

CIVIL OPERATIONAL WORKS ASSOCIATED WITH A 3 INTO 3 RECONFIGURATION OF LOT

DRAWING INDEX		
DRAWING No.	Rev.	DRAWING TITLE
6098 ENG OPW 001	B	DRAWING INDEX AND LOCALITY PLAN
6098 ENG OPW 002	A	GENERAL NOTES SHEET 1 OF 2
6098 ENG OPW 003	A	GENERAL NOTES SHEET 2 OF 2
6098 ENG OPW 004	A	LEGEND
6098 ENG OPW 010	A	EXISTING SURFACE LAYOUT PLAN
6098 ENG OPW 020	B	SEDIMENT AND EROSION CONTROL PLAN AND TYPICAL DETAILS
6098 ENG OPW 400	B	ROADWORKS AND DRAINAGE LAYOUT PLAN AND DETAILS
6098 ENG OPW 550	A	STORMWATER CALCULATIONS TABLE
6098 ENG OPW 600	B	SEWER RETICULATION LAYOUT PLAN AND DETAILS

CLIENT



FPI QUEENSLAND PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 121 & 122 on SP316168
HOMESTEAD DRIVE
STAPYLTON QLD 4207

DWG No. 6098 ENG OPW 001 – REV B

AUGUST 2022

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2022/74

Dated: 4 August 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: 1000 (A1)

	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
	BRISEN 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

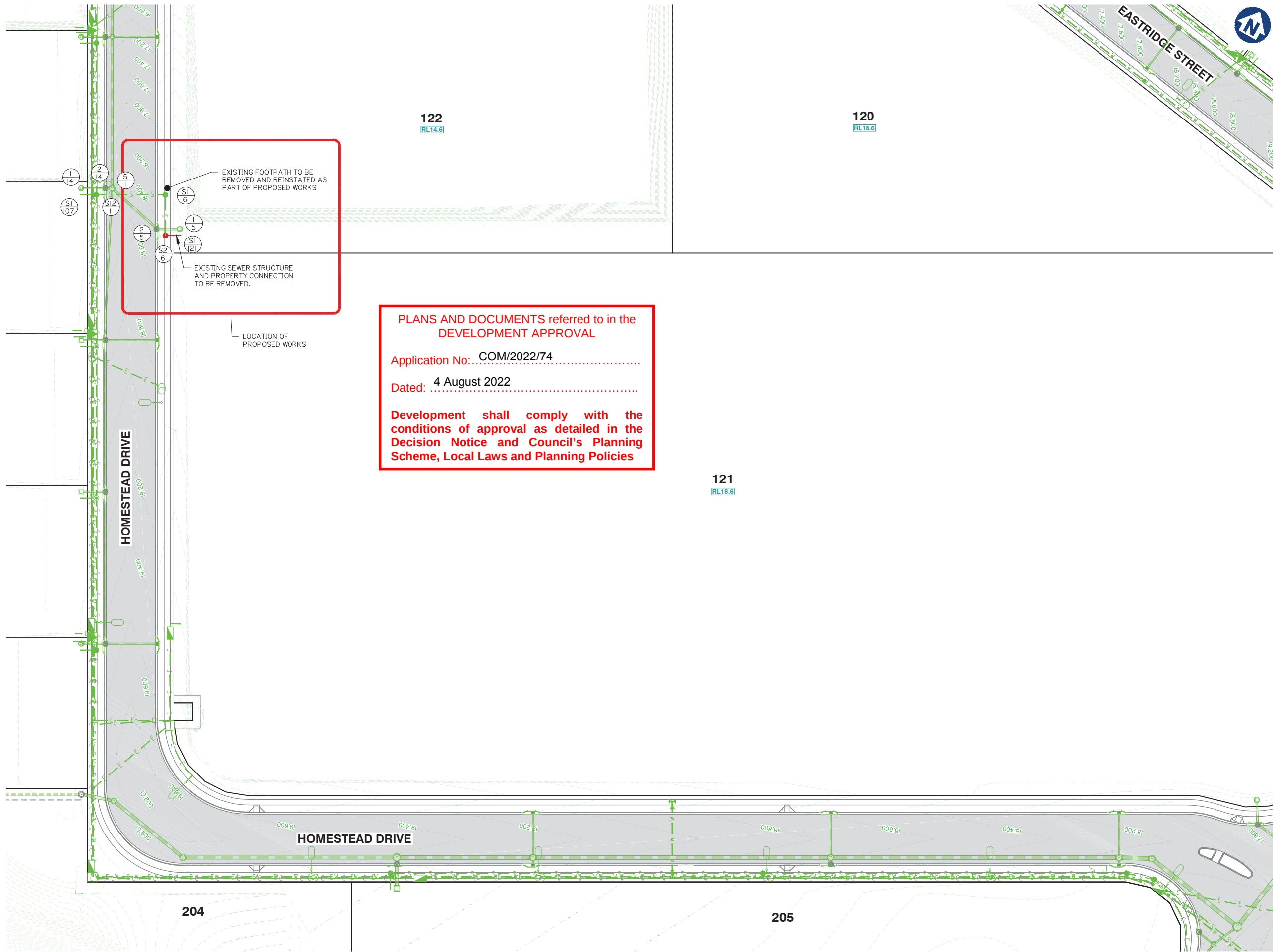
— RM — X — RM — X — RM — X — RM — X —	DEMOLISH RISING MAIN
— S — X — S — X — S — X — S — X —	DEMOLISH SEWER
— SW — X — SW — X — SW — X — SW — X —	DEMOLISH STORMWATER
— SS — X — SS — X — SS — X — SS — X —	DEMOLISH SUBSOIL
— W — X — W — X — W — X — W — X —	DEMOLISH WATER
— OIL — X — OIL — X — OIL — X — OIL — X —	DEMOLISH OIL
— F — X — F — X — F — X — F — X —	DEMOLISH FUEL
— HV — X — HV — X — HV — X — HV — X —	DEMOLISH HIGH VOLTAGE ELECTRICITY
— E — X — E — X — E — X — E — X —	DEMOLISH UNDERGROUND ELECTRICITY
— E — X — E — X — E — X — E — X —	DEMOLISH OVERHEAD ELECTRICITY
— L — X — L — X — L — X — L — X —	DEMOLISH LIGHTING
— G — X — G — X — G — X — G — X —	DEMOLISH GAS
— P — X — P — X — P — X — P — X —	DEMOLISH PIPELINE
— T — X — T — X — T — X — T — X —	DEMOLISH TELSTRA
— 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
o PB	POST BOX
	TELEPHONE BOX
	TELSTRA PIT
o MP	TELSTRA MARKER POST
o WM	WATER METER
o V	WATER VALVE
o F.H.	FIRE HYDRANT
o TAP	WATER TAP
	WATER HYDRANT
	WATER TEE
	WATER REDUCER
	WATER ENDCAP
	WATER CONNECTION
	WATER CROSSING
	WATER DIEL
	SEWER MAINTENANCE HOLE
	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

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	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





EXISTING FOOTPATH TO BE REMOVED AND REINSTATED AS PART OF PROPOSED WORKS

EXISTING SEWER STRUCTURE AND PROPERTY CONNECTION TO BE REMOVED.

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Client:

FRASERS
PROPERTY

FPI QUEENSLAND PTY. LTD.

Project:

LOTS 121 & 122 CIVIL WORKS
ASSOCIATED WITH 3 INTO 3 ROL

Site Address:

HOMESTEAD DRIVE,
STAPYLTON QLD 4207

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

RPD:

Lot: 120 - 122
Plan: SP316168
Local Authority: CITY OF GOLD COAST
COUNCIL

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

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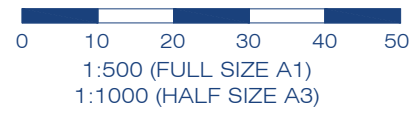
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE

EXISTING SURFACE
LAYOUT PLAN

Issue	Date	Description	LAB	MD
A	24-03-2022	ISSUED FOR TENDER	JH	MG
A	11-03-2022	ORIGINAL ISSUE	JH	MG

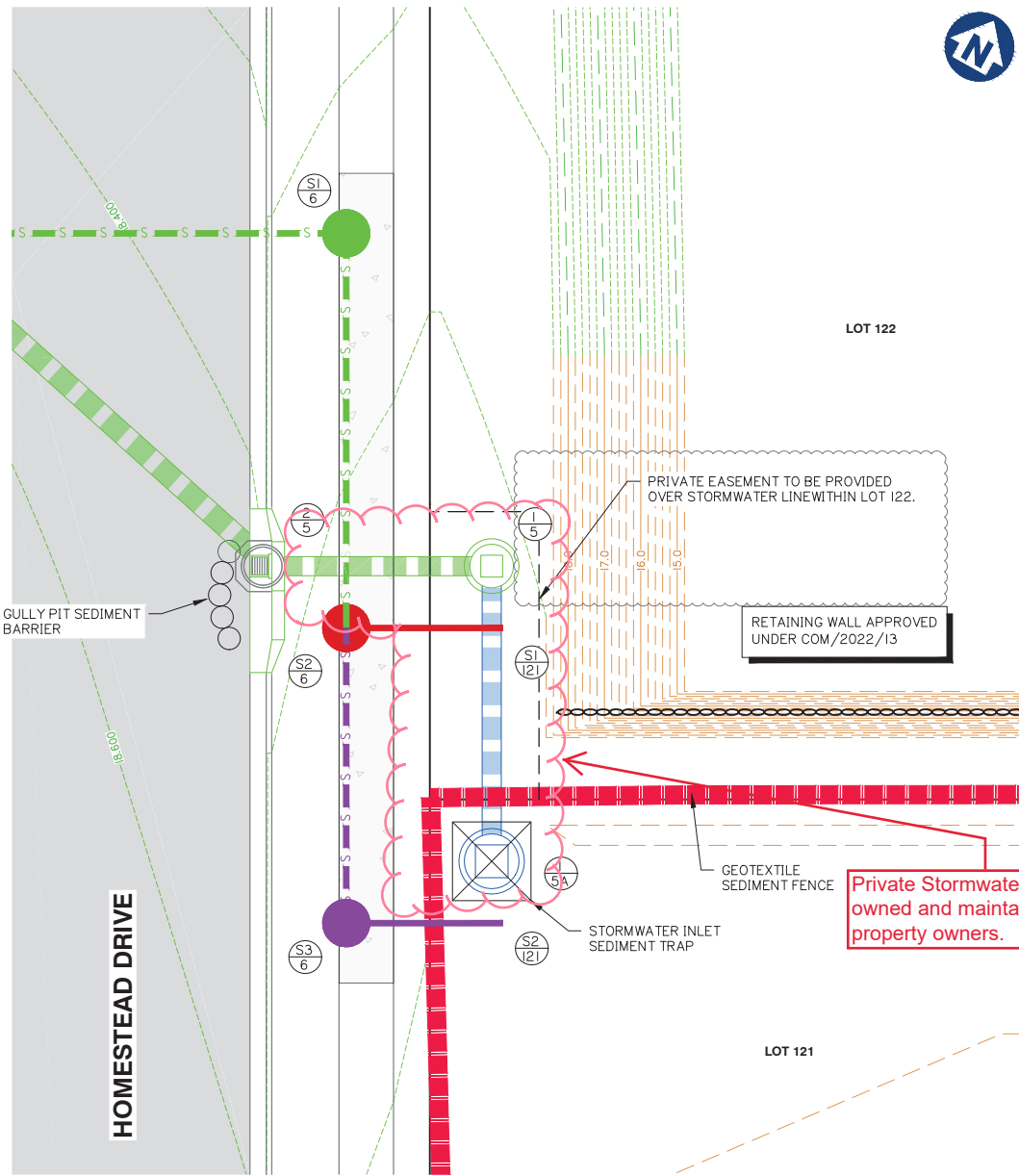
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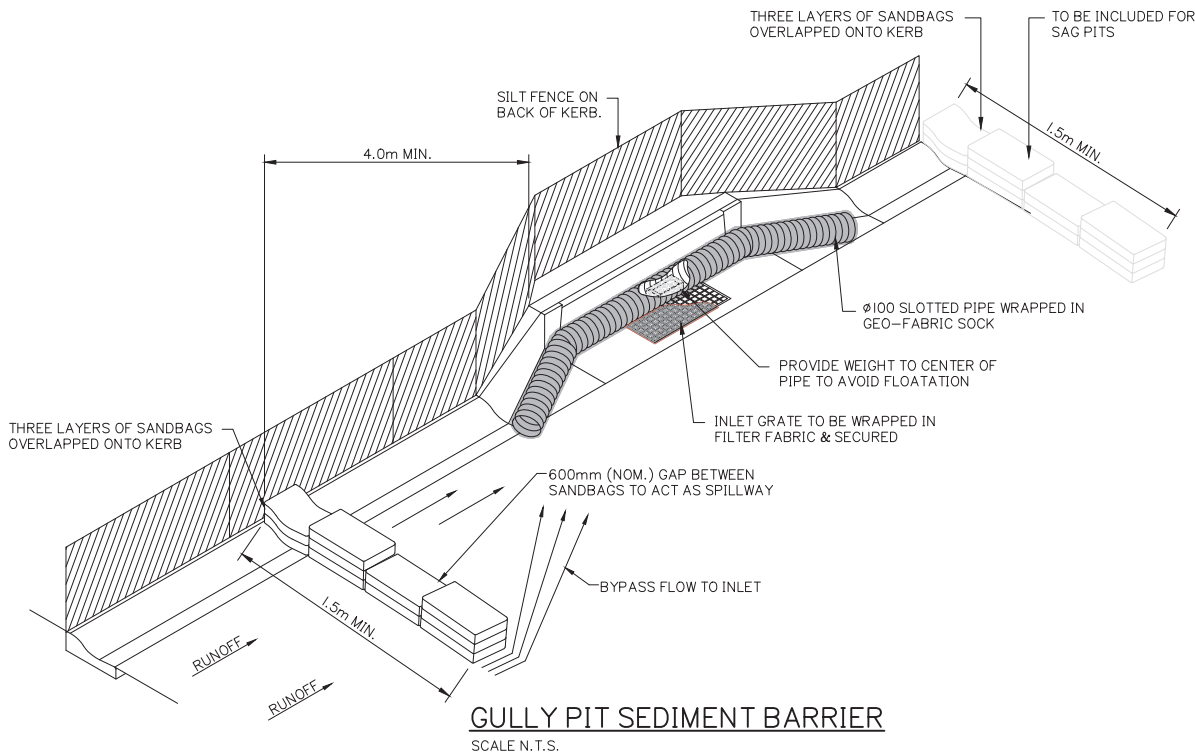
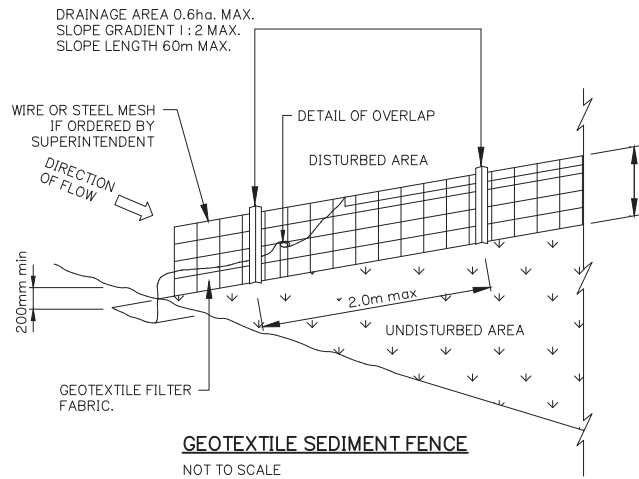
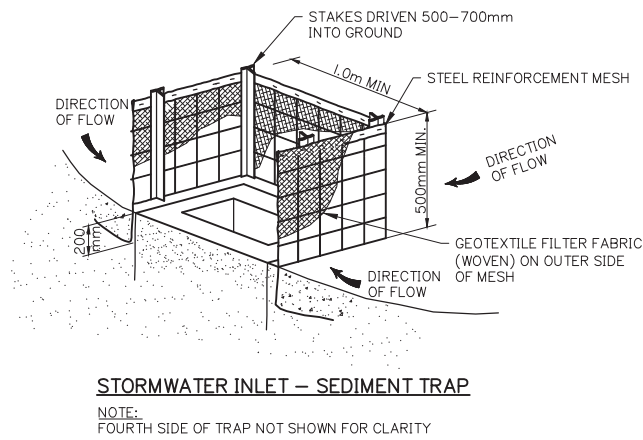
Scale at A1:	1:100
Designed:	JH
Drafted:	JH
Approved:	MG
RPEQ:	16939
Signed:	
Date:	11-03-2022

Drawing No: 6098 ENG OPW 010 Rev. No: A

EXISTING SURFACE AND FEATURES PLAN



- 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.
 5. EARTHWORKS EXTENT TO BE PAVEMENT SPRAYED IF BUILDING WORKS DO NOT IMMEDIATELY FOLLOW



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Client:



FPI QUEENSLAND PTY. LTD.

Project:
LOTS 121 & 122 CIVIL WORKS
ASSOCIATED WITH 3 INTO 3 ROL

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Meridian: -
Contour Interval: -
PSM: -
RL: -

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DRAWING TITLE

SEDIMENT AND EROSION CONTROL PLAN AND TYPICAL DETAILS

Issue	Date	Description	DRN	CHK
B	03-08-2022	INFORMATION REQUEST RESPONSE	LAB	MG
A	24-03-2022	ISSUED FOR TENDER	LAB	MG
A	11-03-2022	ORIGINAL ISSUE	JH	MG

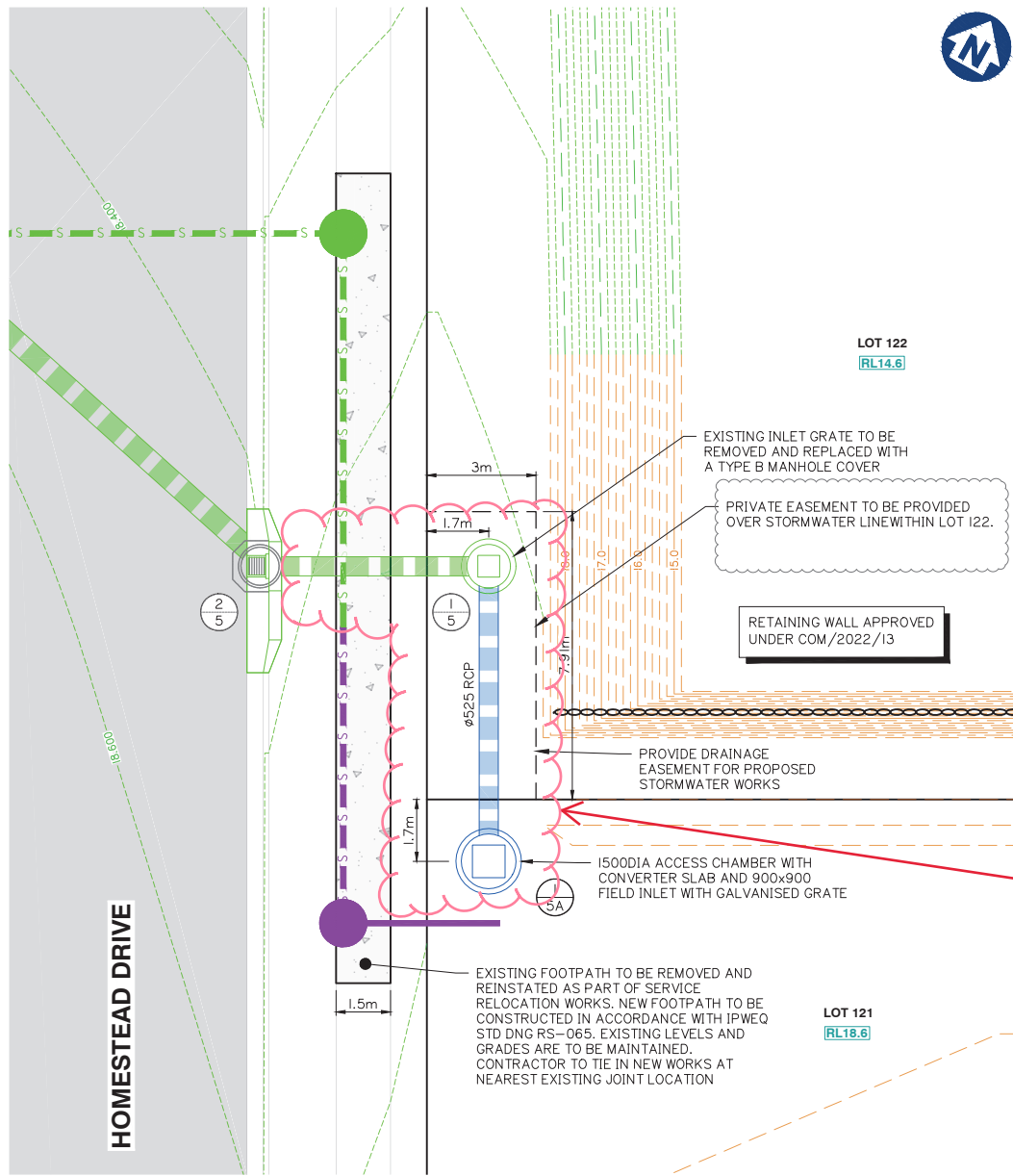
SCALE IN METRES

0 2 4 6 8 10
1:100 (FULL SIZE A1)
1:200 (HALF SIZE A3)

Scale at A1: 1:100

Designed:	JH
Drafted:	JH
Approved:	MG
RPEQ:	16939
Signed:	
Date:	03-08-2022

Drawing No: 6098 ENG OPW 020 Rev. No: A



Private Stormwater to be owned and maintain by the property owners.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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SHAFT/PIT BASE

IN FAVOURABLE GROUND CONDITIONS PROVIDE PRECAST CONCRETE ROCLA CPO PIT BASE (OR EQUIVALENT) TO SUIT SPECIFIED DIAMETER OF SHAFT UP TO 1200 DIA.

ALTERNATELY (OR EXCEEDING 1200 DIA) PROVIDE 250mm THICK CAST IN-SITU REINFORCED CONCRETE BASE, 2 LAYERS SL82 MESH ON 50MM THICK BLINDING CONCRETE

CONVERTER SLAB TABLE

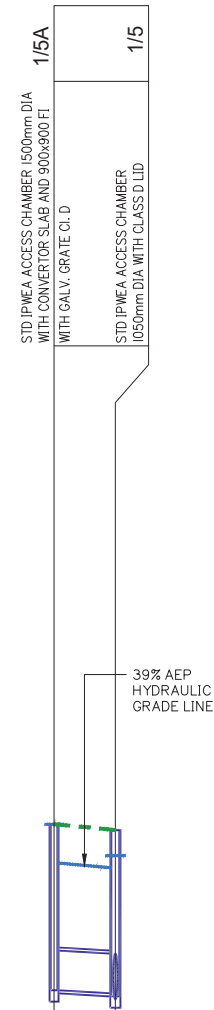
SHAFT	OFFSET
1200	475
1350	550
1500	625
1800	775
2100	925

NOTE: PROVIDE DRAINWAY CONVERTER SLAB FOR CPO PITS 1200ø, 1500ø, 1800ø

PIPE SIZE (mm)	525
PIPE CLASS	3
PIPE GRADE (%)	0.57%
PIPE SLOPE (1 in X)	174.1
PIPE FLOW (cumecs)	0.646
CAPACITY FLOW (cumecs)	0.353
FULL PIPE VELOCITY (m/s)	2.98
NORMAL DEPTH VELOCITY (m/s)	2.98
DATUM RL	9.000
HGL ELEVATION (39% AEP)	18.723 18.211 18.146 18.307 17.417
DEPTH TO INVERT	2.196 2.158 2.198
INVERT LEVEL OF DRAIN	16.527 16.486 16.446
EXISTING SURFACE LEVEL	18.723 18.644
SETOUT COORDINATES (EASTING & NORTHING)	0.000 2338.029 E 6790.831 N 2334.097 E 6797.927 N
CHAINAGE	0.000 7.137 8.112

LINE

5A



Client:



FPI QUEENSLAND PTY. LTD.

Project:

LOTS 121 & 122 CIVIL WORKS ASSOCIATED WITH 3 INTO 3 ROL

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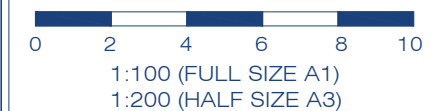
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DRAWING TITLE ROADWORKS AND DRAINAGE LAYOUT PLAN AND DETAILS

B	03-08-2022	INFORMATION REQUEST RESPONSE	LAB	MG	
A	24-03-2022	ISSUED FOR TENDER	LAB	MG	
A	11-03-2022	ORIGINAL ISSUE	JH	MG	
Issue	Date	Description	DRN	CHK	

SCALE IN METRES



Scale at A1: 1:100

Designed:	JH
Drafted:	JH
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RPEQ:	16939
Signed:	
Date:	03-08-2022

Drawing No: 6098 ENG OPW 400 Rev. No: 1



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