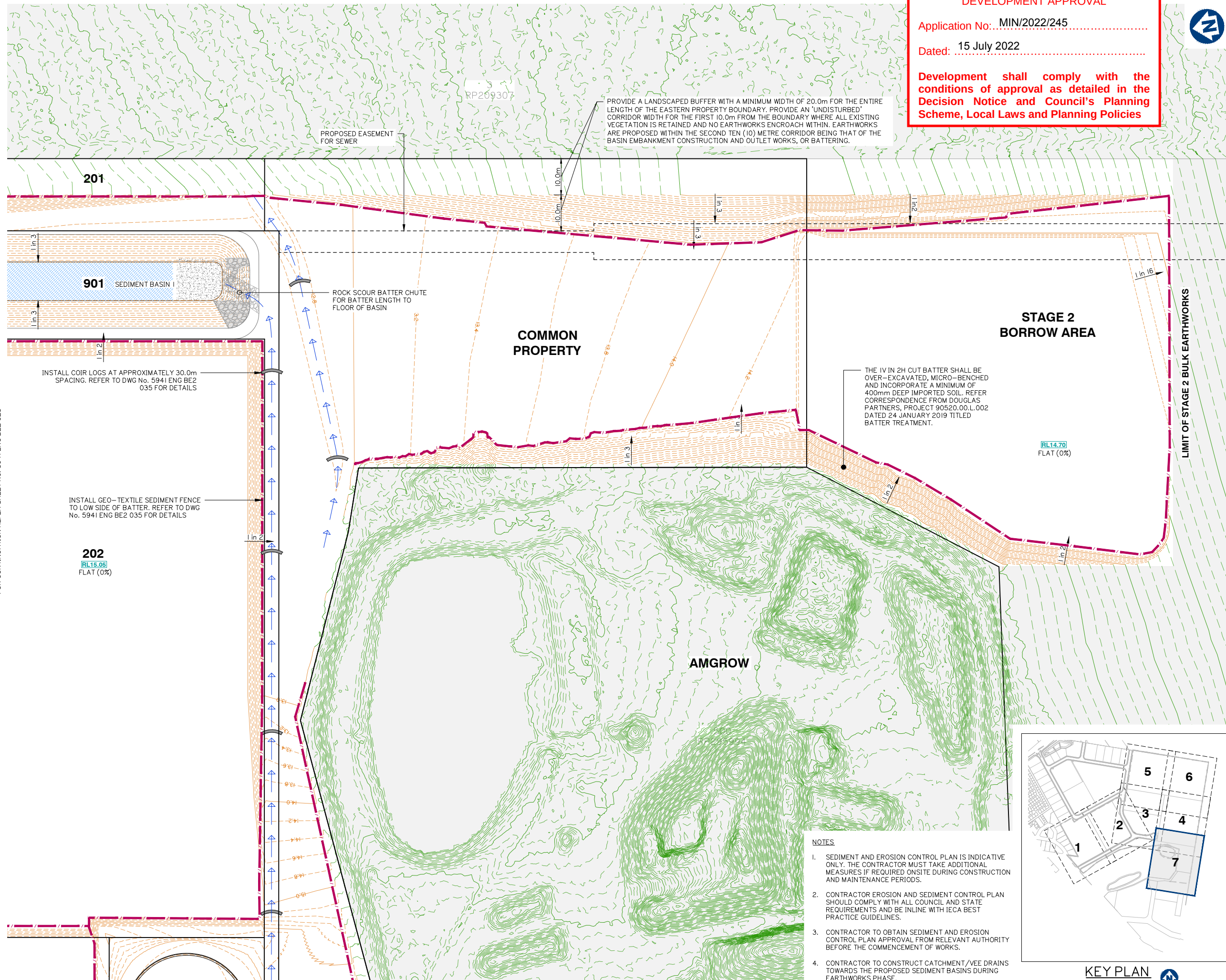
Rev. No:
D

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 023



KEY PLAN
SCALE 1: 7500

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 023



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 2022

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
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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

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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RPD:

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Plan: SP316137
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

SEDIMENT AND
EROSION CONTROL
PLAN SHEET 7 OF 7

Issue	Date	Description	BA	MG	DRN	CHK
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG		
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG		
A	20-11-2021	ORIGINAL ISSUE	BA	MG		

SCALE IN METRES

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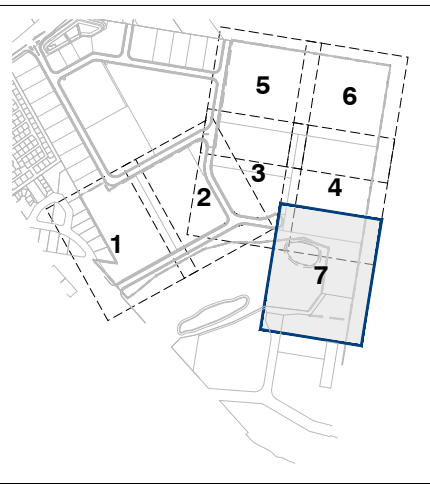
1:500 (FULL SIZE A1)
1:1000 (HALF SIZE A3)

Scale at A1:	1:500
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

Drawing No: 5941 ENG BE2 026

Rev. No: D

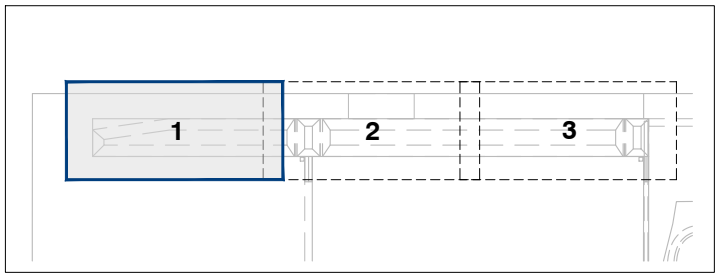
- NOTES
- SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
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 - CONTRACTOR TO CONSTRUCT CATCHMENT/VEE DRAINS TOWARDS THE PROPOSED SEDIMENT BASINS DURING EARTHWORKS PHASE.



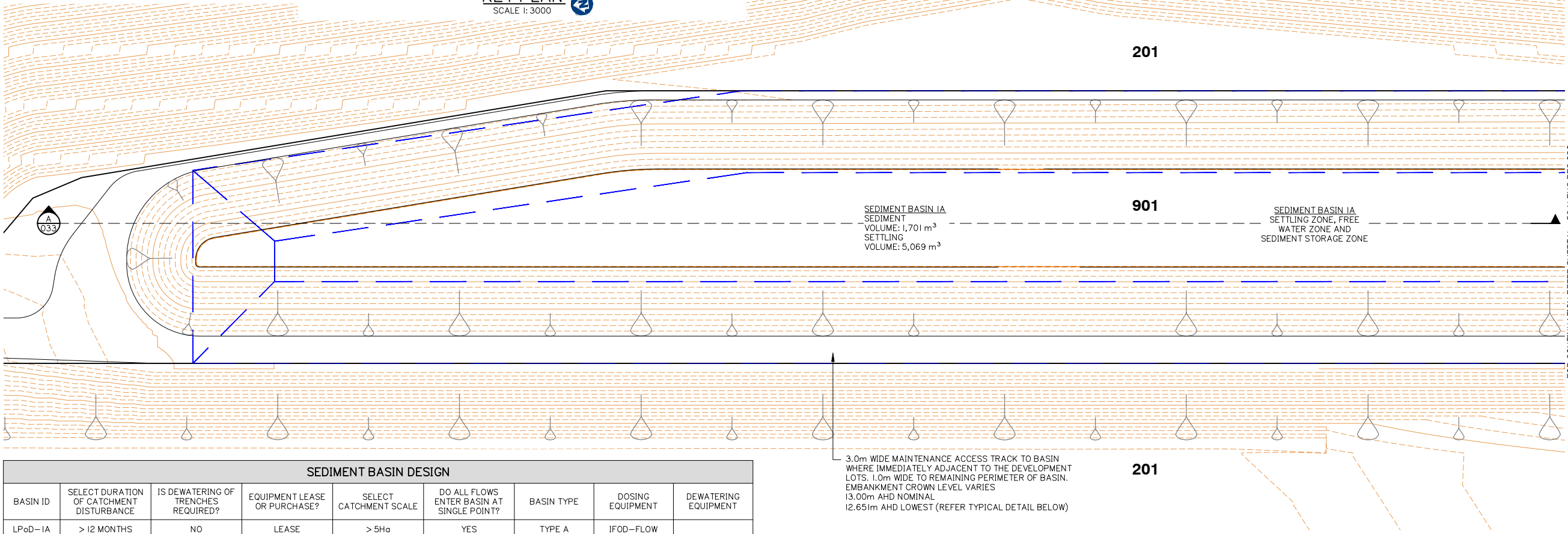
KEY PLAN
SCALE 1: 7500

NOTES:

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- CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.



KEY PLAN
SCALE 1:3000



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

BASIN ID	SETTLING ZONE			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)	SCOUR VELOCITY	DEPTH OF FREE WATER ZONE	VOLUME OF FREE WATER ZONE	SEDIMENT STORAGE VOLUME	SEDIMENT STORAGE DEPTH (APPROX.)	BATTER	WIDTH	LENGTH	DEPTH
LPoD-IA	(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

BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C_{10}	C	t_c	SPILLWAY					
						I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
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)
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

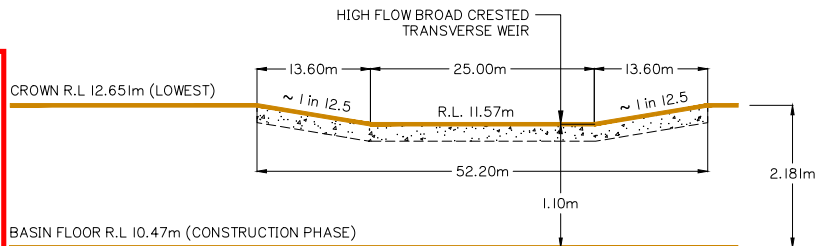
BASIN ID	SETTLING ZONE (incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS						
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BASE WIDTH (m)	FLUME BATTERS (X: 1)	FLUME DEPTH (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	2.0	0.6

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2022/245

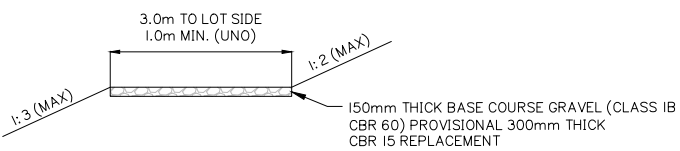
Dated: 15 July 2022

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



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: 502
Plan: SP316137
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
CONSTRUCTION PHASE
SEDIMENT BASIN 1
LAYOUT SHEET 1 OF 4

D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	BA	CHK

SCALE IN METRES



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

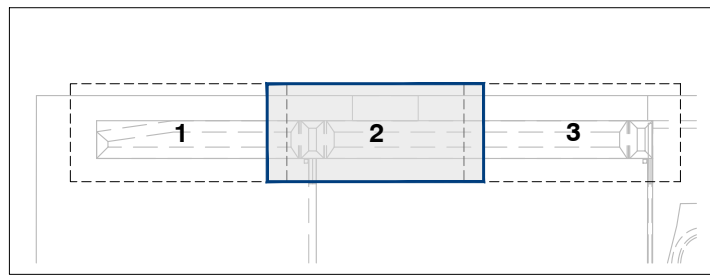
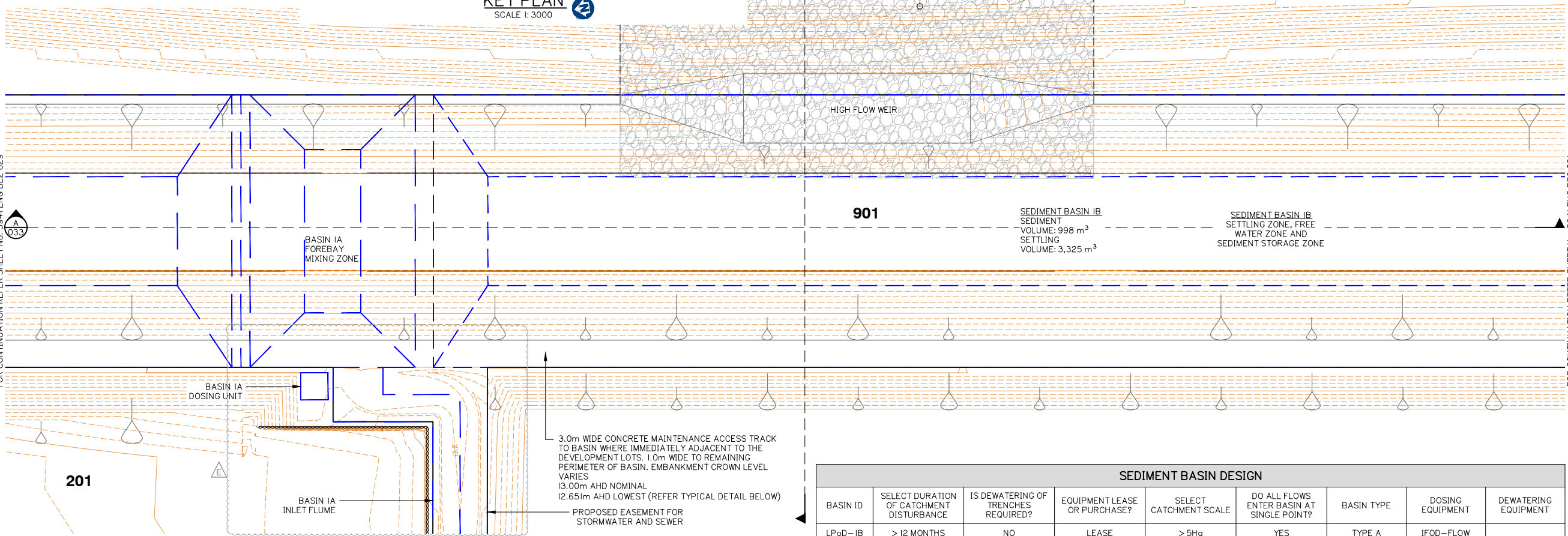
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

Drawing No: 5941 ENG BE2 029
Rev. No: D

NOTES:

- 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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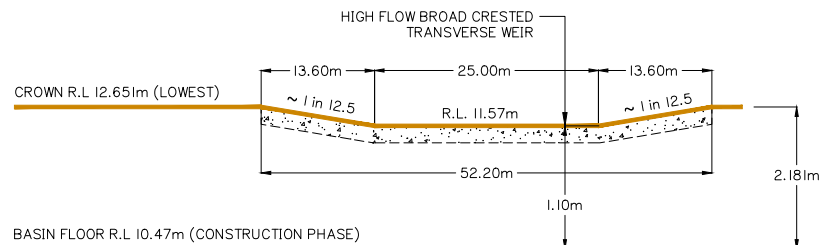
KEY PLAN
SCALE 1:3000

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 029

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 031

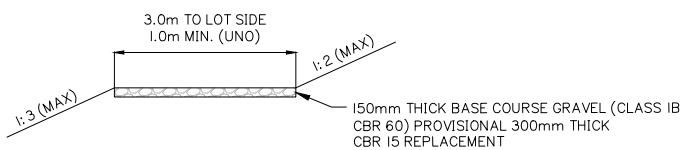
SEDIMENT BASIN DESIGN								
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT	DEWATERING EQUIPMENT
LPoD-IB	> 12 MONTHS	NO	LEASE	> 5Ha	YES	TYPE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

BASIN ID	CATCHMENT AREA	DESIGN EVENT	I_x yr, 24 hr	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W:L	OPTIMUM LOW-FLOW DECAN RATE	SELECTED LOW-FLOW DECAN RATE (Q_d)	MIN SETTLING ZONE VOLUME (Min V_s)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	LIMITING CRITERIA
LPoD-IB	(Ha)	(1: X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(1: X)	(L/s/Ha)	(L/s/Ha)	(m³)	(m²)	VOLUME
LPoD-IB	13.352	I	4.53	20	11150	1.82	3.1	9	9	3325	1358	



WEIR / SPILLWAY – TYPICAL ELEVATION

N.T.S



MAINTENANCE ACCESS TRACK – TYPICAL SECTION

N.T.S

UNO DENOTES 'UNLESS NOTED OTHERWISE'

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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

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)
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)
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

Client:

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(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

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

Issue	Date	Description	BA	MG	LAB	CHK
E	23-05-2022	LOT 201 BOUNDARY ALIGNMENT			LAB	MG
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
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SCALE IN METRES

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

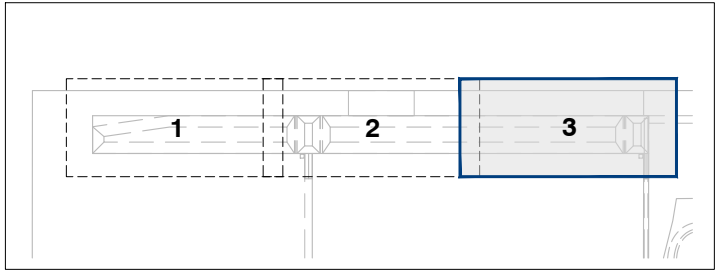
Scale at A1: 1:250

Designed: IG
Drafted: IG / BA / LAB
Approved: MG
RPEQ: 16939
Signed:
Date: 23-05-2022

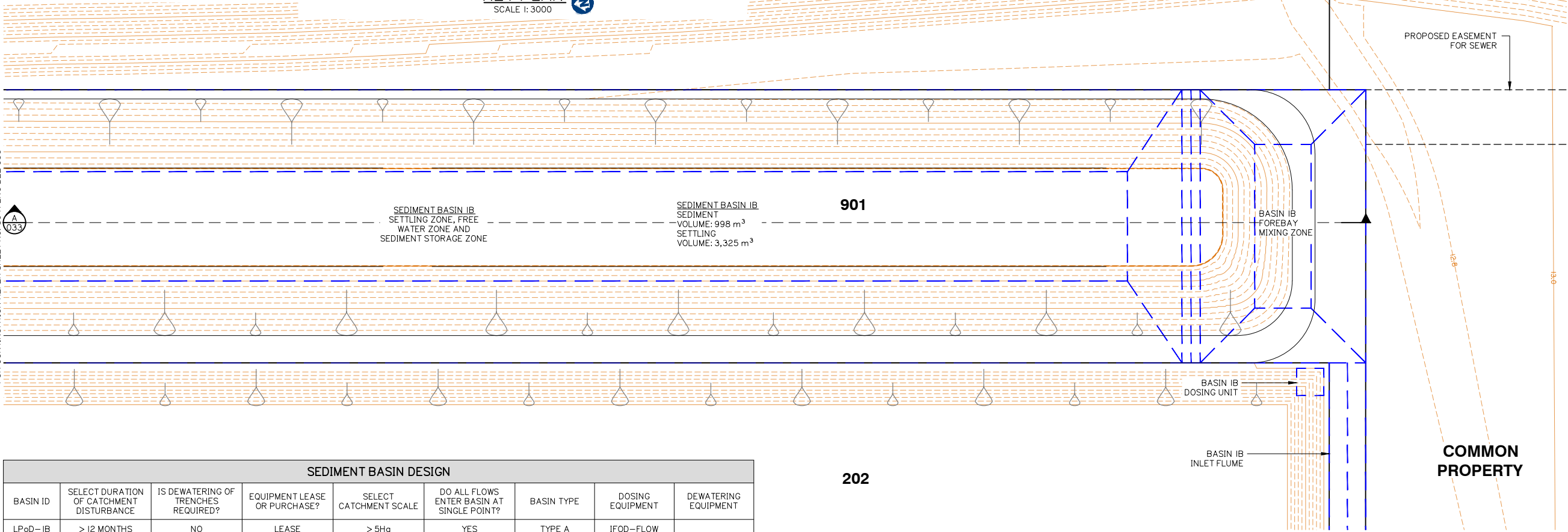
Drawing No:
5941 ENG BE2 030Rev. No:
E

NOTES:

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



KEY PLAN
SCALE 1:3000



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-IB	> 12 MONTHS	NO	LEASE	> 5Ha	YES	TYPE A	IFOD-FLOW	

BASIN ID	CATCHMENT AREA	DESIGN EVENT	I_x yr, 24 hr	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W: L	OPTIMUM LOW-FLOW DECANT RATE	SELECTED LOW-FLOW DECANT RATE (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)	(m³)	(m²)	
LPoD-IB	13.352	1	4.53	20	11150	1.82	3.1	9	9	3325	1358	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-IB	3325	1827	0.008	0.35	333	998	0.83	3	29.74	92.19	3.00

BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C_{10}	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-IB	> 12 MONTHS	1: 50	0.80	0.92	25.00	143.00	4.95	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-IB	4.95	7.43	4.00	2.00	0.01	CONCRETE	5.00	0.013	3.817	0.42	0.57	7.76

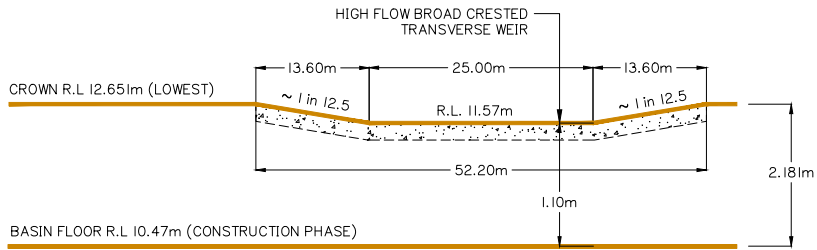
BASIN ID	SETTLING ZONE (incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS						
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	CREST (RL)	FLUME BASE WIDTH (m)	FLUME BATTERS (X: 1)	FLUME DEPTH (m)
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

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

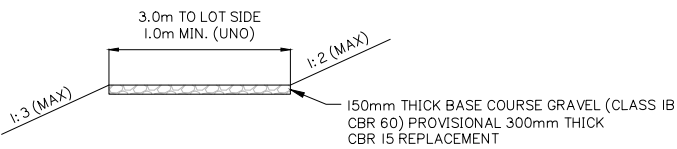
Application No: MIN/2022/245

Dated: 15 July 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



WEIR / SPILLWAY - TYPICAL ELEVATION
N.T.S.



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

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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour interval: -
PSM: -
RL: -

ISSUED FOR APPROVAL
NOT FOR CONSTRUCTION

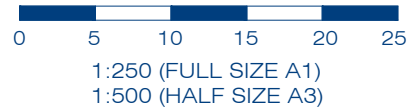
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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN 1
LAYOUT SHEET 3 OF 4

D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	BA	CHK

SCALE IN METRES



Scale at A1: 1:250

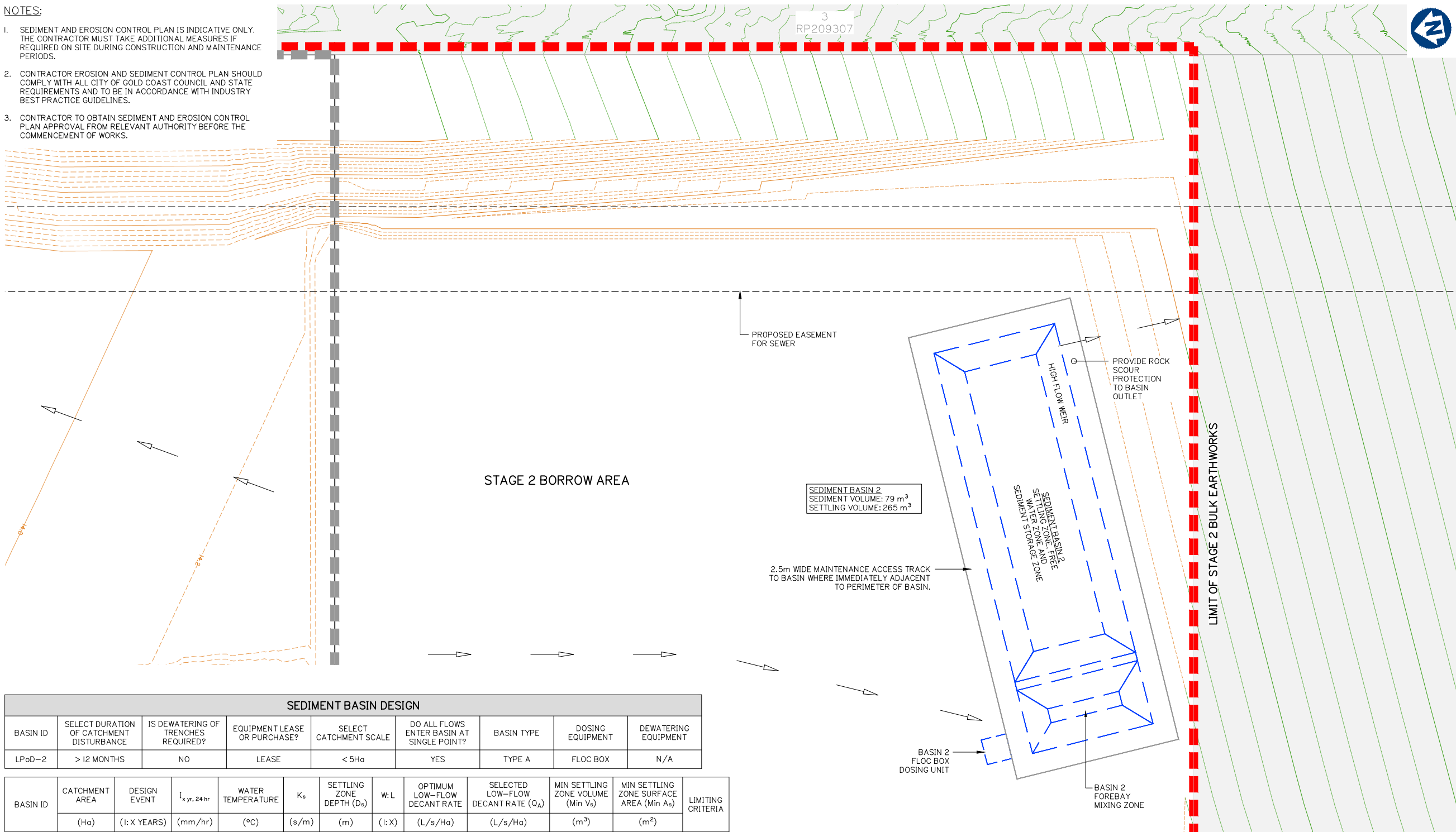
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

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

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 030

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.



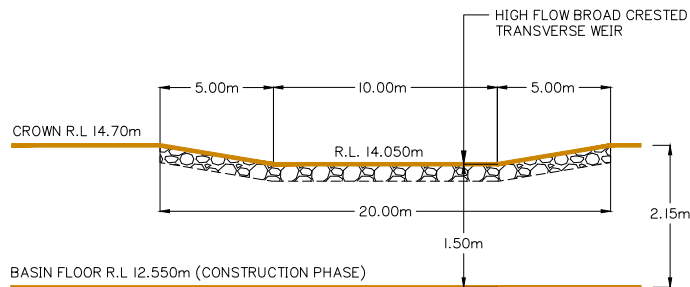
SEDIMENT BASIN DESIGN											
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT	DEWATERING EQUIPMENT			
LPoD-2	> 12 MONTHS	NO	LEASE	< 5Ha	YES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

BASIN ID	CATCHMENT AREA	DESIGN EVENT	$I_{x \text{ yr, 24 hr}}$	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	W: L	OPTIMUM LOW-FLOW DECANT RATE	SELECTED LOW-FLOW DECANT RATE (Q_A)	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)	(m³)	(m²)	
LPoD-2	1.077	1	4.53	20	11150	0.86	3	9	9	265	108	VOLUME

BASIN ID	SETTLING ZONE			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)	SCOUR VELOCITY	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	265	308	0.002	0.20	62	79	0.44	3	12.71	38.13	1.50

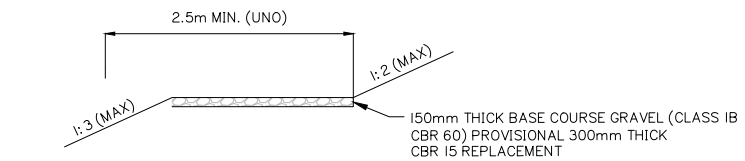
BASIN ID	SPILLWAY									
	BASIN DESIGN LIFE	DESIGN ARI	C_{10}	C	t_c	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	MIN EMBANKMENT RL
	yr					(mm/hr)	(m³/s)	(m)	(m)	(m)
LPoD-2	> 12 MONTHS	1: 50	0.80	0.92	15	183	0.50	0.20	10.0	14.050

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)	LEVEL SPREADER CREST (RL)
LPoD-2	344	38.1	12.7	1.50	73	3.8	12.7	1.50	10	14.050	14.70	14.250



WEIR / SPILLWAY – TYPICAL ELEVATION

N.T.S



MAINTENANCE ACCESS TRACK – TYPICAL SECTION

N.T.S

UNO DENOTES 'UNLESS NOTED OTHERWISE'

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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
(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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RL: -

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

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

Issue	Date	Description	BA	MG	DRN	CHK
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG		
A	20-11-2020	ORIGINAL ISSUE	BA	MG		

SCALE IN METRES



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

Scale at A1: 1:250

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

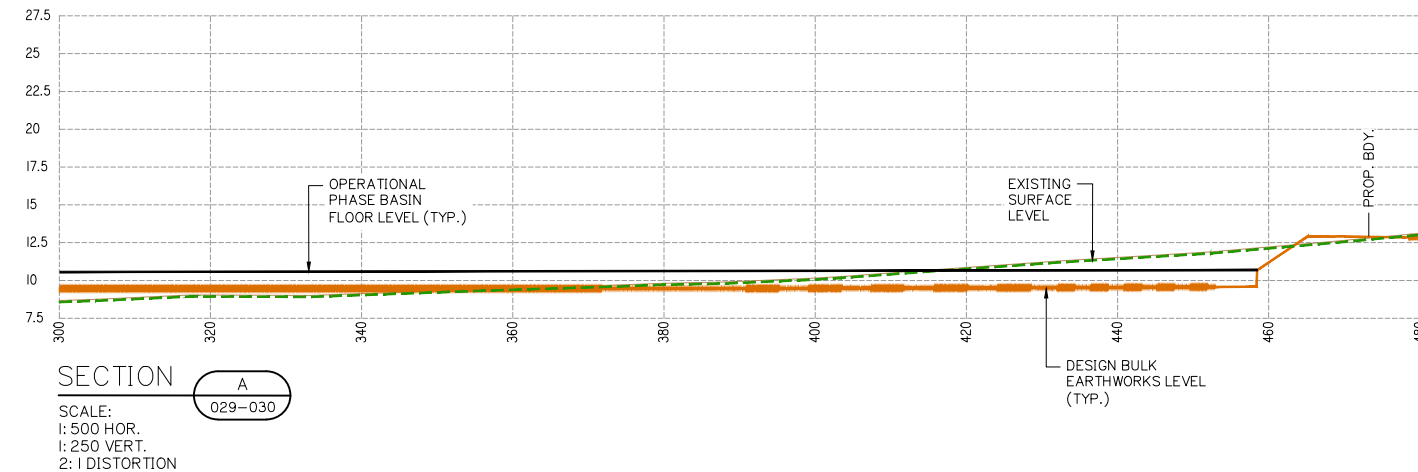
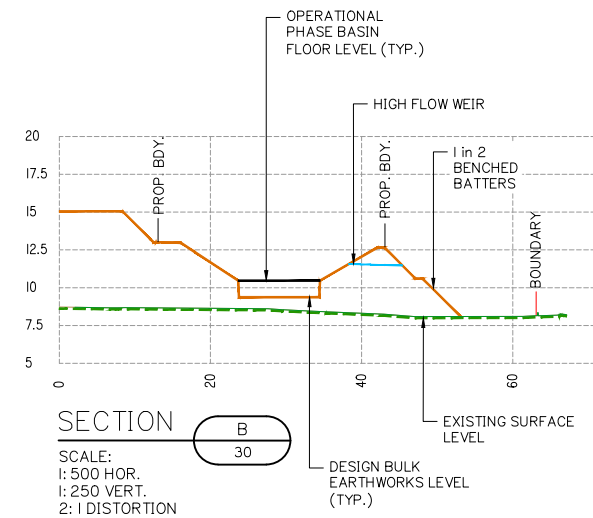
Drawing No:
5941 ENG BE2 032

Rev. No:
C

Application No: MIN/2022/245

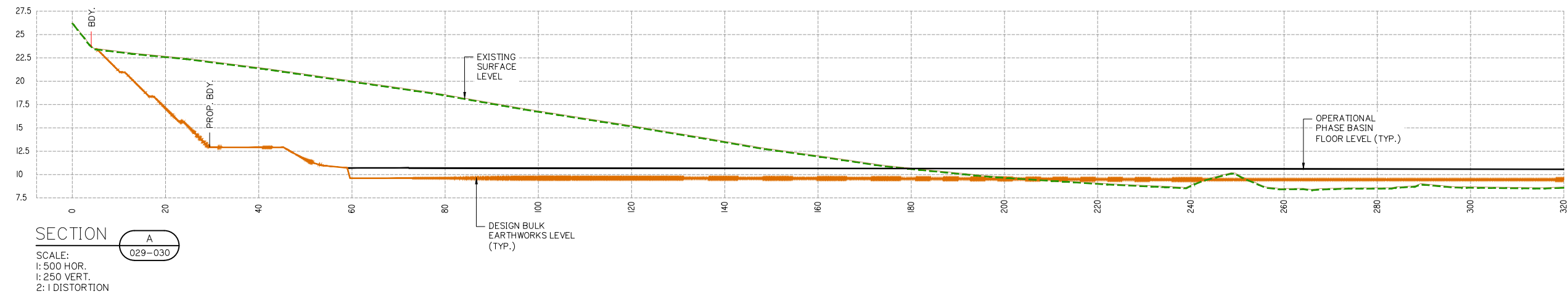
Dated: 15 July 2022

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



NOTE:

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



Client:

 **FRASERS
PROPERTY**

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: **VantageYatala**
STAGE 2

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:	502
Lot:	SP316137
Plan:	CITY OF GOLD COAST
Local Authority:	COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RL:	-

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DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN
SECTIONS

G	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED		IG
B	31/03/21	INFORMATION REQUEST RESPONSE		IG
A	20-11-2020	ORIGINAL ISSUE		BA
Issue	Date	Description		DNR

SCALE IN METRES

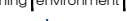


5 10 15 20 2

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

Scale at A1:	1:250
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-09-2021

Drawing No:	Rev. M
5941 ENG BE2 033	C



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planning | environment | landscape | engineering | survey

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

Gold Coast & Logan | 176 Business Street, Yatala QLD 4212 | PO Box 392, Beerleigh 4207



Project: **VantageYatala**
STAGE 2

THIS DRAWING IS INTENDED TO
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Lot:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RI:	-

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ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
CONSTRUCTION PHASE
SEDIMENT BASIN TYPICAL
SECTIONS

B	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IC	MU
A	20-11-2020	ORIGINAL ISSUE	BA	MO
Issue	Date	Description	DBN	CH

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

Scale at A1:	1:250
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Designed:	IG
Drafted:	IG / BA / LAB

Approved:	MG
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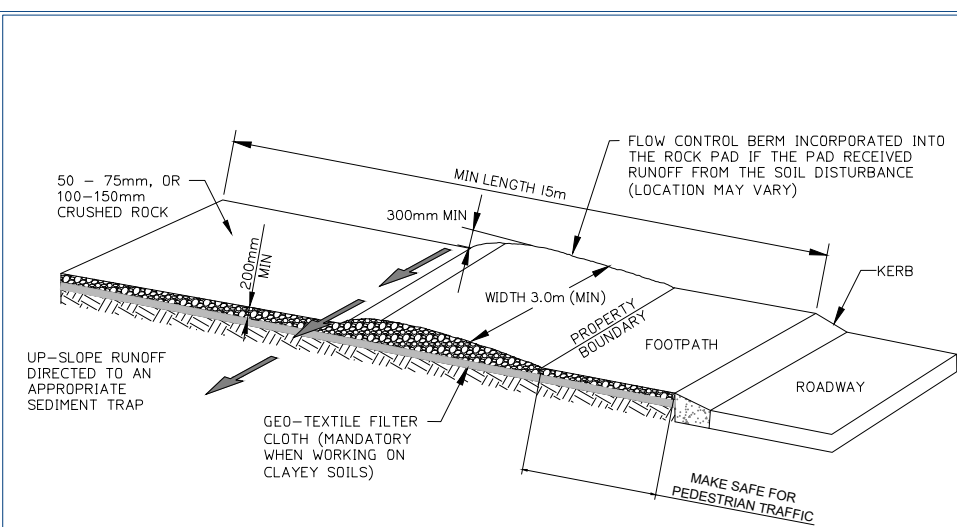
RPEQ:	16939
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Signed:	
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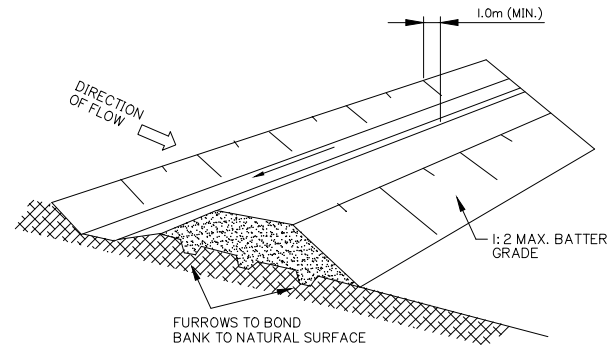
Date:	24-09-2021
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Drawing No:	Rev. No:
5941 ENG BE2 034	B

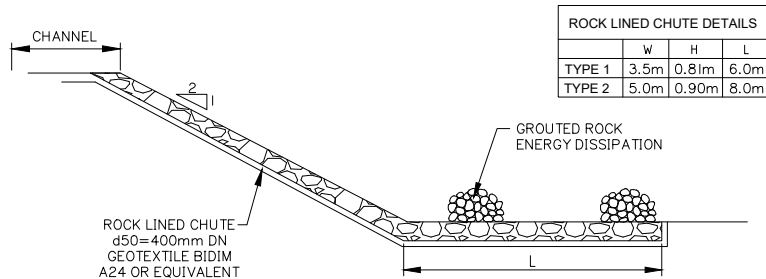
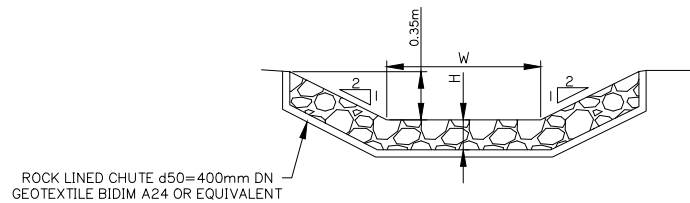
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



ENTRY/EXIT PAD FOR CONSTRUCTION SITE
NOT TO SCALE

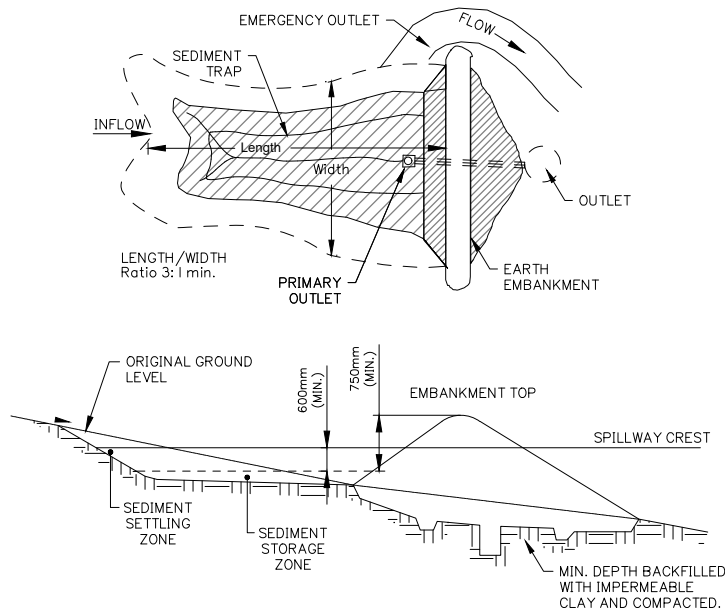


DIVERSION DRAIN
NOT TO SCALE

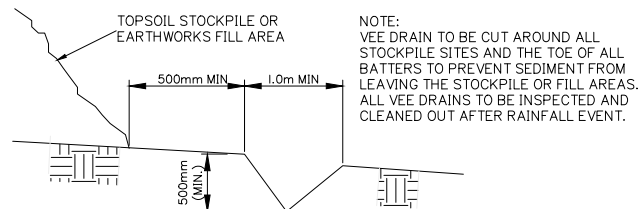


ROCK LINED CHUTE
NOT TO SCALE

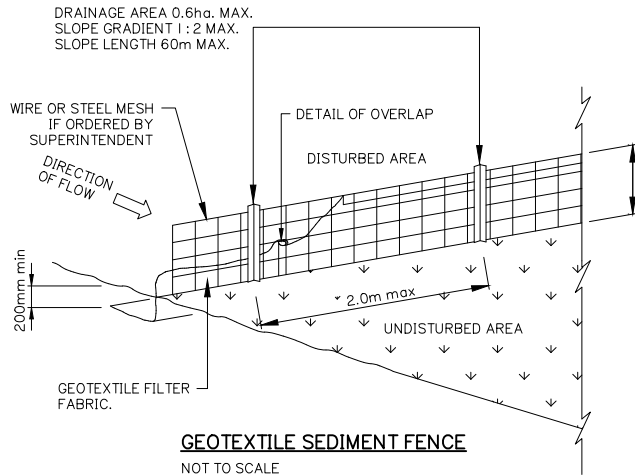
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TYPE 1	3.5m	0.81m	6.0m
TYPE 2	5.0m	0.90m	8.0m



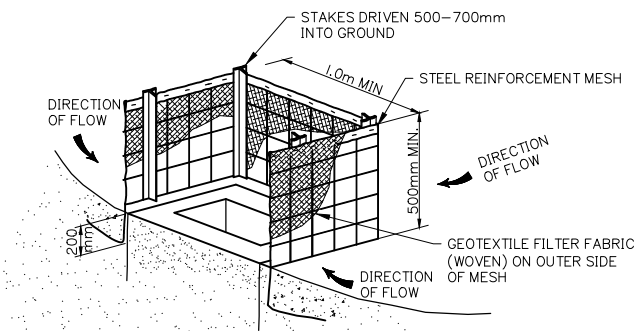
TYPICAL SEDIMENT BASIN
NOT TO SCALE



TYPICAL SECTION VEE DRAIN
NOT TO SCALE



GEOTEXTILE SEDIMENT FENCE
NOT TO SCALE



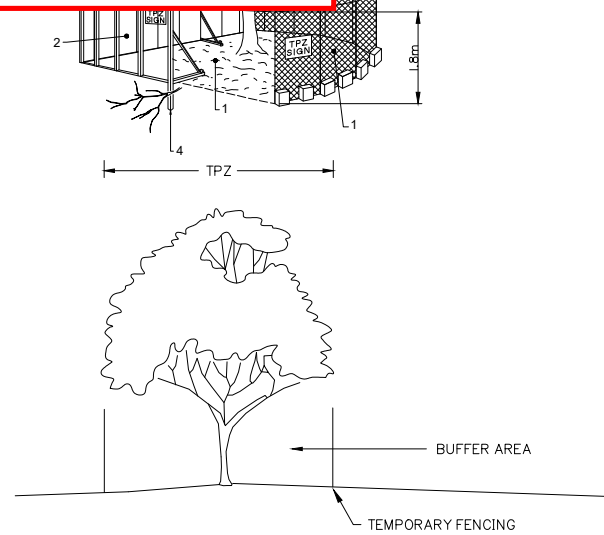
STORMWATER INLET - SEDIMENT TRAP
NOTE:
FOURTH SIDE OF TRAP NOT SHOWN FOR CLARITY

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 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



TREE PROTECTION
IN ACCORDANCE WITH VEGETATION
MANAGEMENT PLAN AND RELEVANT
CONDITIONS OF APPROVAL

FENCING AS PER AS: 4970

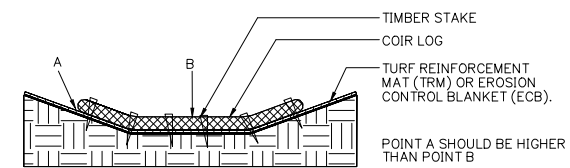
1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST.) NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMITTED WITHIN THE TPZ. INSTALLATION OF SUPPORTS SHOULD AVOID DAMAGING ROOTS.
5. THE CONSTRUCTION CONTRACTOR IS NOT TO UNDERTAKE ANY PRUNING OF TREES. TREE MANAGEMENT IS TO BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.
6. NO STOCKPILE/S ARE PERMITTED WITHIN THE ZONE OF ANY RETAINED VEGETATION WITHOUT SUPERVISION AND AUTHORIZATION OF THE SUPERVISING ARBORIST.
7. NO CLEARING OF PROTECTED SIZE VEGETATION IS TO OCCUR WITHOUT APPROVAL FROM LOGAN CITY COUNCIL.

DETERMINING THE TPZ

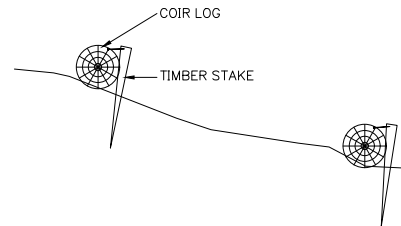
THE RADIUS OF THE TPZ IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH X 12 = TRUNK DIAMETER MEASURED AT 1.4M ABOVE GROUND. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.

A TPZ SHOULD NOT BE LESS THAN 2M NOR GREATER THAN 15M (EXCEPT WHERE CROWN PROTECTION IS REQUIRED).
THE TPZ OF PALMS, OTHER MONOCOTS, CYCADS AND TREE FERNS SHOULD NOT BE LESS THAN 1M OUTSIDE THE CROWN PROJECTION.

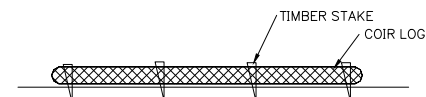
PROTECTIVE FENCING
NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH
NOT TO SCALE



COIR LOG AND TIMBER STAKES STABILISING SLOPE
NOT TO SCALE



PROPER PLACEMENT OF COIR LOG IN SLOPE
NOT TO SCALE

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: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour interval: -
PSM: -
RL: -

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DRAWING TITLE

SEDIMENT AND EROSION
TYPICAL DETAILS

Issue	Date	Description	BA	MG	DRN	CHK
B	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
A	20-11-2020	ORIGINAL ISSUE	BA	MG		

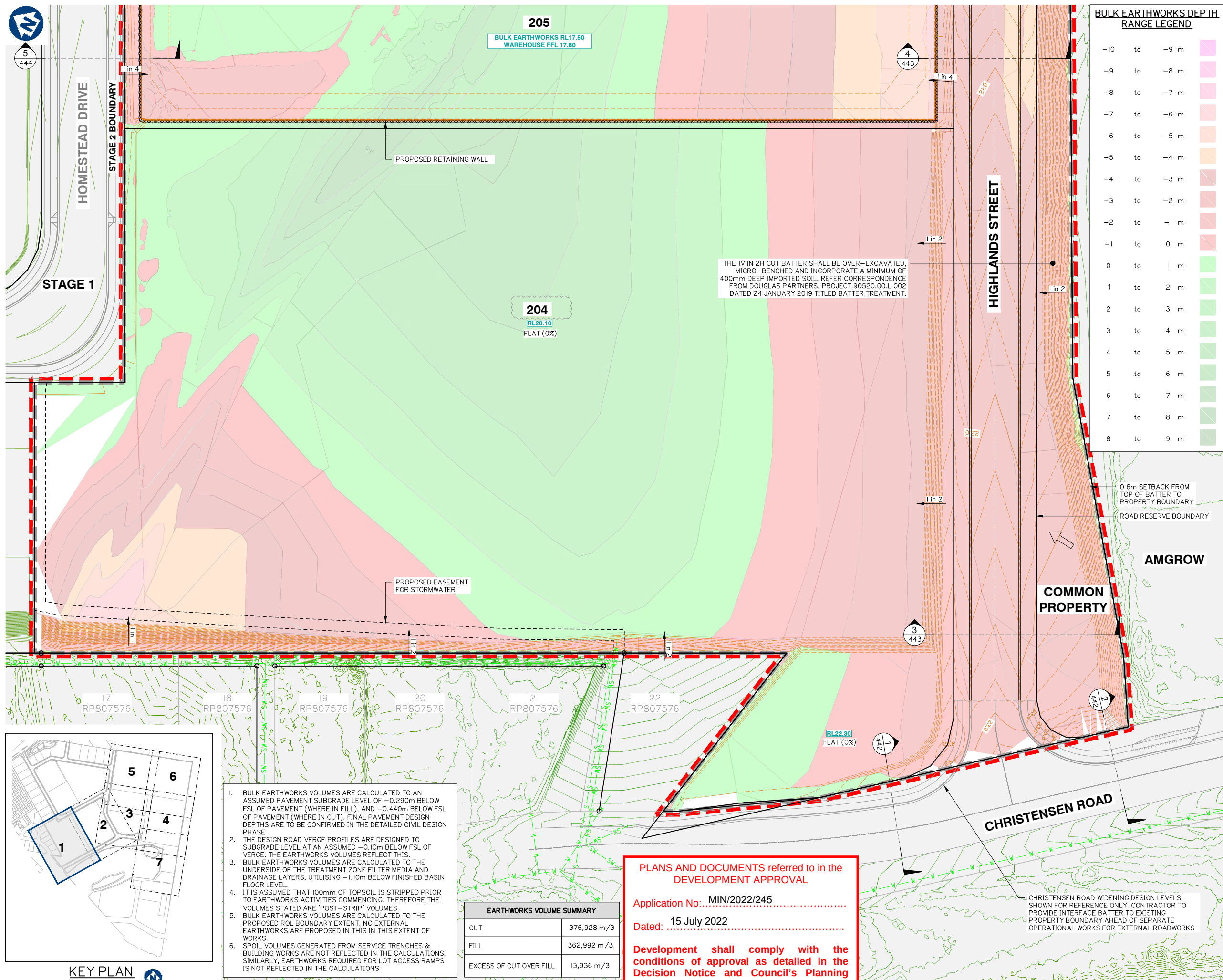
SCALE IN METRES

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Scale at A1: N.T.S

Designed: IG
Drafted: IG / BA / LAB
Approved: MG
RPEQ: 16939
Signed: 
Date: 24-09-2021

Drawing No: 5941 ENG BE2 035
Rev. No: B



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: 502
Plan: SP316137
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

BULK EARTHWORKS
LAYOUT PLAN SHEET 1 OF 7

SCALE IN METRES

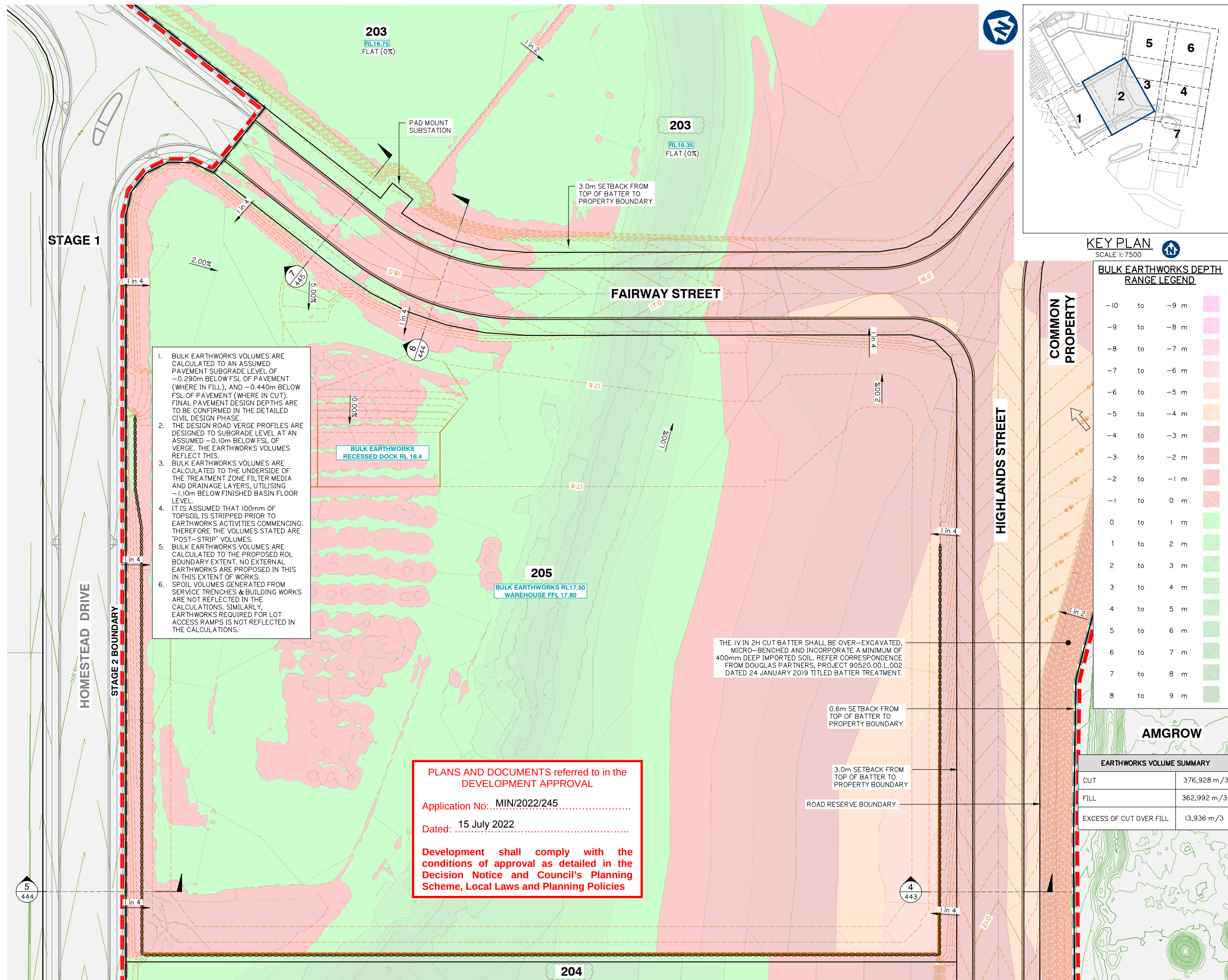
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Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No: 5941 ENG BE2 050 Rev. No: G



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: 502
Plan: SP316137
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 2 OF 7

Issue	Date	Description	BA	MG	CHK
G	24-06-2022	LOT NUMBER UPDATED	LAB	MG	
F	22-02-2022	RECESS BAY SIZE INCREASE	DV	MG	
E	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG	
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG	
A	20-11-2020	ORIGINAL ISSUE	BA	MG	

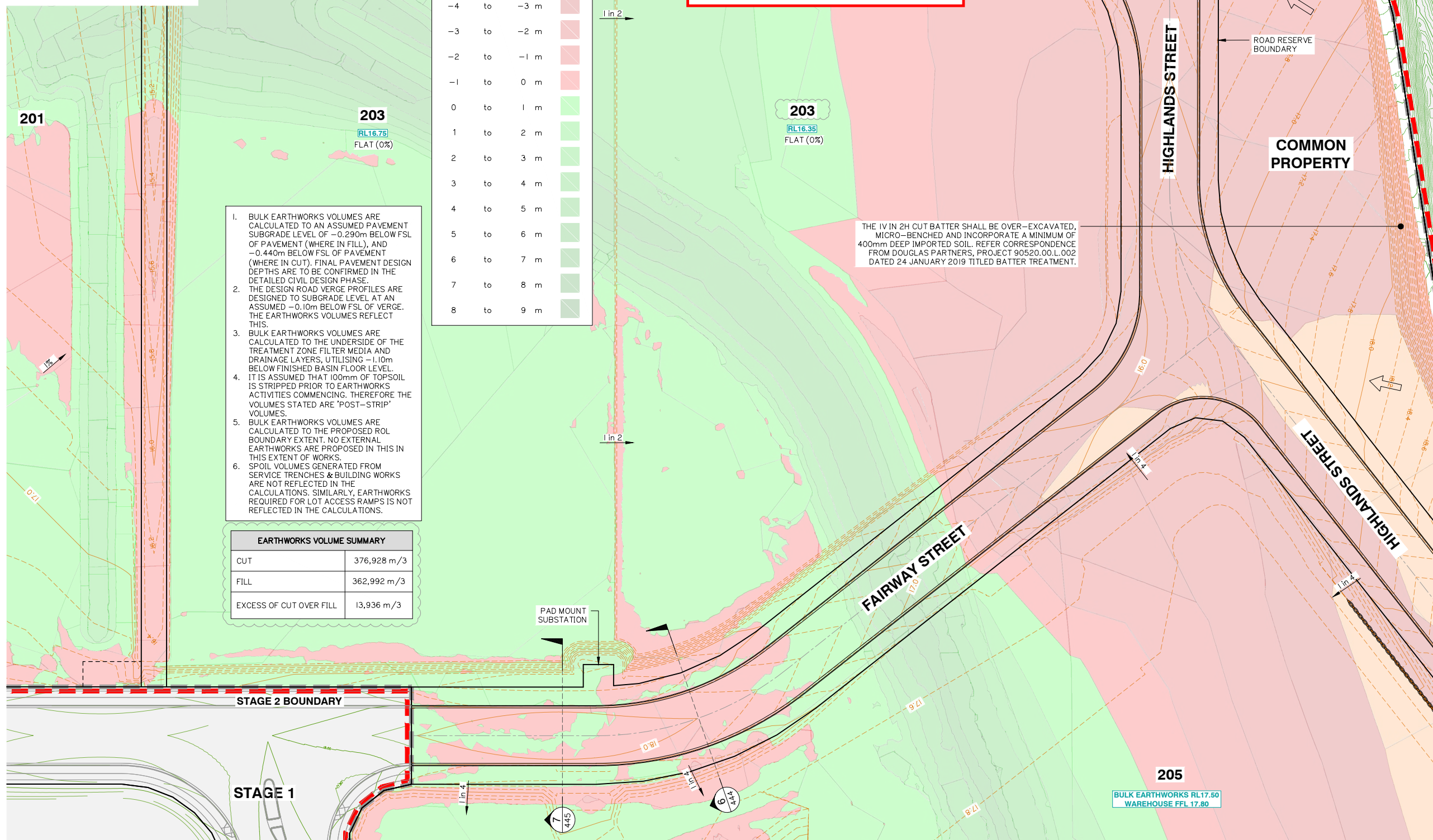
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1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed: IG
Drafted: IG / BA / LAB
Approved: MG
RPEQ: 16939
Signed:
Date: 24-06-2022

Drawing No: 5941 ENG BE2 051
Rev. No: G



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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BE PRINTED IN COLOUR

RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
RI: -

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DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 3 OF 7

G	24-06-2022	LOT NUMBER UPDATED			LAB MG
F	23-05-2022	LOT 201 BOUNDARY AND EARTHWORKS			LAB MG
E	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS			DV MG
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED			IG MG
C	31-03-2021	INFORMATION REQUEST RESPONSE			IG MG
B	15-02-2021	INFORMATION REQUEST RESPONSE			IG MG
A	20-11-2020	ORIGINAL ISSUE			BA MG
Issue	Date	Description			DRN QWK

SCALE IN METRES



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1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB

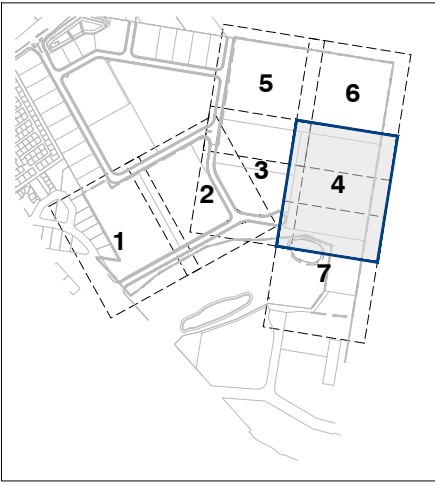
Approved:	MG
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RPEQ:	16939
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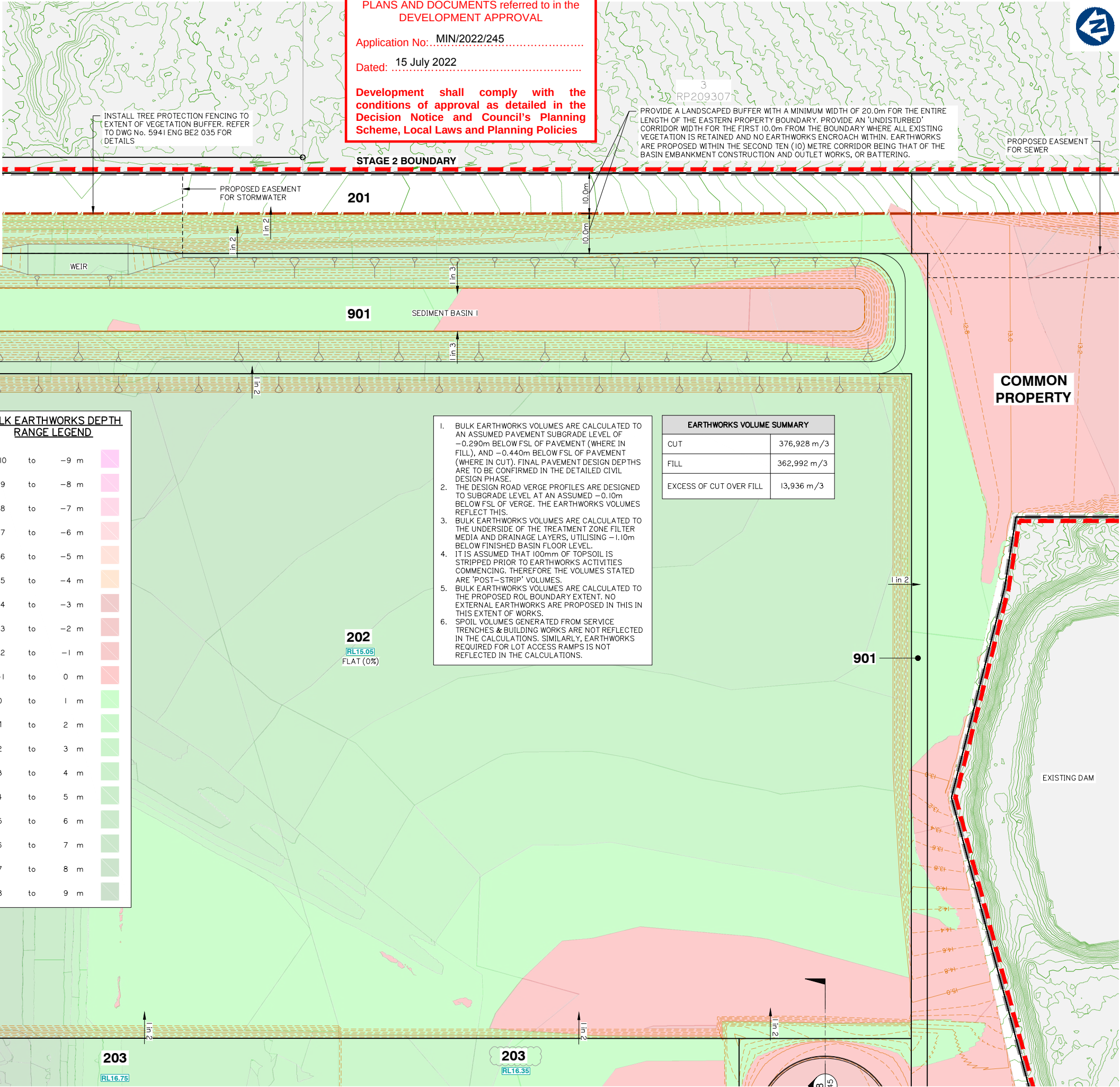
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Date:	24-06-2022
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Drawing No:	Rev. No:
5941 ENG BE2 052	G



KEY PLAN
SCALE 1: 7500



FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 055

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 056

FOR CONTINUATION REFER SHEET No. 5941 ENG BE2 052

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
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RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
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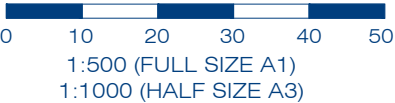
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 4 OF 7

Issue	Date	Description	BA	MG	CHK
G	24-06-2022	LOT NUMBER UPDATED	LAB	MG	
F	23-05-2022	LOT 201 BOUNDARY AND EARTHWORKS	LAB	MG	
E	10-02-2022	RETAINING WALLS LOT 205	DV	MG	
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG	
A	20-11-2020	ORIGINAL ISSUE	BA	MG	

SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No: 5941 ENG BE2 053
Rev. No: G



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

VantageYatala

STAGE 2

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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BE PRINTED IN COLOUR

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST COUNCIL

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

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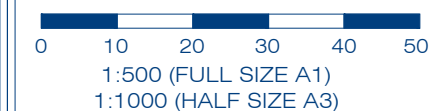
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 5 OF 7

G	23-05-2022	LOT 201 BOUNDARY AND EARTHWORKS	LAB	MC	
F	10-02-2022	BATTER ALONG FAIRWAY STREET REDUCED	DV	MC	
E	15-11-2021	RETAINING WALLS LOT 205	DV	MC	
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MC	
C	03-03-2021	INFORMATION REQUEST RESPONSE	IG	MC	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MC	
A	20-11-2020	ORIGINAL ISSUE	BA	MC	
Issue	Date	Description	Design	Check	By

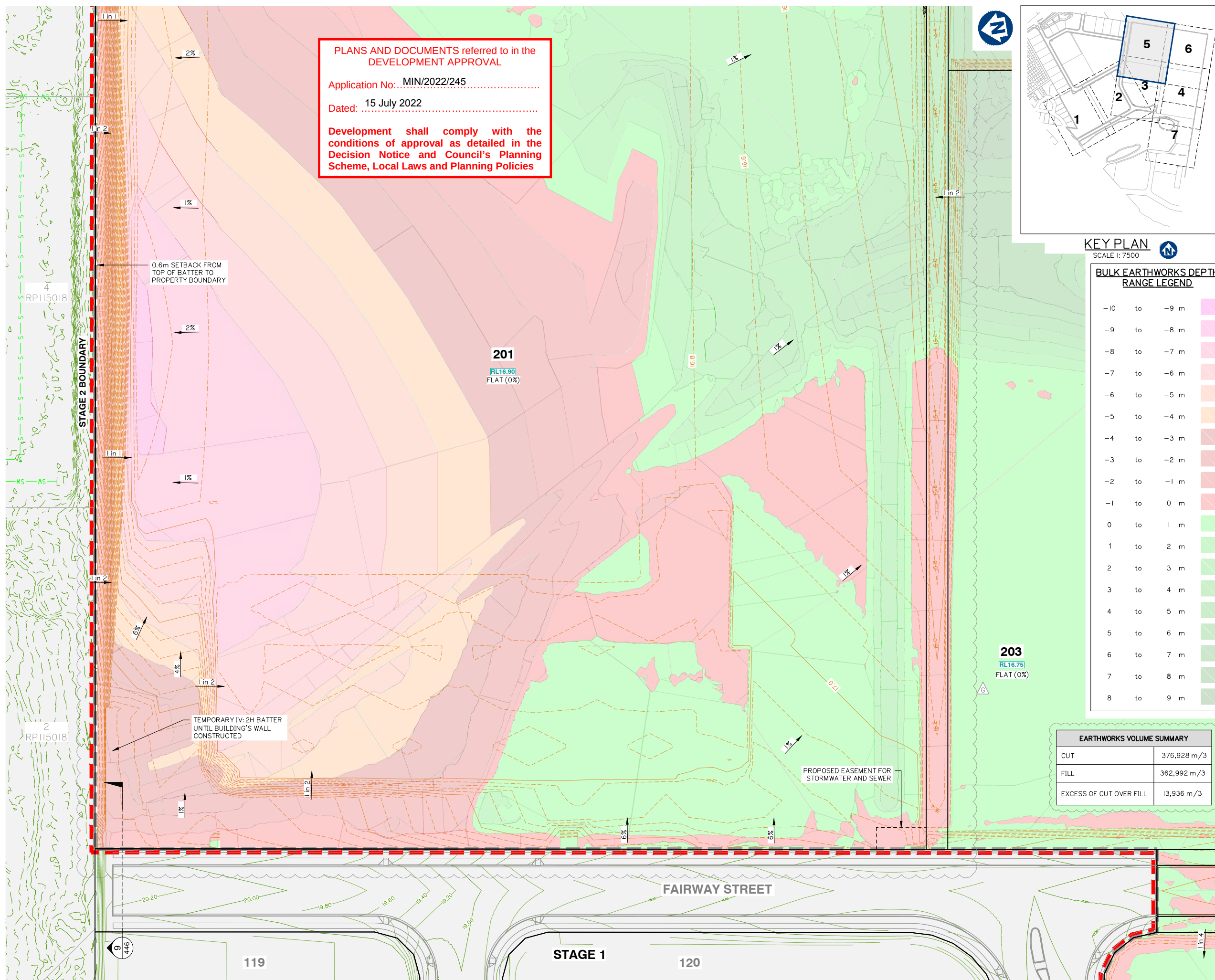
SCALE IN METRES



Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23-05-2022

Drawing No:	Rev. No:
5941 ENG BE2 054	G



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

ALL BATERS 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 90520.00.L002 DATED 24 JANUARY 2019 TITLED BATTER TREATMENT.

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 OUTLET WORKS, OR BATTERING.



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. 5041ENCORE2 053



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:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
PSM:	-
RL:	-

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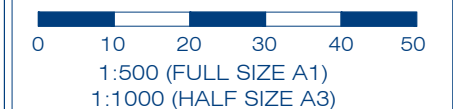
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 6 OF 7

E	23-05-2022	LOT 201 BOUNDARY AND EARTHWORKS		LAB	MG
D	10-02-2022	RETAINING WALLS LOT 205		DV	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED		JG	MG
B	31-03-2021	INFORMATION REQUEST RESPONSE		J3	MG
A	20-11-2020	ORIGINAL ISSUE		BA	MG
Issue	Date	Description		DRN	CH-K

SCALE IN METRES



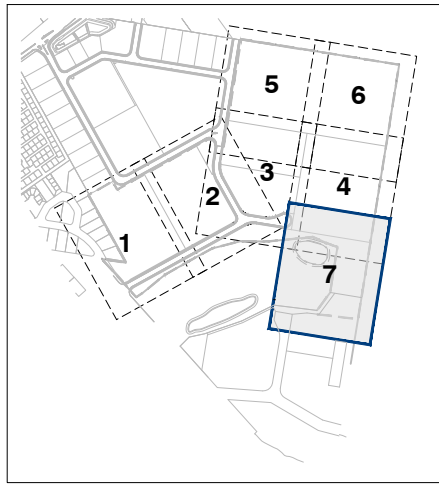
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	23-05-2022

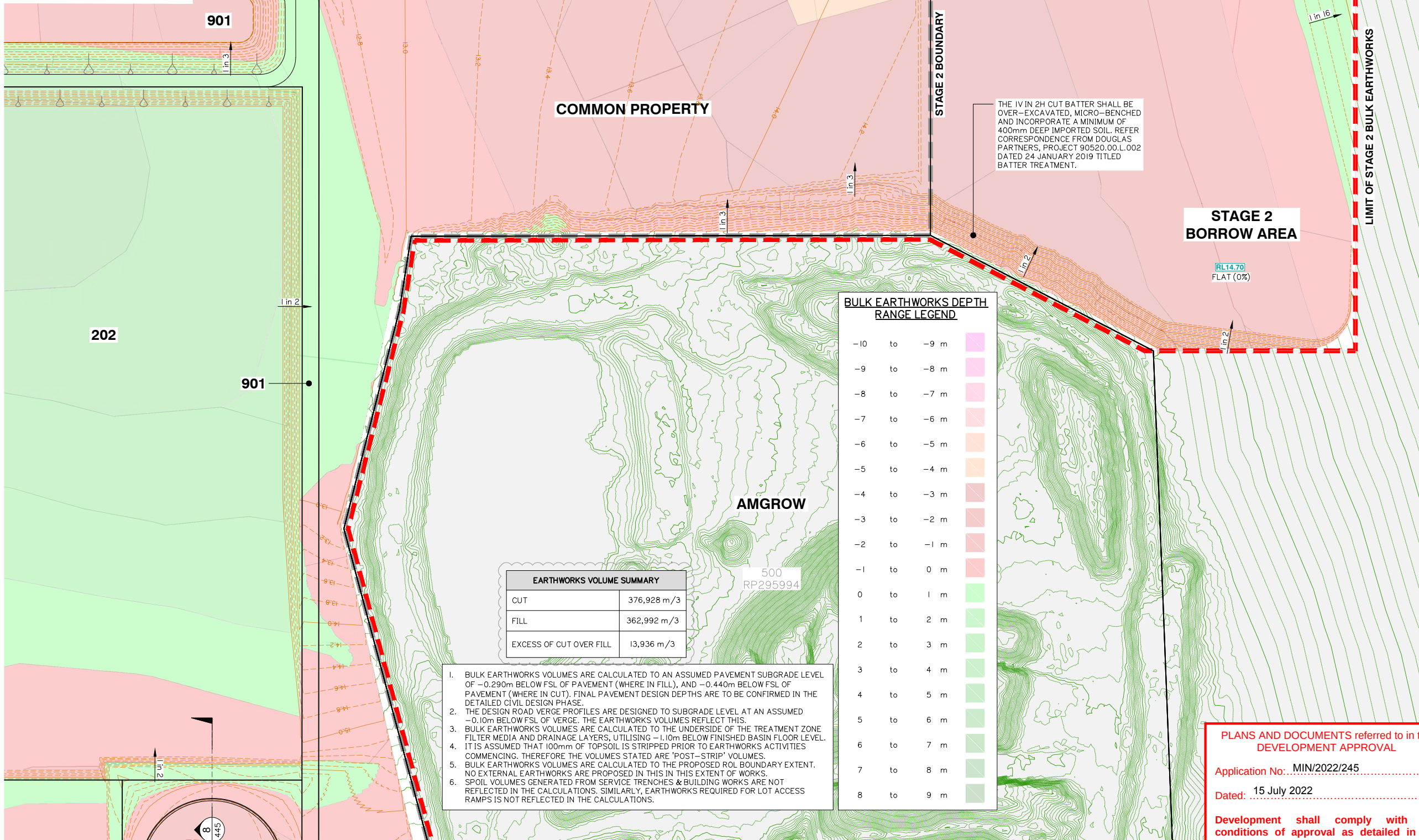
Drawing No:	Rev. No:
5941 ENG BE2 055	E

FOR CONTINUATION REFER SHEET No. 594| ENG BE2 054

BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 7



KEY PLAN
SCALE 1: 7500



BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 7

Client:



Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

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BE PRINTED IN COLOUR

RPD:

Lot: 502
Plan: SP316137
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD
Meridian: -
Contour Interval: -
PSM: -
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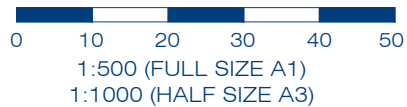
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

BULK EARTHWORKS
LAYOUT PLAN SHEET 7 OF 7

Issue	Date	Description	BA	MG	CHK
E	10-02-2022	RETAINING WALLS LOT 205	DV	MG	
D	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
C	31-03-2021	INFORMATION REQUEST RESPONSE	IG	MG	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG	
A	20-11-2020	ORIGINAL ISSUE	BA	MG	

SCALE IN METRES



Scale at A1:	1:500
Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	10-02-2022
Drawing No:	5941 ENG BE2 056
Rev. No:	E

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245
Dated: 15 July 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



Project: **VantageYatala**
STAGE 2

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Lot:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
Level Datum:	AHD
Meridian:	-
Contour Interval:	-
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DRAWING TITLE
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 1 OF 7

F	24-06-2022	LOT NUMBER UPDATED	LAB	MG	
E	23-05-2022	LOT 205/207 BOUNDARY AND EARTHWORKS	LAB	MG	
D	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG	
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG	
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG	
A	20-11-2020	ORIGINAL ISSUE	SA	MG	
Issue	Date	Description		DRN	CHN

SCALE IN METRES

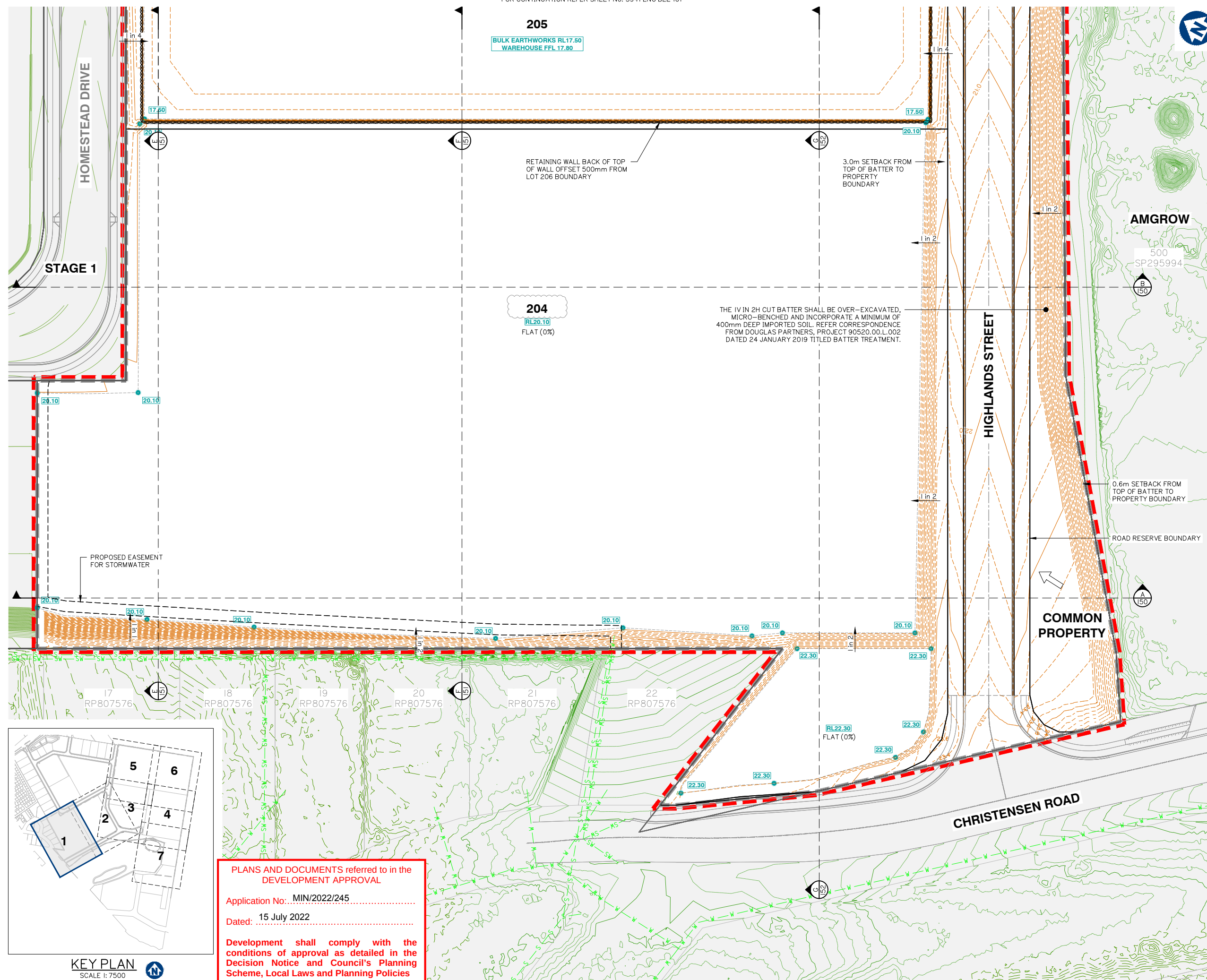


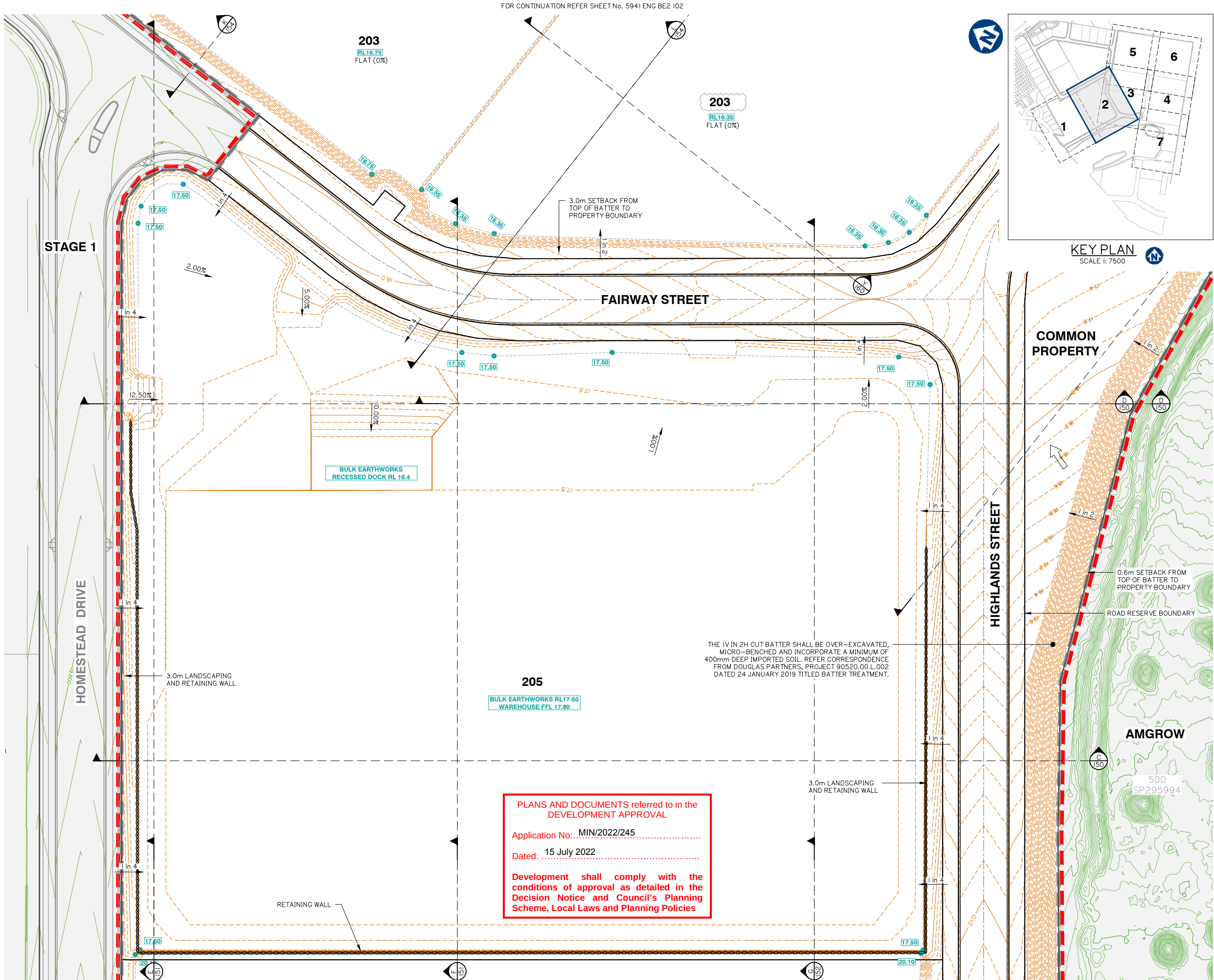
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Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

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





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
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RPD:

Lot: 502
Plan: SP316137
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 7

Rev	Date	Description	By	Check
E	24-06-2022	LOT NUMBER UPDATED	LAB	MG
D	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	By	Check

SCALE IN METRES



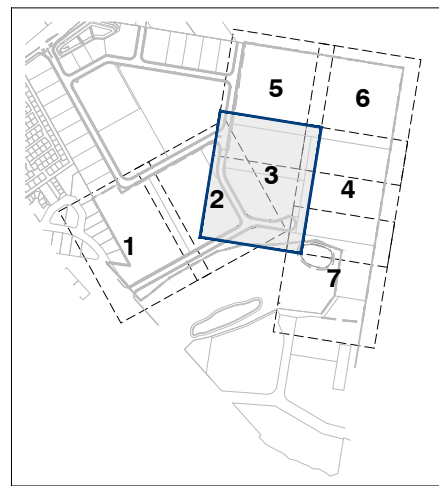
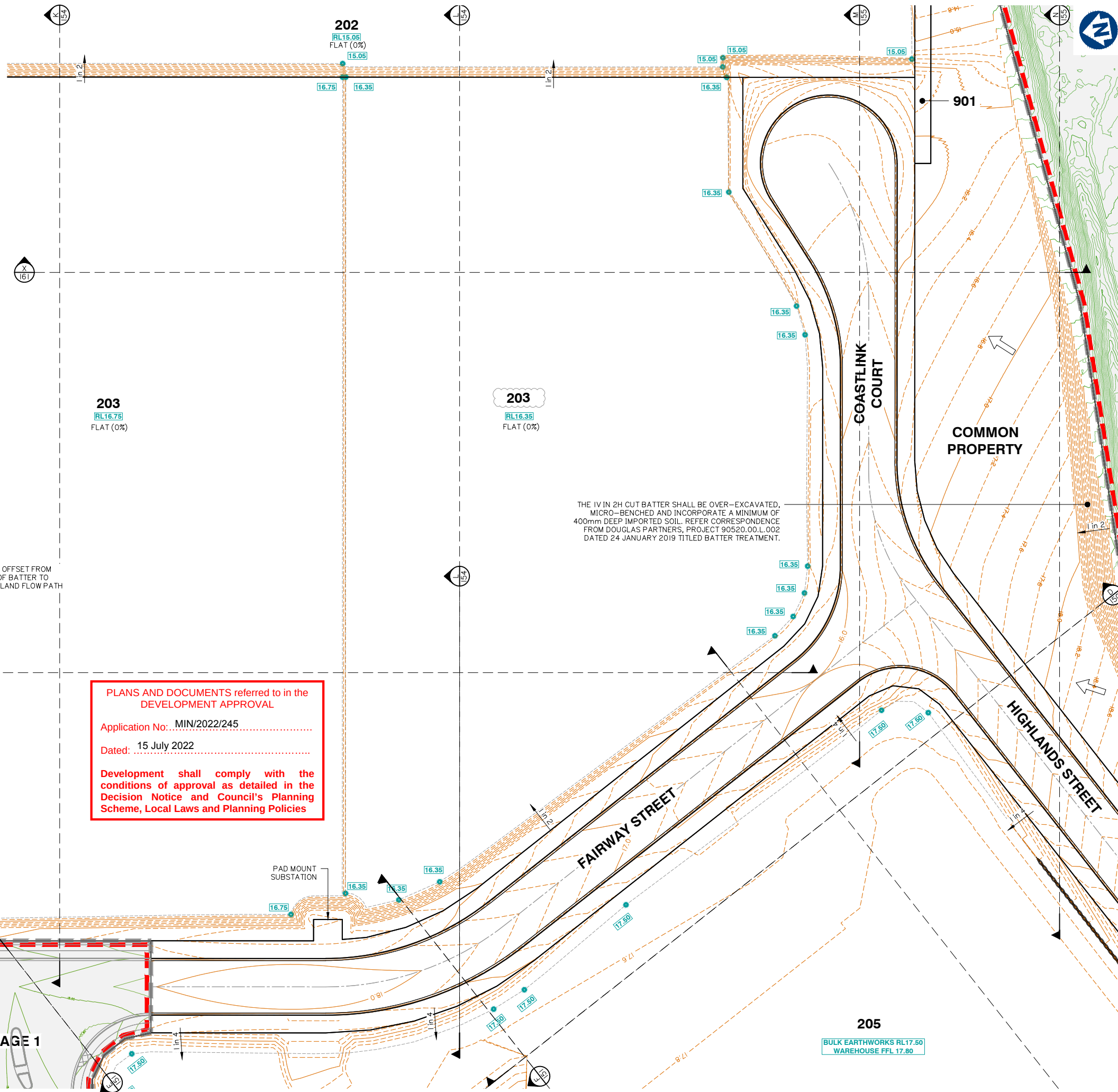
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1:1000 (HALF SIZE A3)

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 101

Rev. No:
E

KEY PLAN
SCALE 1: 7500PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: MIN/2022/245

Dated: 15 July 2022

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning PoliciesTHE 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 1

Client:

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207THIS DRAWING IS INTENDED TO
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RPD:

Lot:	502
Plan:	SP316137
Local Authority:	CITY OF GOLD COAST COUNCIL
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DRAWING TITLE
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 3 OF 7

Rev	Date	Description	By	Check
F	24-06-2022	LOT NUMBER UPDATED	LAB	MG
E	23-05-2022	LOT 201 BOUNDARY ALIGNMENT	LAB	MG
D	10-02-2022	LOT 205 BOUNDARY AND EARTHWORKS	DV	MG
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG
B	15-02-2021	INFORMATION REQUEST RESPONSE	IG	MG
A	20-11-2020	ORIGINAL ISSUE	BA	MG
Issue	Date	Description	BA	CHK

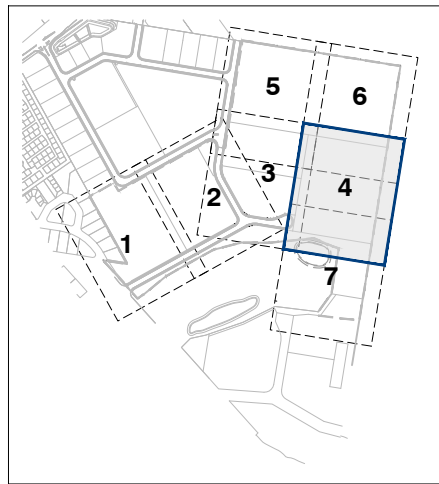
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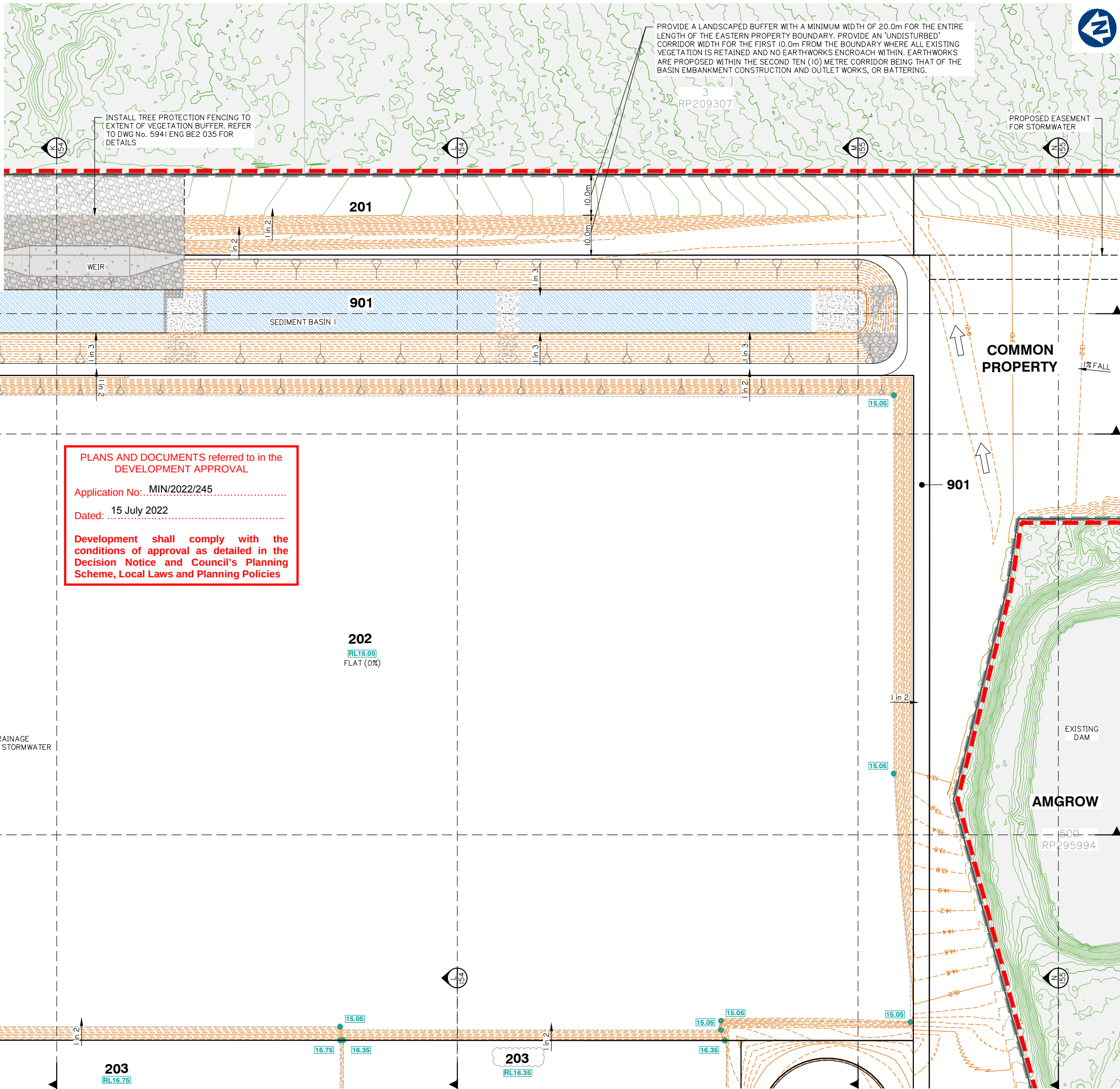
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Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

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



KEY PLAN
SCALE 1: 7500



FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 7



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:

VantageYatala
STAGE 2

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 502
Plan: SP316137
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
FINISHED BULK
EARTHWORKS SURFACE
LEVEL PLAN SHEET 4 OF 7

Issue	Date	Description	BA	MG	DRN	CHK
E	24-06-2022	LOT NUMBER UPDATED	LAB	MG		
D	23-05-2022	LOT 201 BOUNDARY ALIGNMENT	LAB	MG		
C	24-09-2021	EXTENT OF STAGE 2 EARTHWORKS REDUCED	IG	MG		
B	31-03-21	INFORMATION REQUEST RESPONSE	IG	MG		
A	20-11-2020	ORIGINAL ISSUE	BA	MG		

SCALE IN METRES

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

Scale at A1: 1:500

Designed:	IG
Drafted:	IG / BA / LAB
Approved:	MG
RPEQ:	16939
Signed:	
Date:	24-06-2022

Drawing No:
5941 ENG BE2 103

Rev. No:
E