

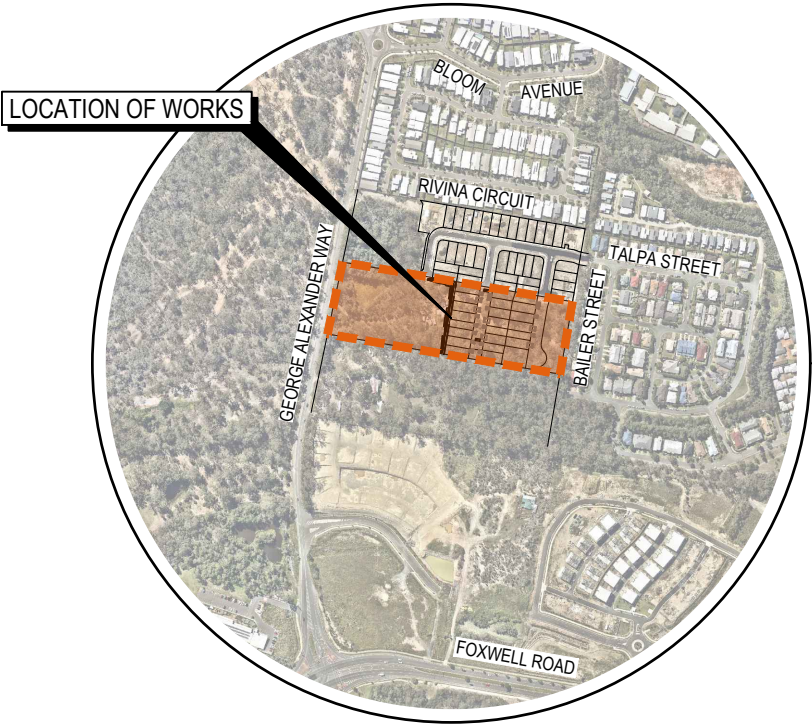
54 GEORGE ALEXANDER WAY, COOMERA

DEVELOPMENT APPLICATION

CITY OF GOLD COAST

DRAWING SCHEDULE

DWG. No.	DESCRIPTION
GENERAL	
0001	COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE
EARTHWORKS	
0100	BULK EARTHWORKS CUT & FILL LAYOUT PLAN
0105	TYPICAL RETAINING WALL DETAILS
0110	BULK EARTHWORKS SECTIONS
ROADWORKS	
0210	ROADWORKS AND DRAINAGE LAYOUT PLAN
0211	ROADWORKS AND DRAINAGE DETAILS & NOTES
0220	PIONEER STREET AND MERCY STREET LONGITUDINAL SECTIONS
0240	ON-STREET PARKING PLAN
STORMWATER DRAINAGE	
0310	STORMWATER CATCHMENT PLAN - PRE DEVELOPMENT
0311	STORMWATER CATCHMENT PLAN - POST DEVELOPMENT
0380	COMBINED DETENTION - BIO-RETENTION BASIN 1 LAYOUT PLAN
0381	BIO-RETENTION TYPICAL SECTIONS AND DETAILS
SERVICES	
0400	SEWER AND WATER RETICULATION LAYOUT PLAN

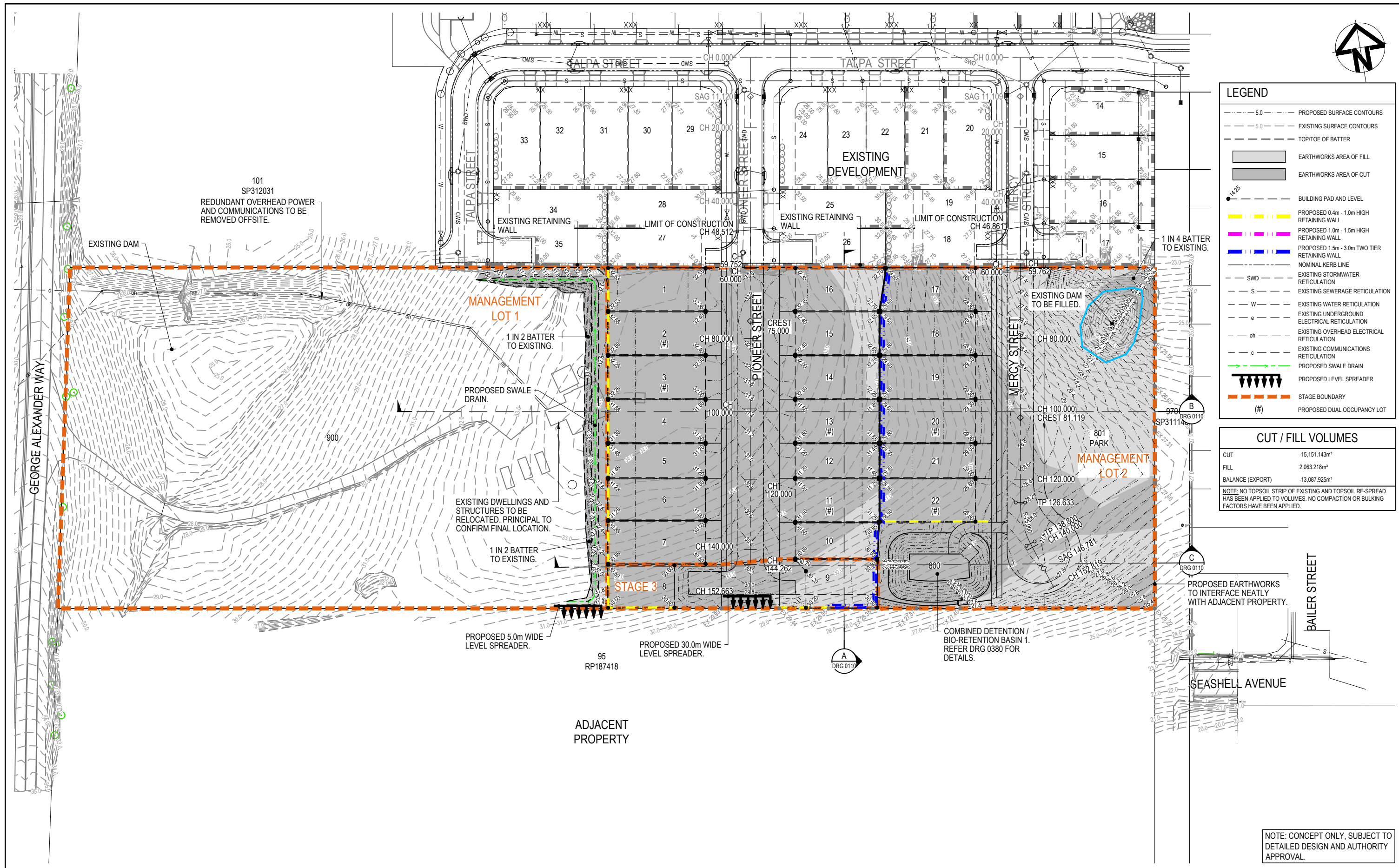


LOCALITY PLAN
1 : 5000

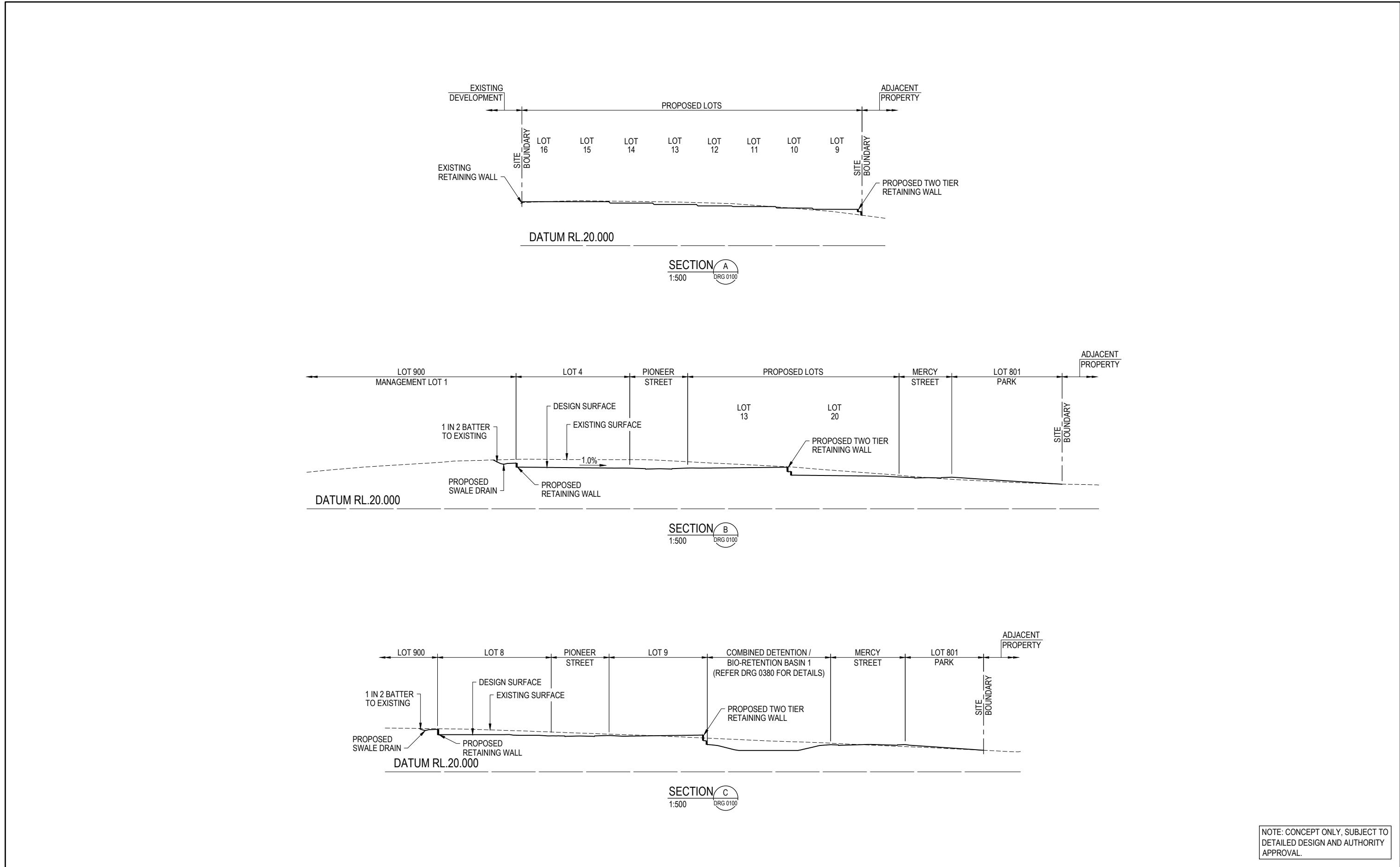
IMAGERY EXTRACTED
FROM nearmap.com

DISCLAIMER
THIS MAP HAS BEEN PREPARED USING nearmap.com IMAGERY. THIS DATA IS NOT GUARANTEED TO BE FREE FROM ERROR OR OMISSION. THEREFORE ARCADIS AND ITS EMPLOYEES DISCLAIM LIABILITY OF ANY ACT DONE OR OMISSION MADE ON THE INFORMATION CONTAINED IN THIS DATA AND ANY CONSEQUENCES OF SUCH ACTS OR OMISSIONS. THIS DRAWING IS PROVIDED FOR THE INFORMATION OF THE PERSON OR ORGANISATION TO WHOM ARCADIS PROVIDES IT. IT MAY NOT BE PROVIDED TO, OR USED BY, ANY OTHER PERSON WITHOUT ARCADIS'S PRIOR WRITTEN CONSENT.

					Scales		Surveyor		Coomera GA Pty Ltd ATF The Coomera GA Unit Trust		Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION © Copyright reserved Original Issue Signatures		Project 54 GEORGE ALEXANDER WAY, COOMERA		 Arcadis Australia Pacific Pty Limited P O Box, 1653 Southport QLD 4215 ABN 76 104 485 289 Tel No: +61 7 5532 3933 Fax No: +61 7 5591 4778 www.arcadis.com Project No. Folder Prefix Zone Stage Phase Discipline Type Drawing No. Issues 30157884 - DABA - 0000DA - CV - DRG - 0001 - 02	
					 1 : 5000						Original Size A1		Title COVER SHEET, LOCALITY PLAN & DRAWING SCHEDULE			
									Drawn D. KEARNEY		Height Datum AHD					
									Designed G. MENZIES		Grid MGA (ZONE 56)					
									Project Manager G. MENZIES		Verified -					
02		RFI ISSUE			DK	GM	22.06.2023									
01		ORIGINAL ISSUE			DK	GM	01.02.2023									
Issue		Description			DR	CH	VE	Date								

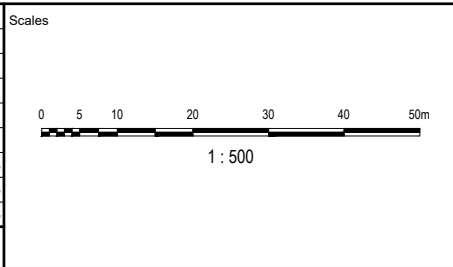


					Scales		Surveyor				Status		Project		ARCADIS			
					 1 : 500				Coomera GA Pty Ltd ATF The Coomera GA Unit Trust		PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		54 GEORGE ALEXANDER WAY, COOMERA		Arcadis Australia Pacific Pty Limited P O Box, 1653 Southport QLD 4215 ABN 76 104 485 289			
											© Copyright reserved				Tel No: +61 7 5532 3933 Fax No: +61 7 5591 4778 www.arcadis.com			
											Original Issue Signatures				Title			
03 LIMIT OF EARTHWORKS AMENDED					DK		GM		31.07.2023		Drawn		D. KEARNEY		Original Size		A1	
02 RFI ISSUE					DK		GM		22.06.2023		Designed		A. STA. CRUZ		Height Datum		AHD	
01 ORIGINAL ISSUE					DK		GM		01.02.2023		Project Manager		G. MENZIES		Grid		MGA (ZONE 56)	
Issue					Description		DR		CH		VE		Date					
													Date Plotted: 19-Oct-2023 05:30PM		File Name: C:\Users\dkm3657\Documents\30157884 - 54 George Alexander Way - DABA - Project Documents\EngineA - Civil\Civil Drawings\30157884 DABA 0000DA - CV.DWG		30157884 - DABA - 0000DA - CV - DRG - 0100 - 03	



NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

03	LIMIT OF EARTHWORKS AMENDED	DK	GM		31.07.2023
02	RFI ISSUE	DK	GM		22.06.2023
01	ORIGINAL ISSUE	DK	GM		01.02.2023
Issue	Description	DR	CH	VE	Date



Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

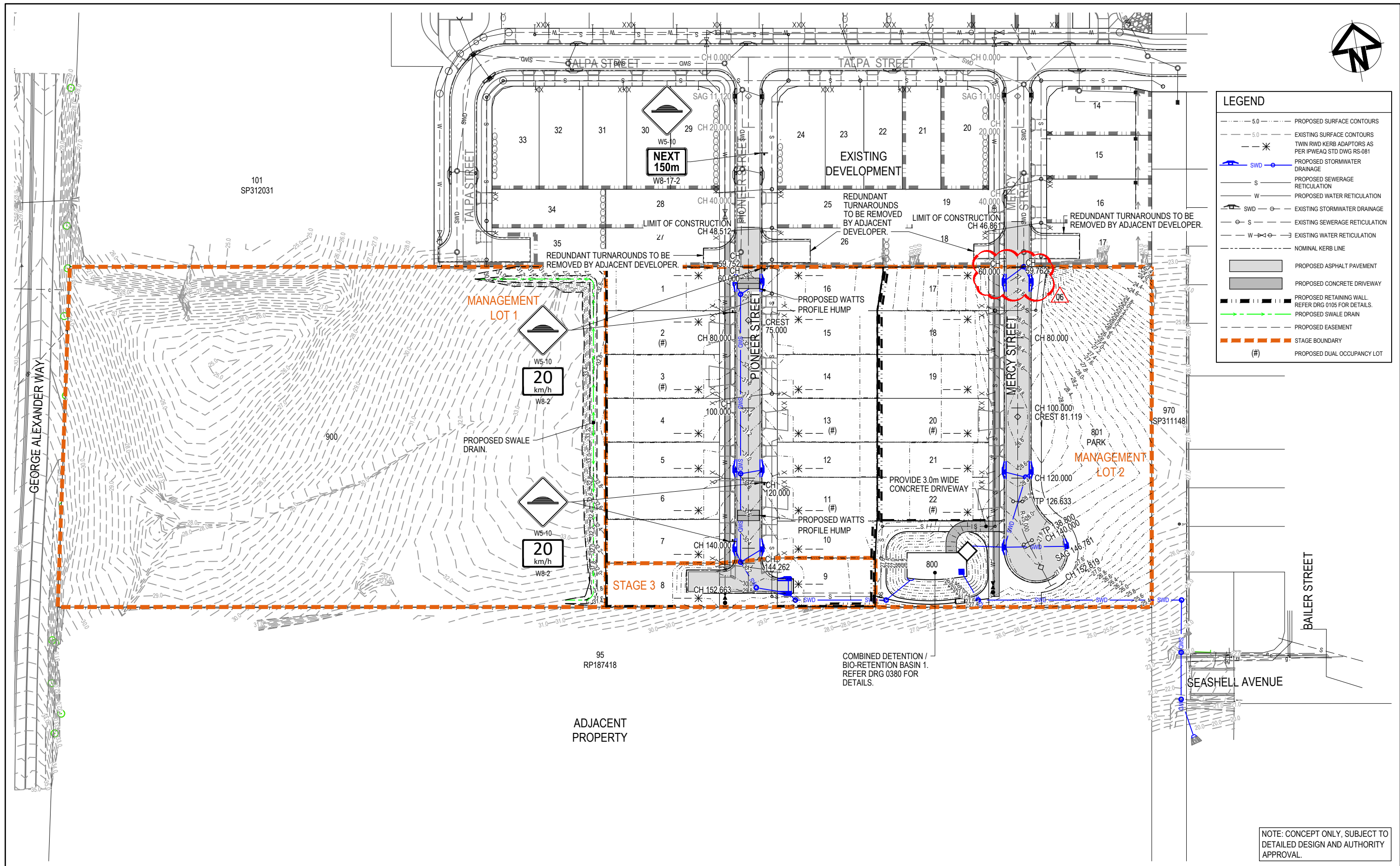
Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	A. STA. CRUZ	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	-		

Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
BULK EARTHWORKS
SECTIONS

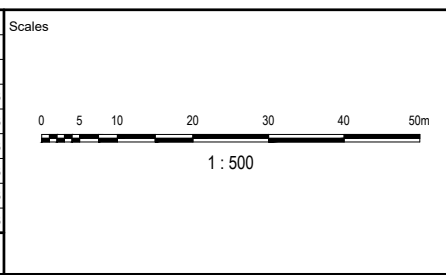
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	- DABA	- 0000DA	- CV	- DRG	- 0110	- 03



LEGEND	
5.0	PROPOSED SURFACE CONTOURS
5.0	EXISTING SURFACE CONTOURS
---	TWIN RWD KERB ADAPTORS AS PER IPWEAQ STD DWG RS-081
SWD	PROPOSED STORMWATER DRAINAGE
S	PROPOSED SEWERAGE RETICULATION
W	PROPOSED WATER RETICULATION
SWD	EXISTING STORMWATER DRAINAGE
S	EXISTING SEWERAGE RETICULATION
W	EXISTING WATER RETICULATION
---	NOMINAL KERB LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE DRIVEWAY
---	PROPOSED RETAINING WALL. REFER DRG 0105 FOR DETAILS.
---	PROPOSED SWALE DRAIN
---	PROPOSED EASEMENT
---	STAGE BOUNDARY
(#)	PROPOSED DUAL OCCUPANCY LOT

Issue	Description	DR	CH	VE	Date
06	ADDITIONAL INFORMATION REQUEST - DRAINAGE LINES AMENDED	DK	GM		20.10.2023
05	SIGNAGE ADDED AND SPEED HUMP DETAILS AMENDED	DK	GM		17.08.2023
04	FLAT TOP SPEED HUMP ADDED	DK	GM		11.08.2023
03	LIMIT OF EARTHWORKS AMENDED	DK	GM		31.07.2023
02	RFI ISSUE	DK	GM		22.06.2023
01	ORIGINAL ISSUE	DK	GM		01.02.2023



Surveyor

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. MENZIES	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified			

Project

54 GEORGE ALEXANDER WAY,
COOMERA

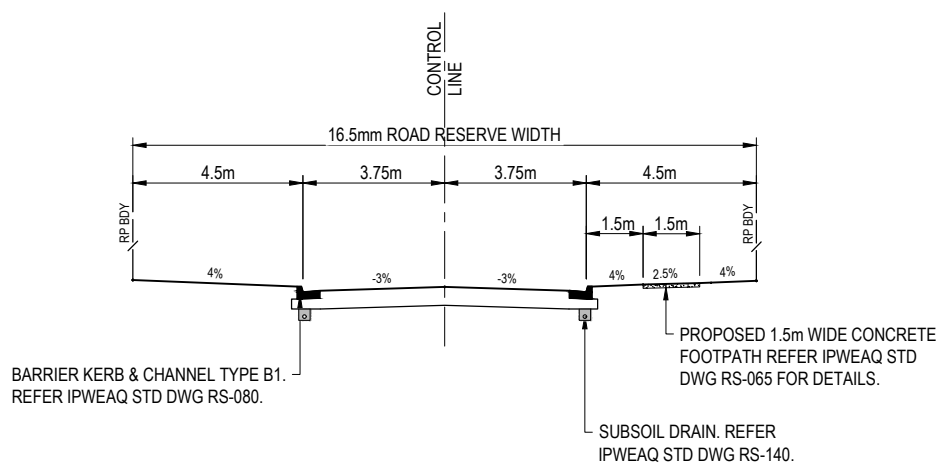
Title

ROADWORKS AND
DRAINAGE LAYOUT PLAN

Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No. | Folder Prefix | Zone | Stage | Phase | Discipline | Type | Drawing No. | Issue

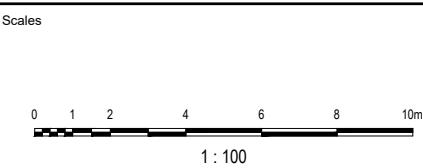
30157884 - DABA - 0000DA - CV - DRG - 0210 - 06



TYPICAL CROSS SECTION
PIONEER STREET AND MERCY STREET
RESIDENTIAL ACCESS STREET
SCALE 1 : 100

NOTE: CONCEPT ONLY, SUBJECT TO
DETAILED DESIGN AND AUTHORITY
APPROVAL.

01	ORIGINAL ISSUE	DK	GM		01.02.2023
Issue	Description	DR	CH	VE	Date



Surveyor

saunders
havill
group

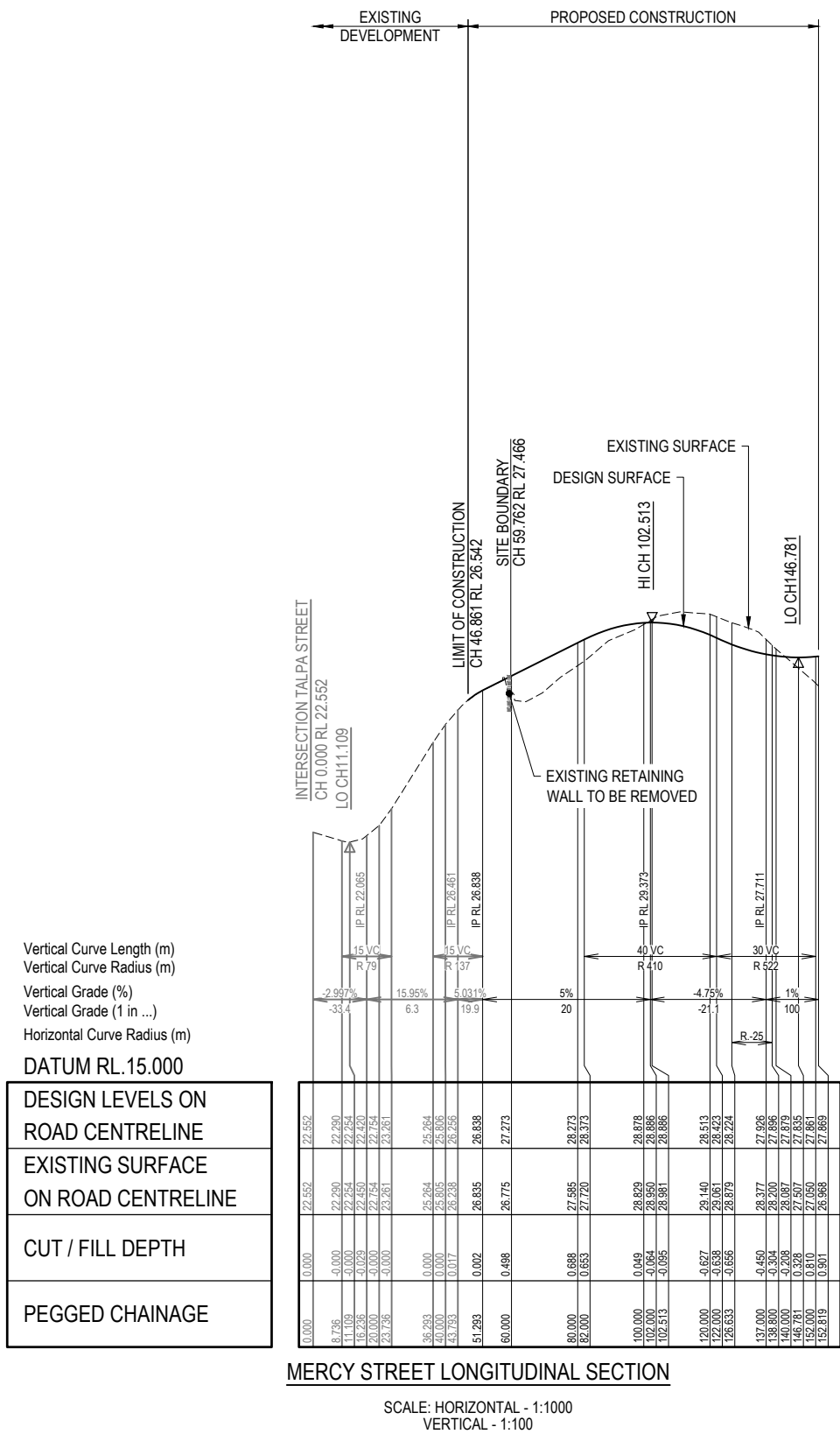
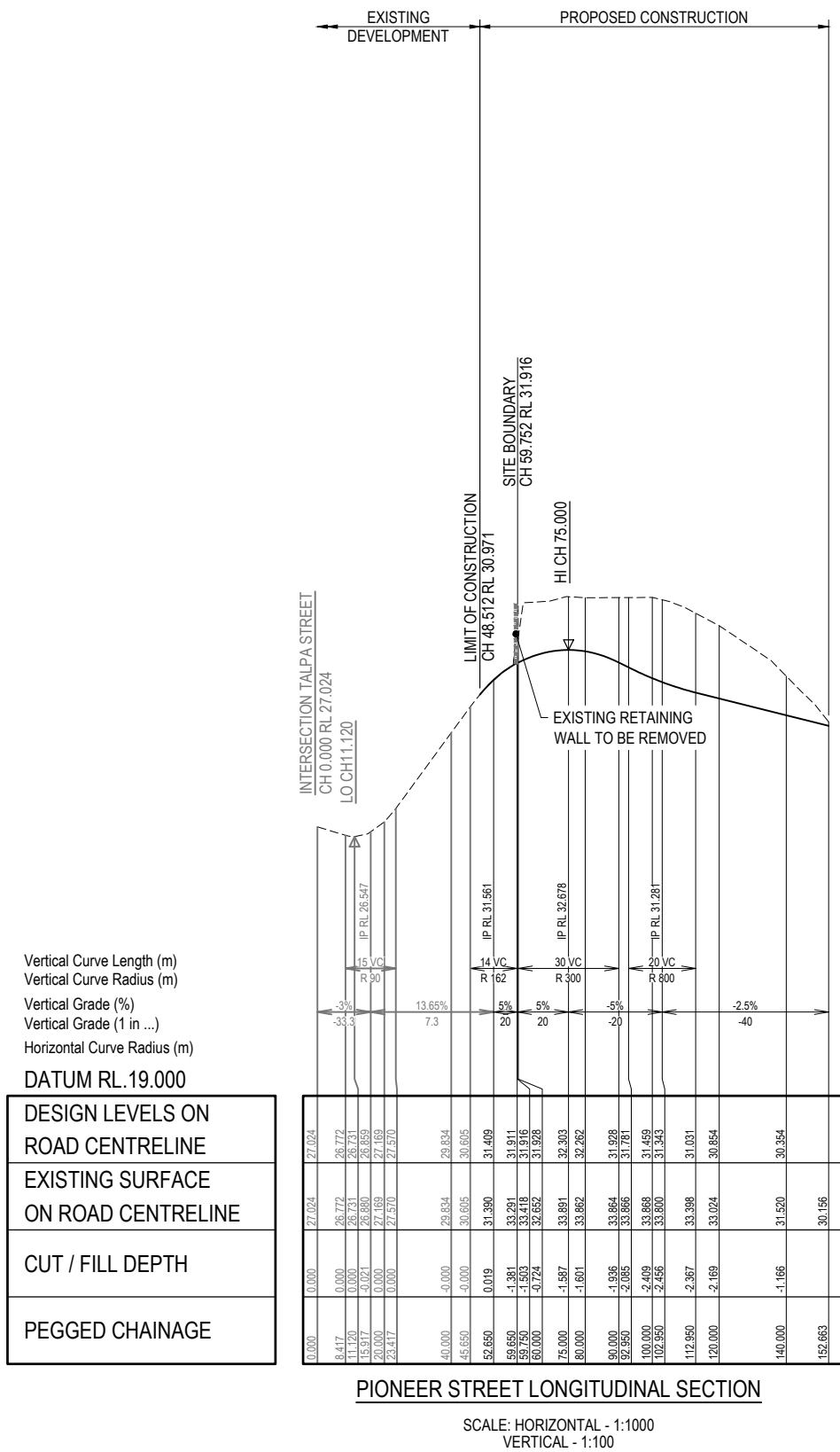
Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. MENZIES	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	.		

Project	54 GEORGE ALEXANDER WAY, COOMERA
Title	ROADWORKS AND DRAINAGE DETAILS & NOTES

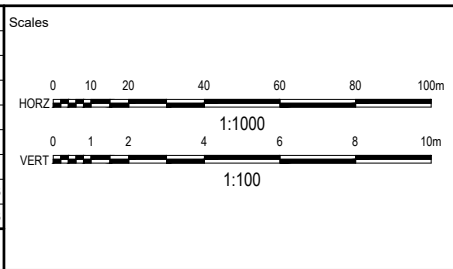
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	DABA	- 0000DA	- CV	- DRG	- 0211	- 01



NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

02	RFI ISSUE	DK	GM		22.06.2023
01	ORIGINAL ISSUE	DK	GM		01.02.2023
Issue	Description	DR	CH	VE	Date



Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status	PRELIMINARY
	NOT TO BE USED FOR CONSTRUCTION
	© Copyright reserved
Original Issue Signatures	
Drawn	D. KEARNEY
Designed	A. STA. CRUZ
Project Manager	G. MENZIES
Verified	.
Original Size	A1
Height Datum	AHD
Grid	MGA (ZONE 56)

Project

54 GEORGE ALEXANDER WAY,
COOMERA

Title

PIONEER STREET AND
MERCY STREET
LONGITUDINAL SECTIONS

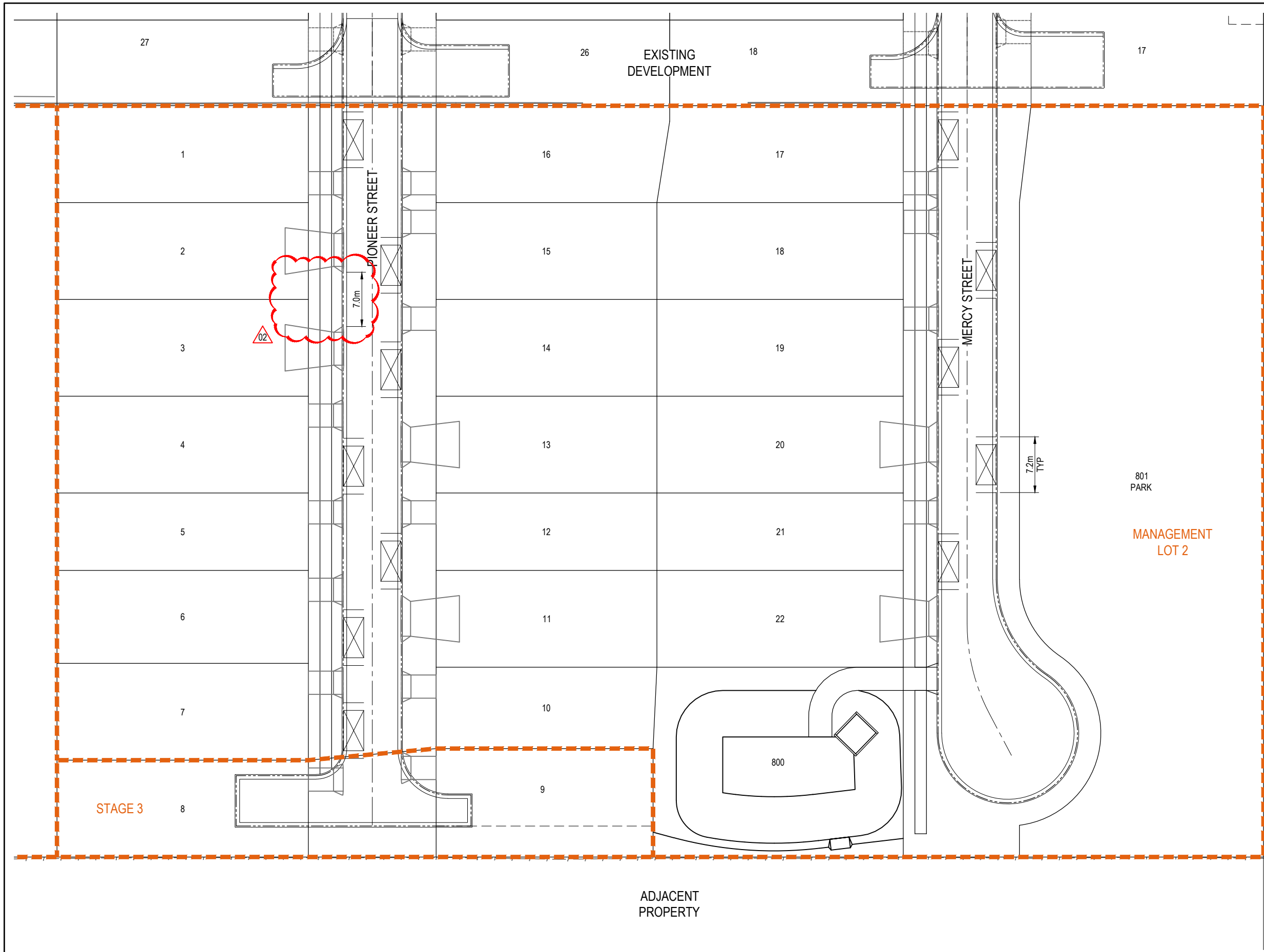
ARCADIS

Arcadis Australia Pacific Pty Limited
P O Box 1653
Southport QLD 4215
ABN 76 104 485 289

Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No. | Folder Prefix | Zone | Stage | Phase | Discipline | Type | Drawing No. | Issue

30157884 - DABA - 0000DA - CV - DRG - 0220 - 02



LEGEND

- INDICATIVE DRIVEWAY LOCATION
- SINGLE CAR SPACE LOCATION
- NOMINAL KERB LINE
- STAGE BOUNDARY

- DRAWING NOTES**
- INDICATIVE DRIVEWAYS SHOWN ARE IN ACCORDANCE WITH THE INSTITUTION OF PUBLIC WORKS ENGINEERING AUSTRALASIA STANDARD DRAWING RS-049 RESIDENTIAL DRIVEWAYS - PLAN 1 OF 2. FOR SINGLE DWELLINGS, THE WIDTH AT KERB IS 4.0m. DRIVEWAYS PROVIDED FOR PROPOSED DUAL OCCUPANCY LOTS ARE IN ACCORDANCE WITH THE ARCHITECTS PLANS.
 - 0.5 CAR SPACES REQUIRED PER DWELLING. 22 LOTS PROPOSED, PROVISION FOR 12 CAR SPACES MADE.

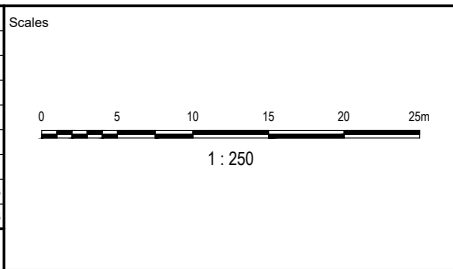
970
SP311148

PASSENGER-CAR

Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

© P

02	ADDITIONAL INFORMATION REQUEST - VXO AMENDED LOTS 2 & 3	DK	GM	20.10.2023	
01	ORIGINAL ISSUE	DK	GM	22.06.2023	
Issue	Description	DR	CH	VE	Date



Surveyor

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved				
Original Issue Signatures				
Drawn	D. KEARNEY	Original Size	A1	
Designed	G. MENZIES	Height Datum	AHD	
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)	
Verified	-			

Project

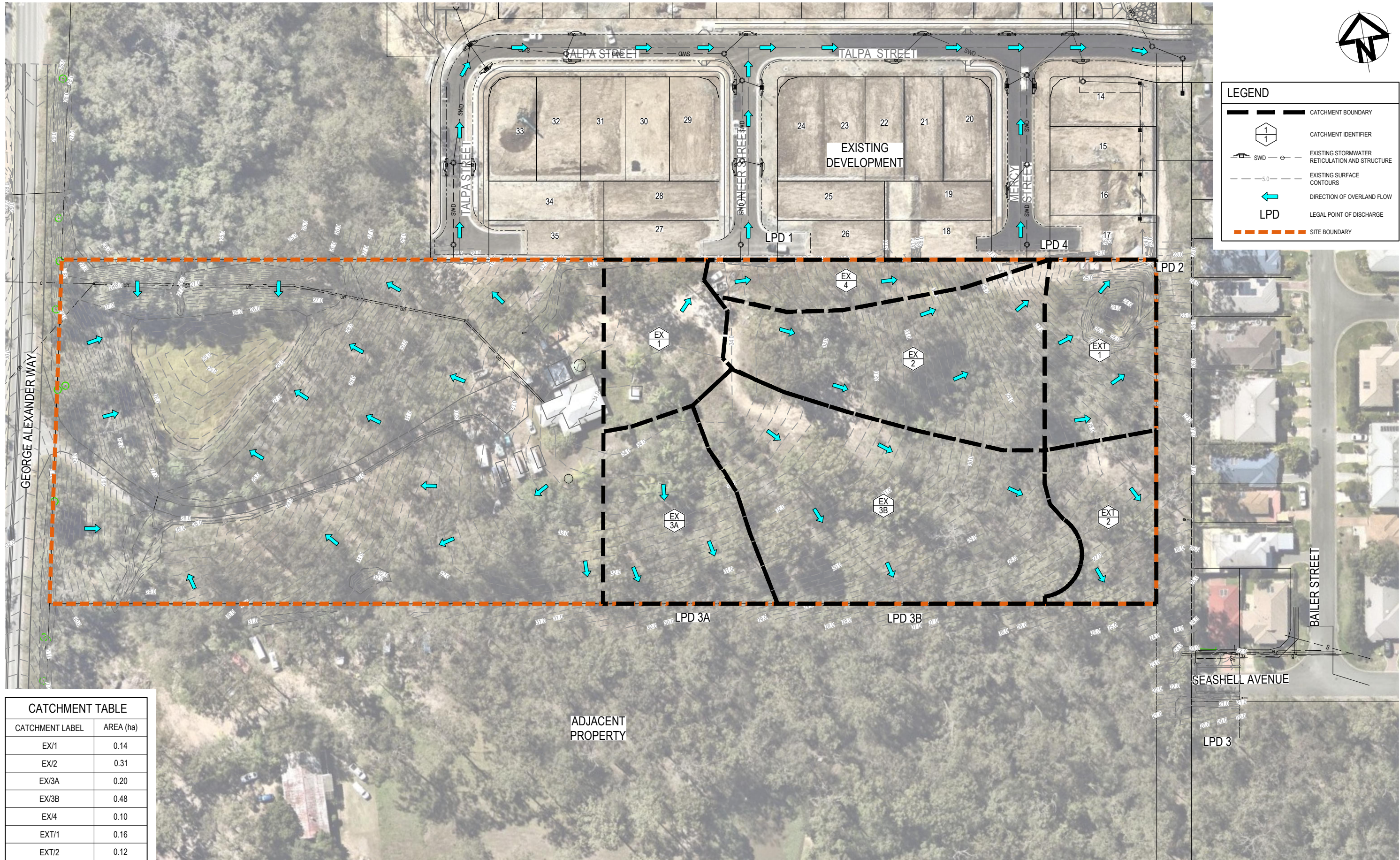
54 GEORGE ALEXANDER WAY,
COOMERA

Title

ON-STREET
PARKING PLAN

Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	- DABA	- 0000DA	- CV	- DRG	- 0240	- 02



LEGEND

CATCHMENT BOUNDARY

CATCHMENT IDENTIFIER

EXISTING STORMWATER RETICULATION AND STRUCTURE

EXISTING SURFACE CONTOURS

DIRECTION OF OVERLAND FLOW

LEGAL POINT OF DISCHARGE

SITE BOUNDARY

CATCHMENT TABLE	
CATCHMENT LABEL	AREA (ha)
EX/1	0.14
EX/2	0.31
EX/3A	0.20
EX/3B	0.48
EX/4	0.10
EXT/1	0.16
EXT/2	0.12

01	ORIGINAL ISSUE	DK	GM	22.06.2023
Issue	Description	DR	CH	VE
				Date

Scales

0 5 10 20 30 40 50m

1 : 500

Surveyor

SH

saunders
havill
group

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. DJELOVIC	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	.		

Project

54 GEORGE ALEXANDER WAY,
COOMERA

Title

STORMWATER
CATCHMENT PLAN -
PRE DEVELOPMENT

ARCADIS

Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.

Folio Prefix

Zone | Stage | Phase

Discipline

Type

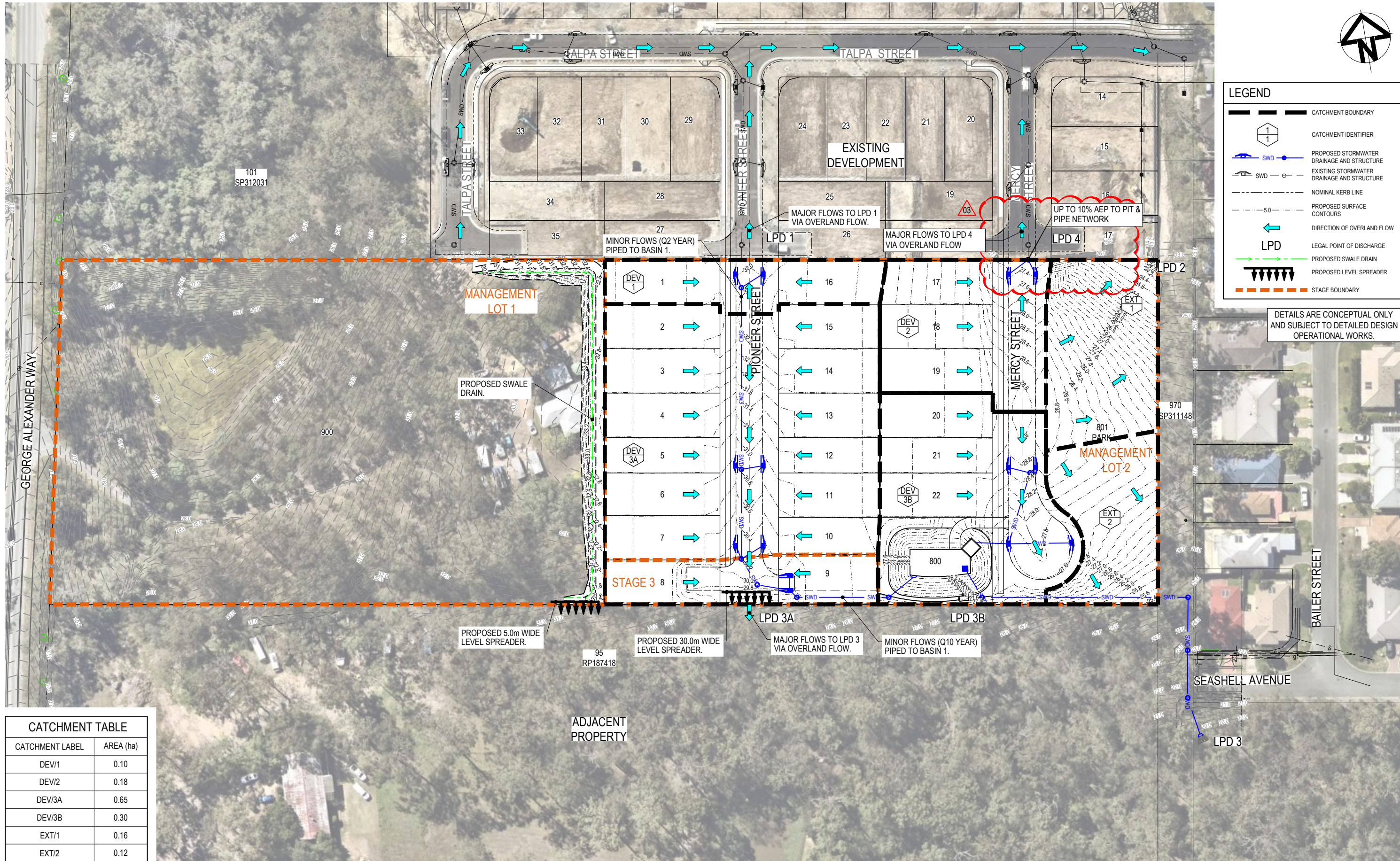
Drawing No.

Issue

30157884 - DABA - 0000DA - CV - DRG - 0310 - 01

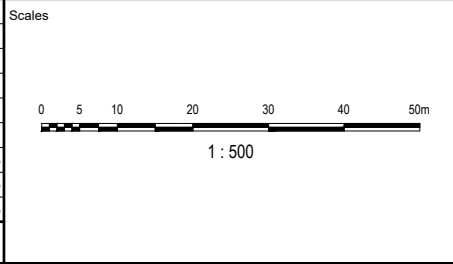
V1

Date Plotted: 19 Oct 2023 - 05:30PM File Name: C:\Users\dkaz3682\ARCADIS\30157884 - 54 George Alexander Way - DA & - Project Documents\EA-Eng\EA-Civil\Civil Drawings\30157884-DABA-0000DA-CV-DRG-0310-SWD Catchment Plan Pre Development.dwg



CATCHMENT TABLE	
CATCHMENT LABEL	AREA (ha)
DEV/1	0.10
DEV/2	0.18
DEV/3A	0.65
DEV/3B	0.30
EXT/1	0.16
EXT/2	0.12

03	ADDITIONAL INFORMATION REQUEST - DRAINAGE LINES AMENDED	DK	GM		20.10.2023
02	LIMIT OF EARTHWORKS AMENDED	DK	GM		31.07.2023
01	ORIGINAL ISSUE	DK	GM		22.06.2023
Issue	Description	DR	CH	VE	Date



Surveyor

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status			
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. DJELOVIC	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified			

Project

54 GEORGE ALEXANDER WAY,
COOMERA

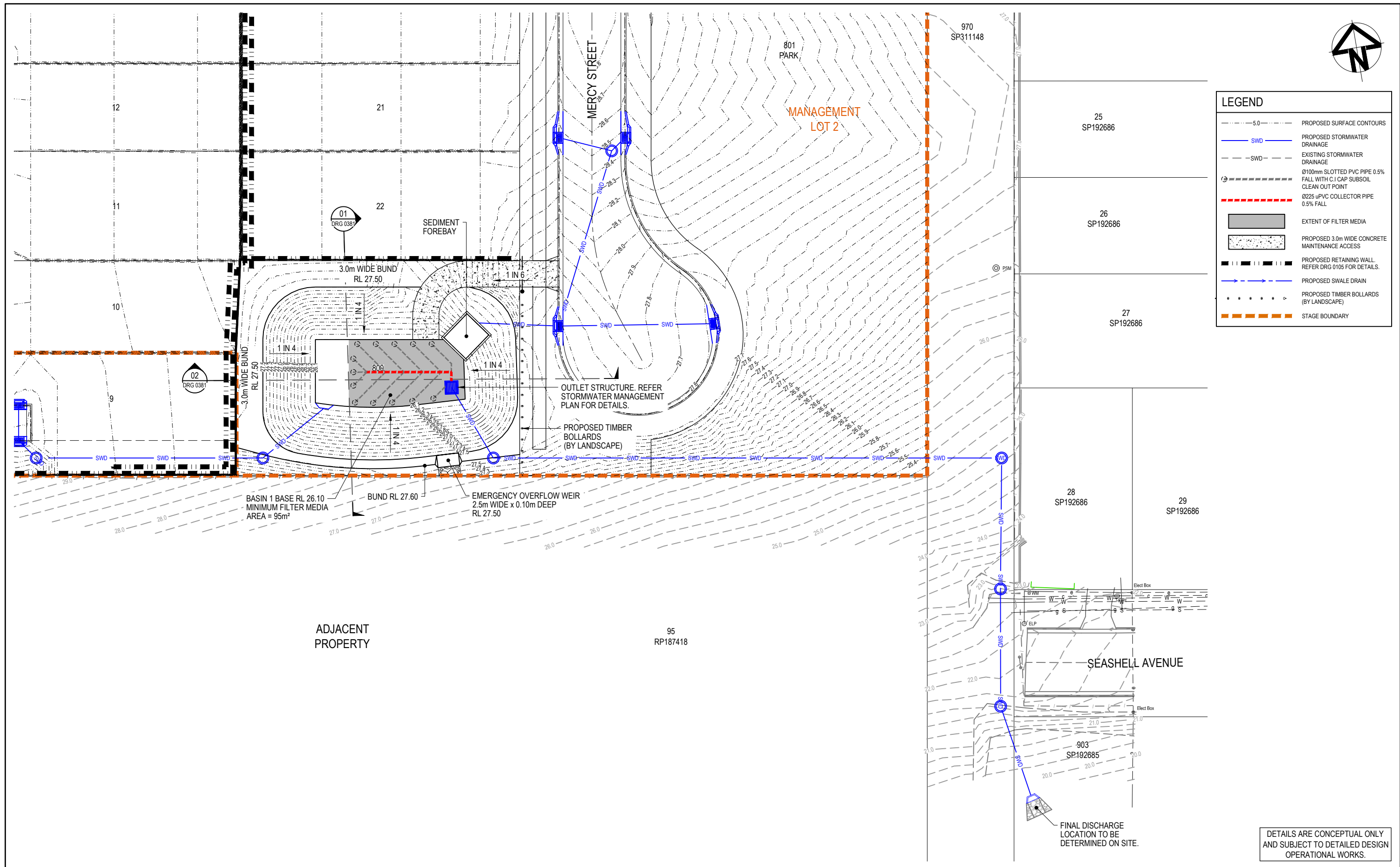
Title

STORMWATER
CATCHMENT PLAN -
POST DEVELOPMENT

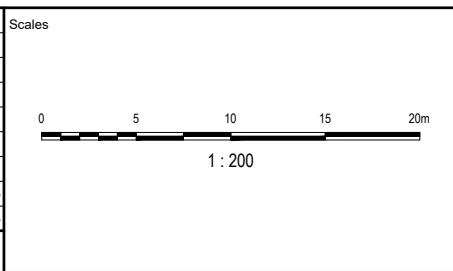
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No. | Folder Prefix | Zone | Stage | Phase | Discipline | Type | Drawing No. | Issue

30157884 - DABA - 0000DA - CV - DRG - 0311 - 03



02	RFI ISSUE	DK	GM		22.06.2023
01	ORIGINAL ISSUE	DK	GM		01.02.2023
Issue	Description	DR	CH	VE	Date



Surveyor

saunders
havill
group

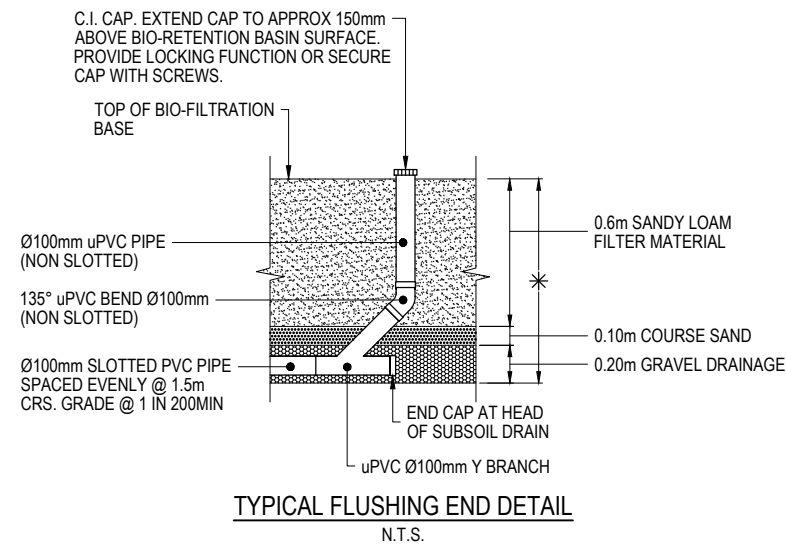
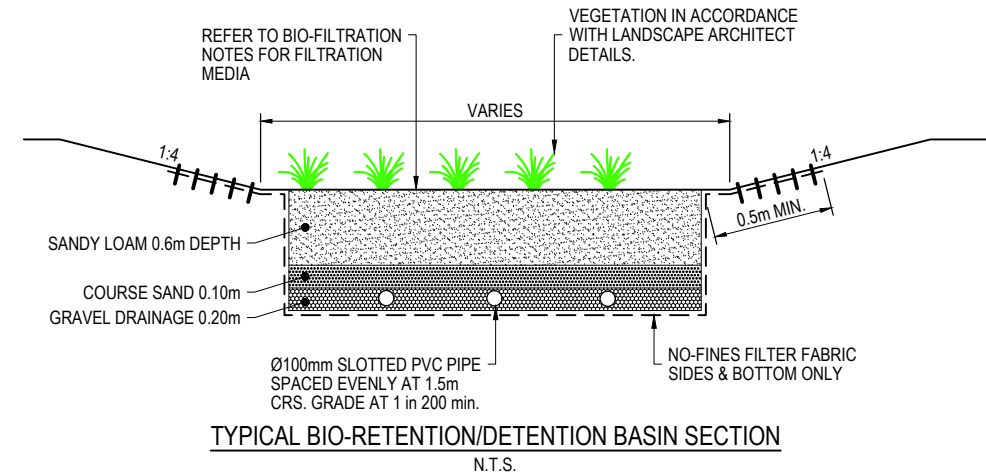
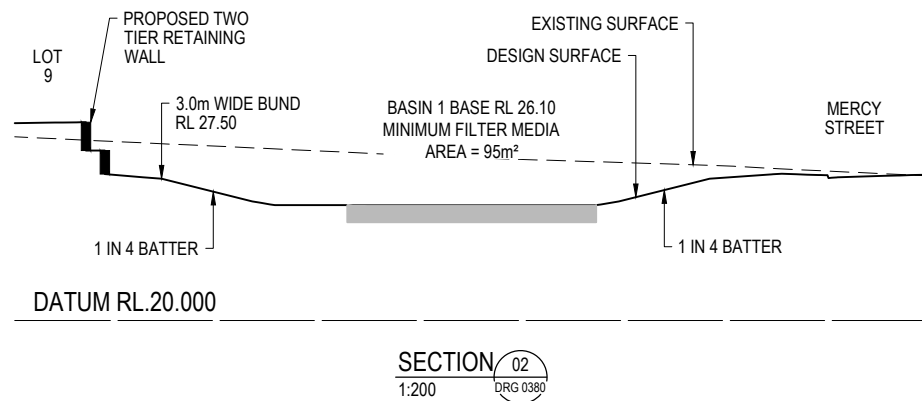
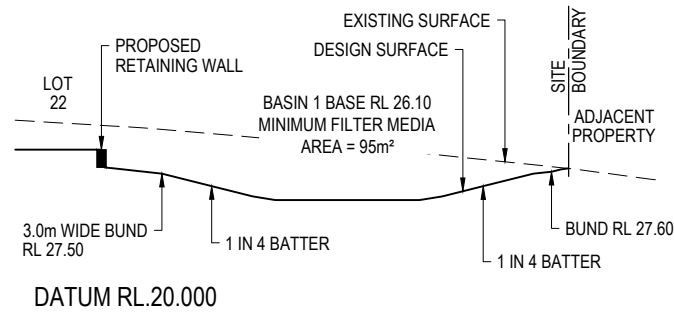
Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
	© Copyright reserved			
Original Issue Signatures				
Drawn	D. KEARNEY	Original Size	A1	
Designed	G. DJELOVIC	Height Datum	AHD	
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)	
Verified	.			

Project	54 GEORGE ALEXANDER WAY, COOMERA
Title	COMBINED DETENTION / BIO-RETENTION BASIN 1 LAYOUT PLAN

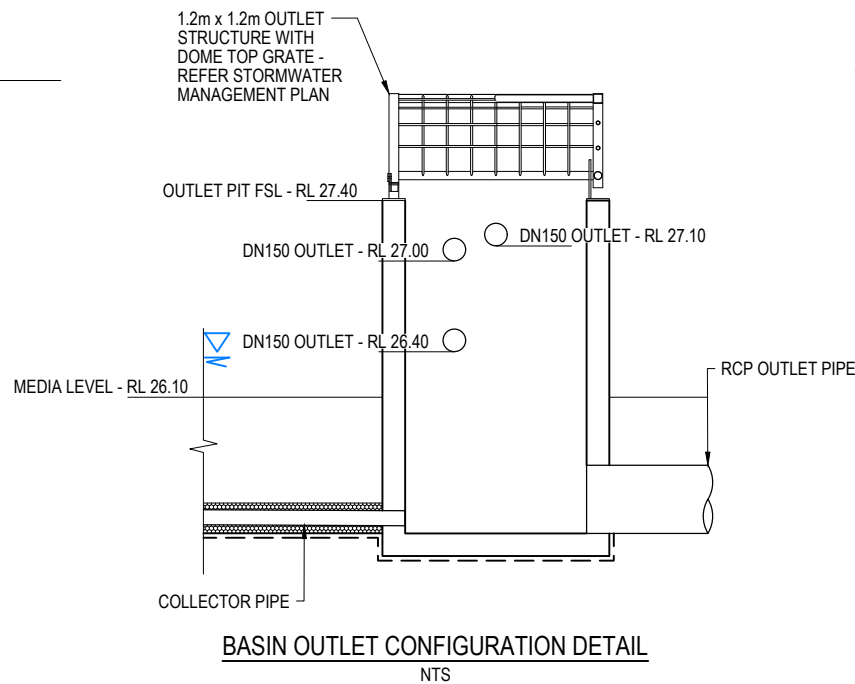
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	DABA	0000DA	CV	DRG	0380-02	V1

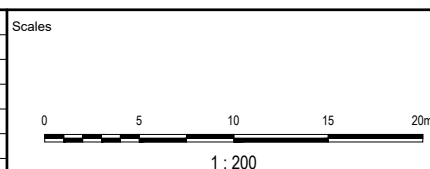


NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.

- BIO-FILTRATION NOTES**
- MINIMUM FILTER DEPTH IS TO BE 0.9m AND IS TO CONSIST OF THE FOLLOWING MEDIA:
- 0.6m OF SANDY LOAM MATERIAL WITH A HYDRAULIC CONDUCTIVITY OF 50-500mm/h (200 PREFERRED).
 - TRANSITION LAYER - MINIMUM 100mm COARSE SAND TYPICALLY 1mm PARTICLE SIZE DIAMETER WITH <2% FINES.
 - DRAINAGE LAYER - FINE GRAVEL (NOMINAL 2-5mm) WITH <2% FINES.
 - ALL UNDERDRAINAGE PIPES TO BE COVERED BY A MINIMUM 50mm DRAINAGE LAYER MATERIAL.
 - CONTRACTOR TO ERECT SIGNAGE IDENTIFYING THE PURPOSE OF THE BIO-RETENTION BASIN AS PER COUNCIL REQUIREMENTS.
 - CONTRACTOR TO INSTALL GEOFABRIC, LAY TOPSOIL AND TURF AFTER BASIN INTERNAL DRAINAGE AND FILTER MEDIA IS INSTALLED TO PROTECT FILTER MEDIA. TURF AND GEOFABRIC TO BE REMOVED AFTER 80% OF BUILDINGS AND CONSTRUCTION IS COMPLETE.



01	ORIGINAL ISSUE	DK	GM		22.06.2023
Issue	Description	DR	CH	VE	Date



Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status	PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION				
© Copyright reserved				
Original Issue Signatures				
Drawn	D. KEARNEY	Original Size	A1	
Designed	G. DJELOVIC	Height Datum	AHD	
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)	
Verified	-			

Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
BIO-RETENTION TYPICAL
SECTIONS AND DETAILS

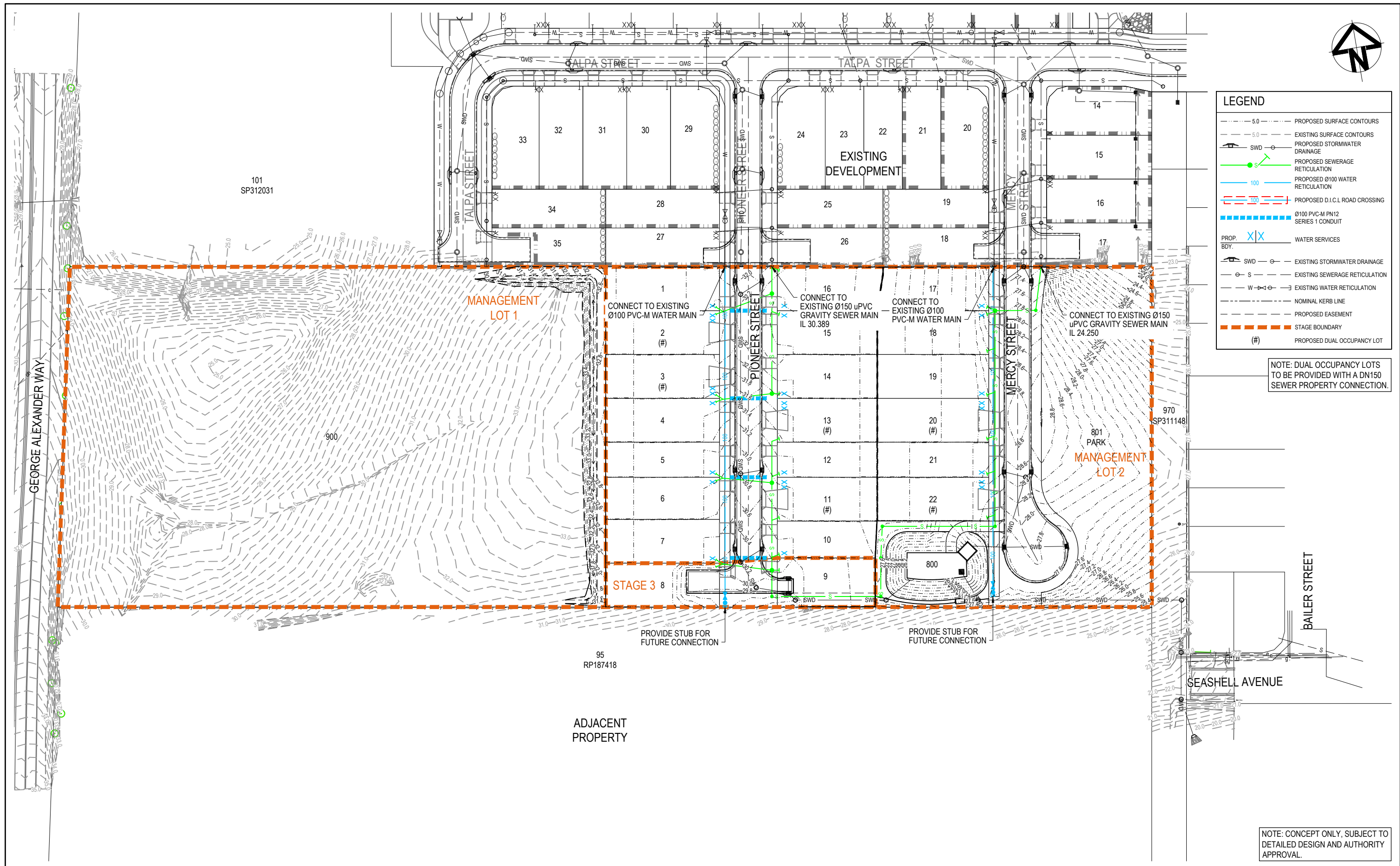
ARCADIS

Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289

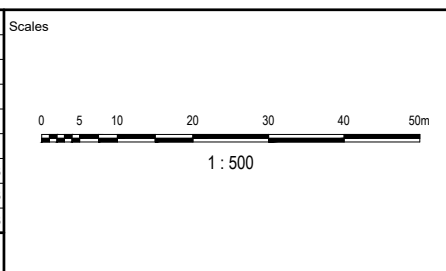
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No. | Folder Prefix | Zone | Stage | Phase | Discipline | Type | Drawing No. | Issue

30157884 - DABA - 0000DA - CV - DRG - 0380 - 01



Issue	Description	DR	CH	VE	Date
03	LIMIT OF EARTHWORKS AMENDED	DK	GM		31.07.2023
02	RFI ISSUE	DK	GM		22.06.2023
01	ORIGINAL ISSUE	DK	GM		01.02.2023



Surveyor

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. MENZIES	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	-		

Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
SEWER AND WATER
RETICULATION LAYOUT PLAN

Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No. | Folder Prefix | Zone | Stage | Phase | Discipline | Type | Drawing No. | Issue

30157884 - DABA - 0000DA - CV - DRG - 0400 - 03