

VANTAGE YATALA

STAGE 3 PUBLIC WORKS

60 STAPYLTON JACOBS WELL ROAD, 82 CHRISTENSEN ROAD AND 31 YELLOWWOOD ROAD, STAPYLTON



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LOCALITY PLAN

PRINCIPAL

FRASERS PROPERTY (AUSTRALIA) PTY LTD
LEVEL 3, 1C HOMEBUSH BAY DRIVE, RHODES, NSW 2138



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Client:

Project: VANTAGE YATALA
STAGE 3

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

Real Property Description:
Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

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DRAWING TITLE Cover Page

C	14.12.23	For Approval	JLS	MG
B	28.02.23	For Review	JLS	MG
A	28.02.23	For Review	JLS	MG
Issue	Draw	Description	Draw	Check

Scale at A1:

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEC:	16939
Signed:	<i>Michael</i>
Date:	14.12.23
Drawing No:	Rev. No:
5941-3-L-PUB-OPW-CP01	C



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Checked: **MG**

PREC: **16939**

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Date: **14.12.23**

Drawing No: **5941-3-L-PUB-OPW-CP02** Rev. No: **C**

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Stage Boundary	Te - Tinner Edge	Blade/Mk 1

Sl. No.	Date	Description	DRN	Chq
1	14.12.23	For Approval	JLS	MO
2	28.06.23	For Tender	JLS	MO
3	25.05.23	For Tender	JLS	MO

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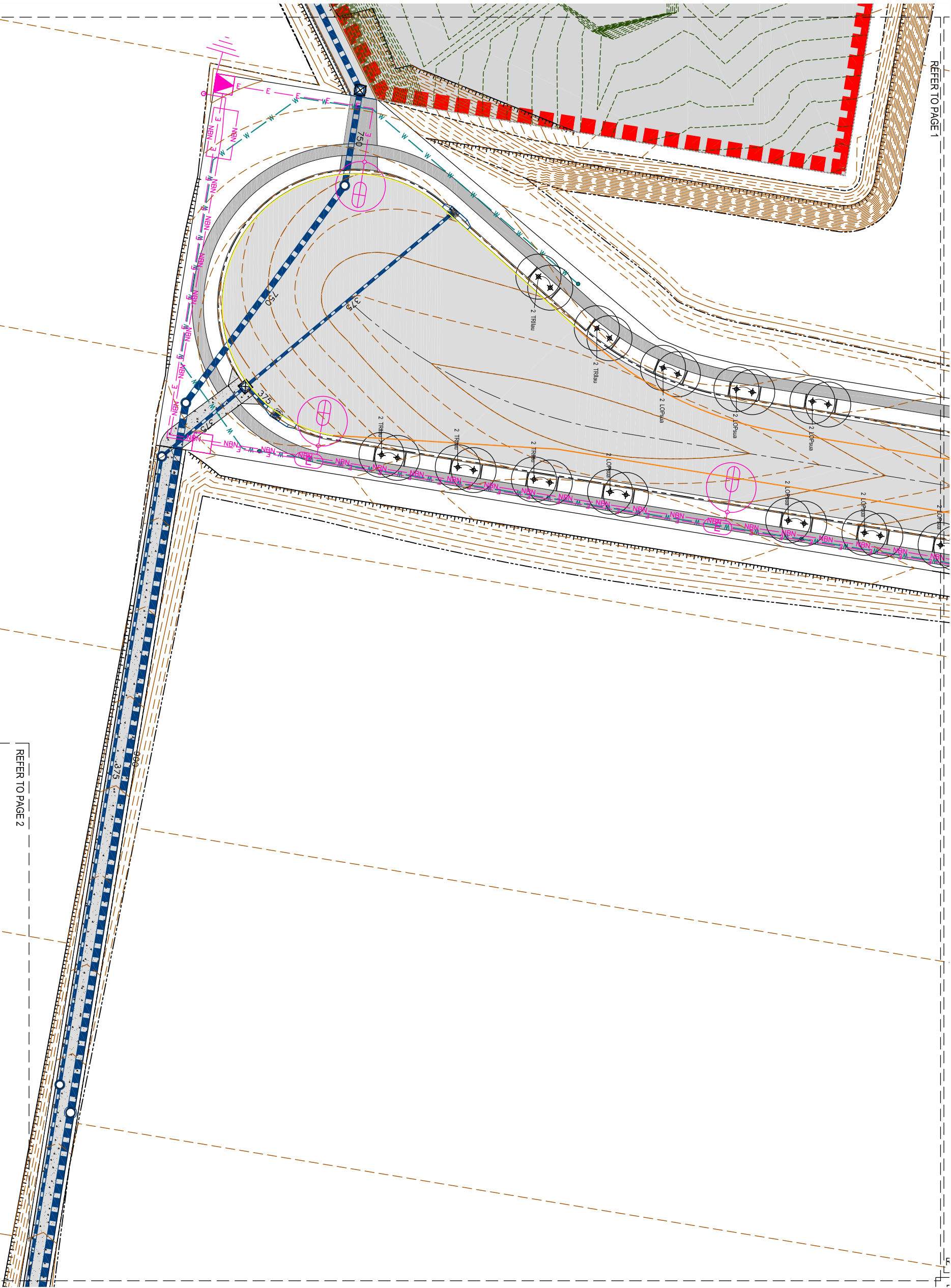
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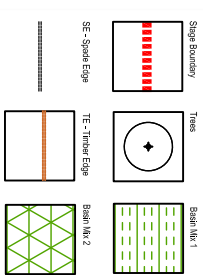
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RPEC: 16939

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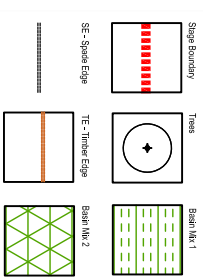
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RPEC:

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Signed:

Michael

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14.12.23

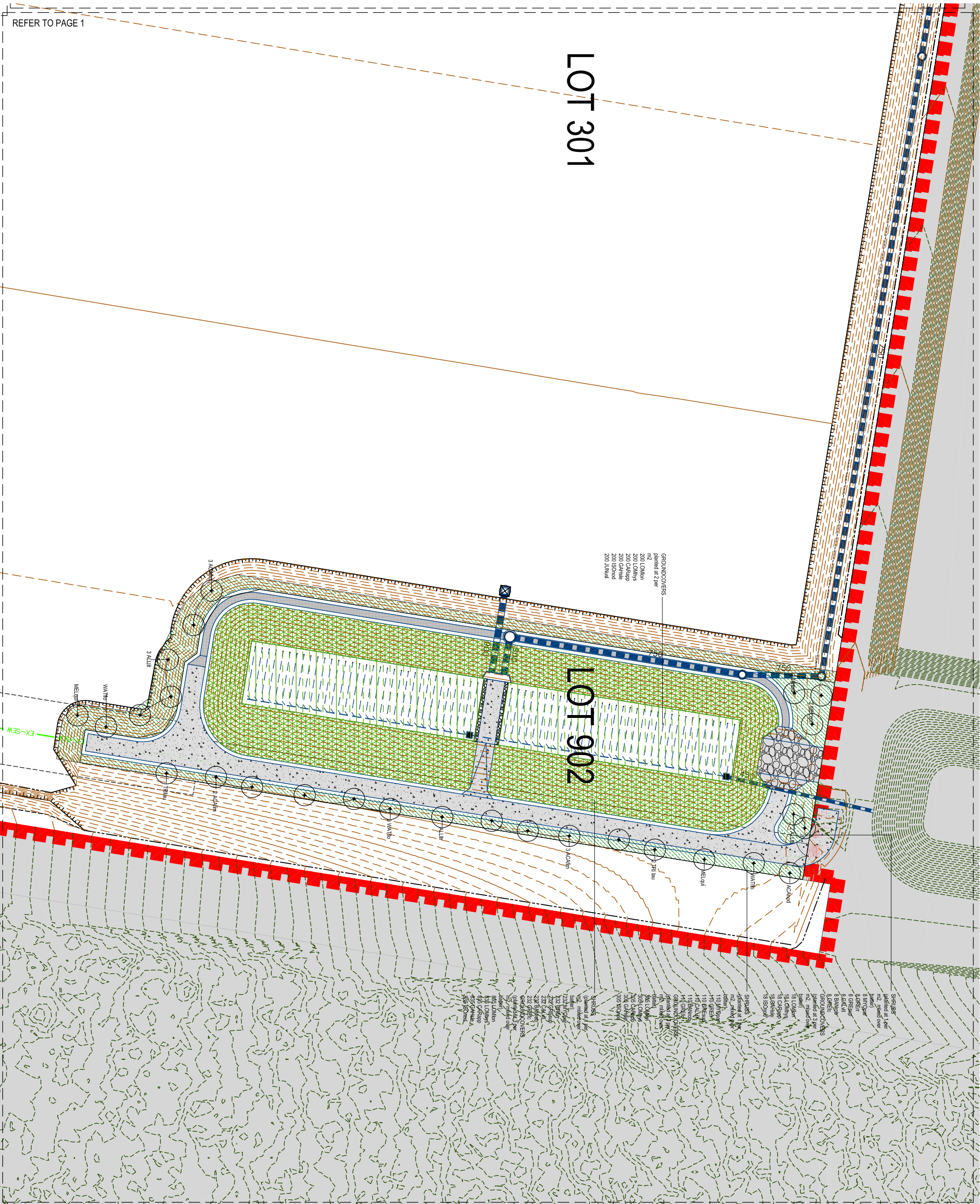
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Rev. No: C

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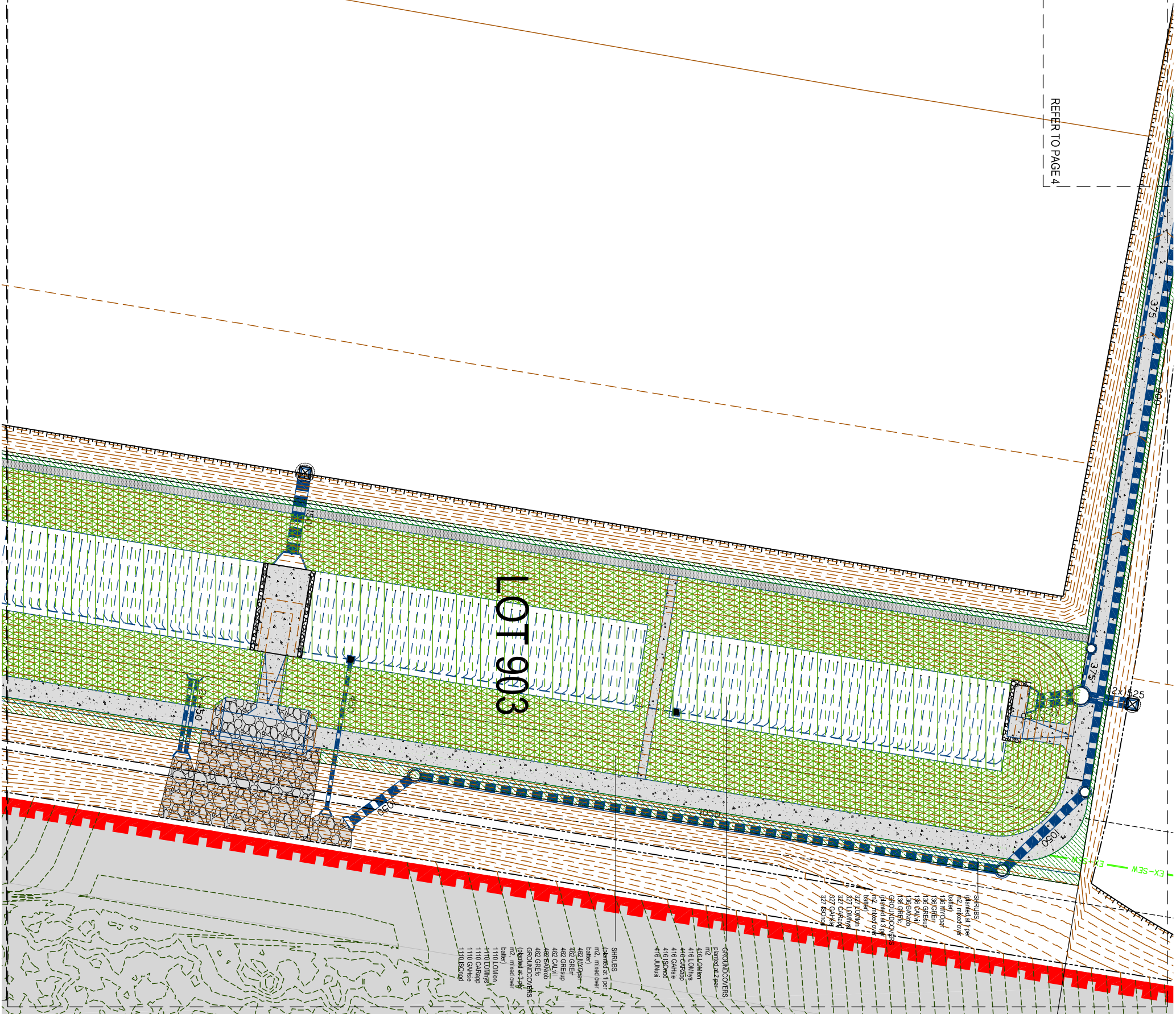
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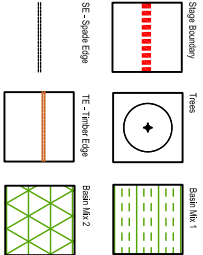
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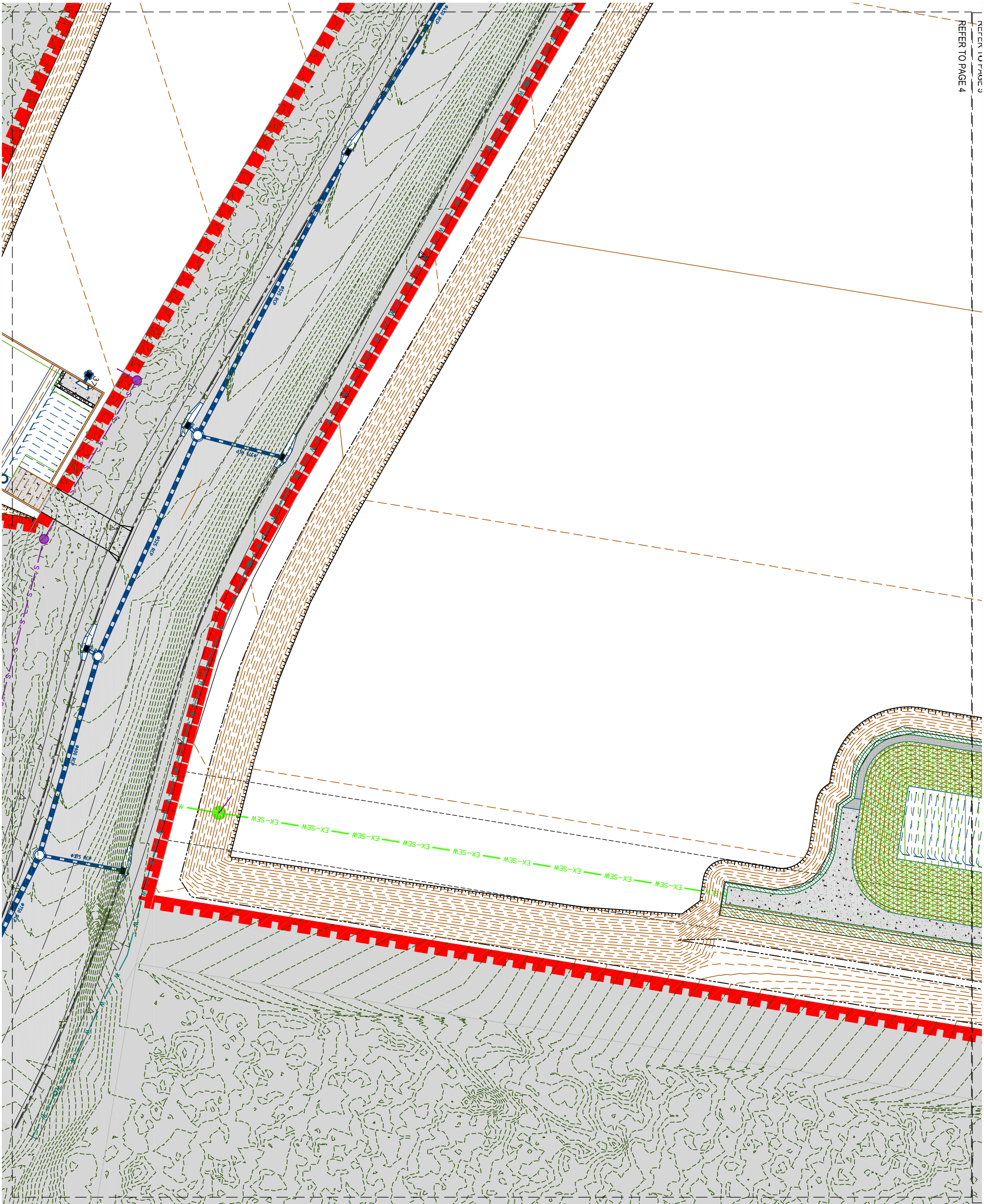
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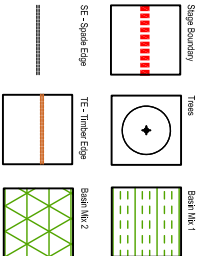
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Drawing No: 5941-3-L-PUB-OPW-PP05
Rev. No: C

LANDSCAPE SPECIFICATIONS

GENERAL

The Operational Works Plans are to be read in conjunction with Survey, Civil Engineering and Architectural Plans. Hydraulic and Electrical Refutation Drawings and specifications for this project.

All works are to be in accordance with Gold Coast City Council - Planning Scheme - Landscape Work Code and approval conditions. Any discrepancy between these plans and other relevant drawings and specifications shall be brought to the notice of the Developments Managers Representative before commencement or continuation of works.

LEVELS

Existing and finished surface levels shown within this plan have been derived from survey and civil engineering plans authored by Gassman Development Perspectives. Refer to these plans for further information, where required. Any discrepancy found between these plans and the survey and civil drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

EDGING

TYPE 1 Supply and install 16mm x 38mm HDW timber edging with smooth arms edge, to areas indicated within this set of plans, and as per detail drawing outlined on SP02.

TYPE 2 Install sprayed edge as detailed and to locations indicated within this set of plans and as per detail drawing reflected on SP02.

GROWING MEDIA (Deep Planting Beds)

The Landscape Contractor is to provide sufficient surface and subsurface drainage to street tree garden beds to ensure positively drain areas free from ponding and water logging of soils.

Cultivation of subgrade is to a minimum depth of 200mm prior to placing topsoil turf for at 150mm, and to a minimum depth of 300mm for planting areas, and 500mm depth to batters that have grade of 1:3 or less.

Cultivate manually within 300mm of paths or structures and within the drip line of trees to a minimum depth of 150mm.

Remove stones exceeding 25mm, clods of earth exceeding 50mm, and all weed material. Grab out stumps and roots over 50mm in diameter to a minimum depth of 300mm below sub-grade. Tree and shrub stumps less than 75mm in diameter must be cut off at ground level and treated to prevent re-growth. Trim the surface to design levels after cultivation.

Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subgrade, gypsum: incorporate at the rate in accordance with the manufactures guidelines.

Fill required for leveling must be from previous earthworks on site or imported from a certified supplier as required, all fill material to be used must be free from:

- Logs, stumps and other vegetative material;
- Materials susceptible to spontaneous combustion;
- Clay or liquid limit exceeding 90 and/or plasticity index exceeding 65;
- Refuse and rubbish;
- Concrete and masonry rubble, and
- Toxic materials and substances.

Supply and install imported topsoil complying with as 4419 - 1996. Spread topsoil on prepared sub-grade and grade evenly, making allowances for required finished levels and contours (allow for light compaction).

The reuse of modified topsoil must be free from stones, vegetative matter, stumps, clods greater than 75mm and toxic materials. Modified site soil must have good drainage and be high in organic matter. All modified soils to comply with AS4419. Refer to detail drawing no DD01 on 4002 for further detail.

MULCH (Deep Planting Areas)

Supply and install organic mulch (Hoop Fines or similar approved) to a minimum depth 100mm on top of growing media. Place mulch to the required depth, clear of plant stems. Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.

All mulch to be free from stones and soils.

Mulch must comply with AS1289, AS2223, AS 4419 and AS4454.

JUTE NET

All garden areas that are over 1:3 grade (batters) are to have jute net laid and pinned for stabilisation.

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N-P-K / 20:4:3:1) tablet at a rate of 1 per 140mm pot or smaller pot, 2 per 200mm pot, 3 per 300mm pot or larger. Place fertilizer at plant rootball as indicated within detail drawings found within this set of plans.

PLANT MATERIAL

All plant material is to be inspected onsite prior to planting and shall be rejected if it is not found to meet the following criteria.

- All plant material is to be visibly free of disease and damage, is to be of true genus, species and cultivars specified and is to be the specified container size and appropriate height or spread.
- All plant material is to have a well developed root system, without girdling and sprouting, nor shall the plant be 'root bound'.

TURF

Supply and install a grade winter green couch, as indicated on landscape plans or equal approved. Roll on completion and top dress as necessary to provide an even free draining surface. Water immediately after installation until the topsoil is moistened to its full depth.

General: Cultivation and topsoil by others (civil). Landscaper to provide final trim to ensure no peaks or troughs, and fall directed towards stormwater / drainage.

TREE PLANTING

Supply and install street trees in accordance with Gold Coast City Council street tree placement guidelines. Trees are to be installed in locations as shown on this plan and as per the planting schedule located on this page.

All trees to be placed within 48hours of delivery.

Plant as per typical planting detail located on SP02.

TREE STAKING

Supply and install unpainted 180mm, 38mm x 38mm straight hardwood embedded 600mm into the soil. Stake all trees supplied in 2SL or greater.

Position stakes equidistant from the plant center and in line with the prevailing wind directions. Secure the tree with suitable lengths of non abrasive UV resistant webbing looped in a figure 8 pattern around the trunk. Secure the webbing to the stake to prevent slipping. Refer to typical planting detail located on SP02.

SHRUBS AND GROUND COVERS

Supply and place shrub and ground cover species according to the plant schedule and location on this set of drawings. Plant as per typical planting as per detail drawing on SP02.

FURNITURE, FENCING AND GATES

GATE TYPE 1 :

1800mm high chain wire fence to Gold Coast City Council standard drawing no. 13-05-014. Install three rows of security / barbed wire at 100mm intervals on top to increase height to 2100mm

GATE TYPE 1 :

1800mm high double swing gate in chain wire with security / barbed wire at 100mm intervals on top to increase height to 2100mm to match fencing and inline with Gold Coast City Council standard drawing no. 13-05-014.

BOLLARD TYPE 1 :

Supply and install 200mm x 100mm HDW bushland bollard in area nominated within this plan series, and as per Gold Coast City council standard drawing no. 05-716.

PARK GATE LOCK WITH BOX TYPE 1 :

Supply and install HDL steel park gate powdercoated in cauliflower green (or equivalent), and lock box in locations marked within this plan series. park gate and lock box to be as per gccc standard drawing 05-016, and 05-017 a

ESTABLISHMENT / MAINTENANCE PERIOD

The planting establishment period commences at the date of practical completion as set out by the Gold Coast City Council in a written certification to the Superintendent and Landscape Subcontractor. Planting Establishment on all landscape works is for a 12 month period at date of practical completion and shall incorporate as listed below.

Once accepted as on maintenance by City Council, a further 12 months of landscape maintenance will take place.

Maintenance shall incorporate the items outlined below, and continue until council acceptance as 'off maintenance'.

General

Maintain all planted areas to ensure the establishment and continued growth of all shrub/ground cover material and palms. Areas shall be maintained in such a way as to ensure groundcovers and shrubs is encouraged to form a mass planting effect.

Weed Control

All planting areas are to be kept weed free through the use of chemical, mechanical and hand weeding as appropriate to the type of planting, its prominence and species involved.

Translocated herbicides should be used in preference to contact products, and where applied in ornamental areas re-visits to remove dead growth will be required.

Puning

Inspect planting areas regularly and prune out dead or diseased growth as and when discovered.

Groundcovers

Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging podium in a manner appropriate for the species and to the approval of the Superintendent.

Dusting and Spraying

Allow for regular inspections and spraying and dusting as may be necessary to control pests and diseases on plant stock. Report any occurrences to the Superintendent.

Replacements

Monitor plant growth and allow for the removal from site of any plants, which fail to thrive, and the leveling up of the planting area. Advise the Superintendent of number of plant failures after each maintenance visit.

Monitor planting areas and report any incidents of malicious damage or theft.

Mulch

Inspect mulch depths to all planting areas regularly and allow for tidying and topping up levels to specified depths as required.

Log Book

Keep record of dates of visits, maintenance performed and photo evidence of results achieved for the area. Log book to be issued to the Development Managers Representative, at their request.

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	MIN HEIGHT AND SPREAD (AT TIME OF PLANTING)	STAKE POT SIZE QTY
ROAD RESERVE				
TREES				
Tallau	Tritanopsis bairnii luscious	water gum	2000mm x 800mm	Y 200t 18
WATlo	Wrethousia floribunda	weeping lilly pillly	2000mm x 1200mm	Y 200t 22
LOP-uae	Lophostemon suaveolens	swamp mahogany	2000mm x 1200mm	Y 200t 14
BIO RETENTION - UPPER BATTERS AND ACCESS ROAD				
TREES				
Tallau	Tritanopsis bairnii	water gum		75mm 5
ALLit	Allocasuarina littoralis	black sheoak		75mm 6
WATlo	Wrethousia floribunda	weeping lilly pillly		75mm 5
MElau	Melaleuca quinquenervia	small leaved paper bark		75mm 4
ACAlum	Acacia fimbriata	fringed wattle		75mm 9
SHRUBS				
MOQaar	Myoporum laetifolium	creeping boobialla		75mm 948
GREar	Grevillea red robin	red robin		75mm 948
GREup	Grevillea superb	superb		75mm 948
BANrob	Banksia robur	swamp banksia		75mm 948
CALsal	Callistemon salignus	willow bottlebrush		75mm 948
CALum	Callistemon viminalis	little john		75mm 948
GREC	Grevillea 'fire cracker'	fire cracker		75mm 948
GROUNDCOVERS				
LOMton	Lomandra longifolia	mat rush		75mm 2535
LOMnyx	Lomandra nyctrix	spiny headed mat rush		75mm 2535
ISOnd	Isolepis nodosa	knobby club rush		75mm 2535
GAHie	Gahnia sieberiana	red fruited saw sedge		75mm 2535
CARapp	Carex appressa	tall sedge		75mm 2535
BIO RETENTION - DELAYED WORKS - LOWER BATTERS AND BASIN FLOOR				
GROUNDCOVERS AND TIFTING GRASS SPECIES				
LOMton	Lomandra longifolia	mat rush		75mm 616
LOMnyx	Lomandra nyctrix	spiny headed mat rush		75mm 616
GAHie	Gahnia sieberiana	red fruited saw sedge		75mm 616
CARapp	Carex appressa	tall sedge		75mm 616
ISOnd	Isolepis nodosa	knobby club rush		75mm 616
JUNust	Juncus ustulatus	common rush		75mm 616



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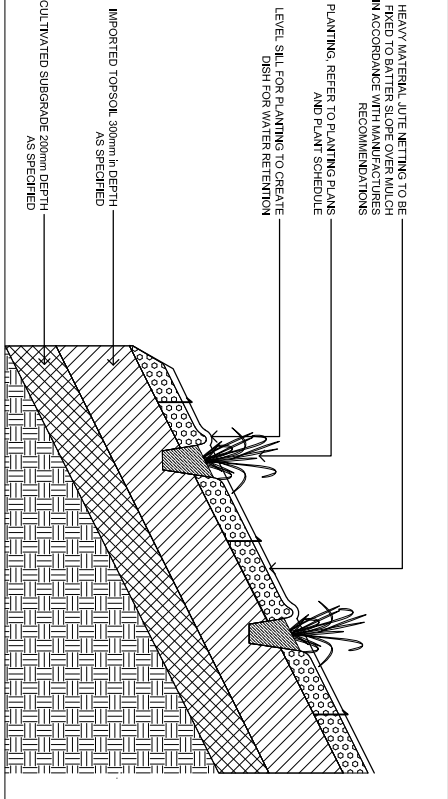
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FPQC: 16939

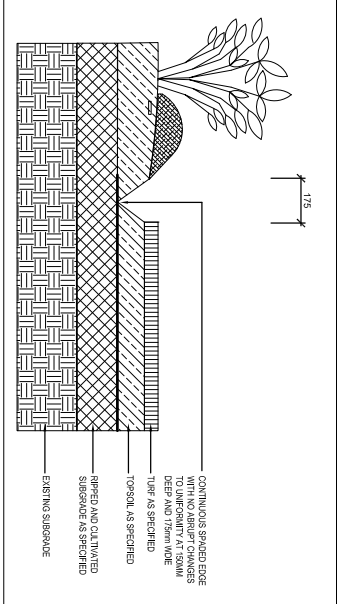
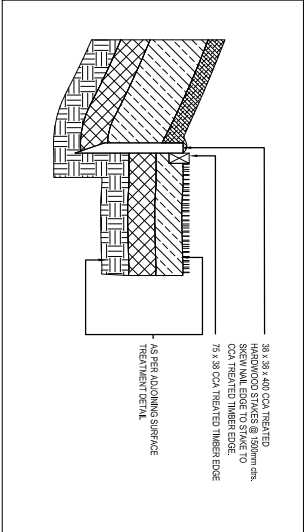
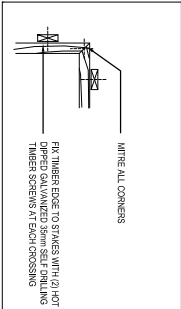
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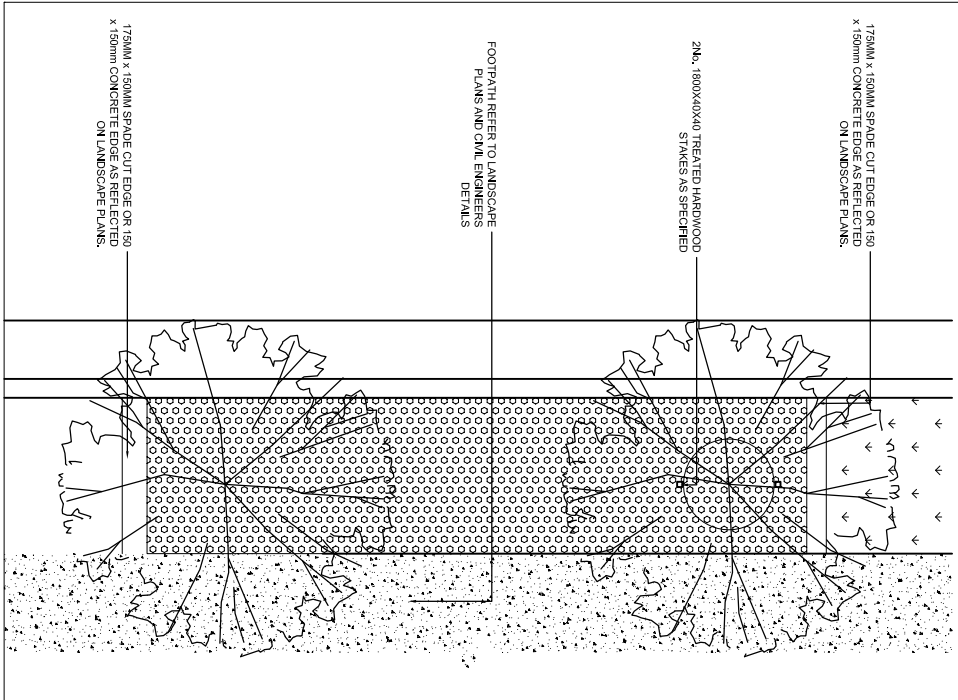
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Rev. No: C



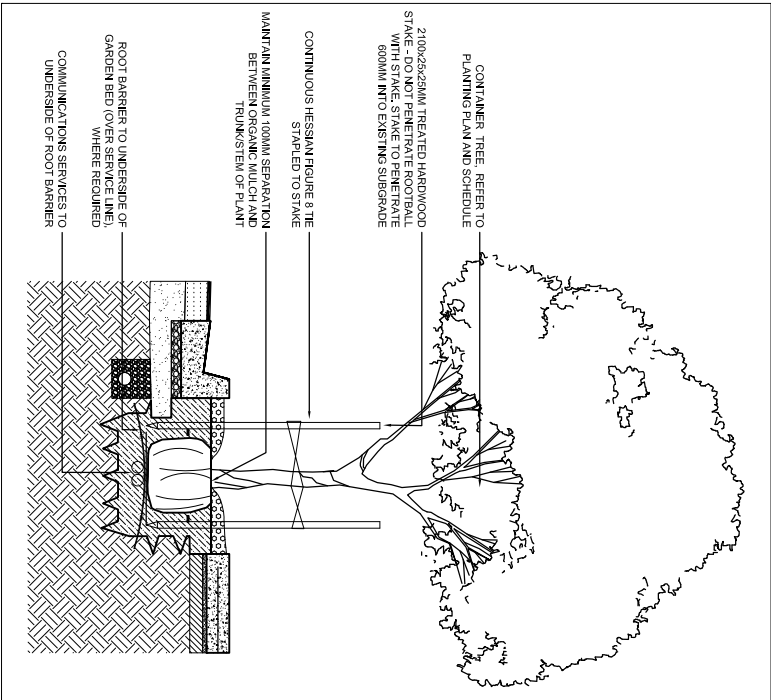
BATTER PLANTING DETAIL



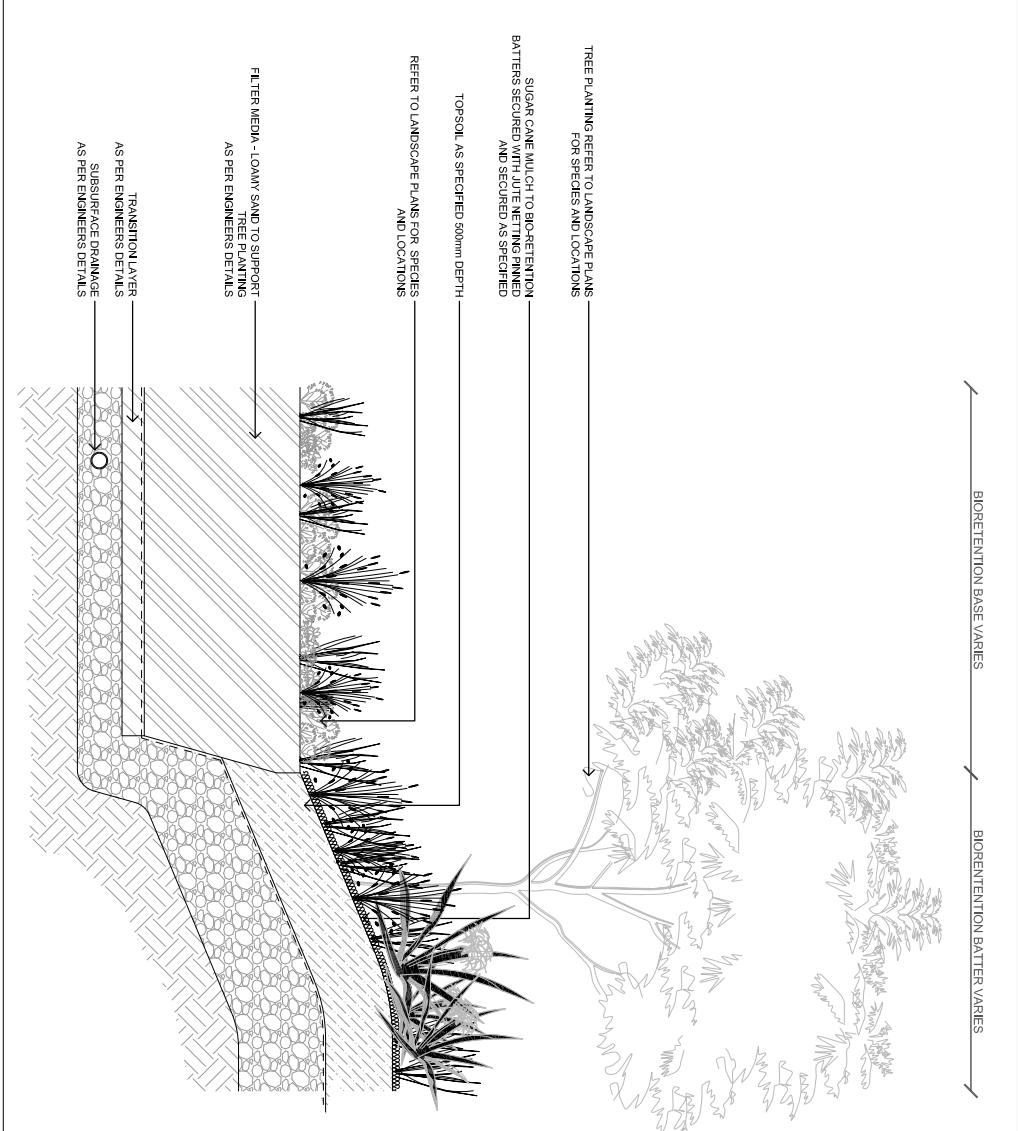
SPADED EDGE DETAIL



STREET TREE SET OUT DRAWING

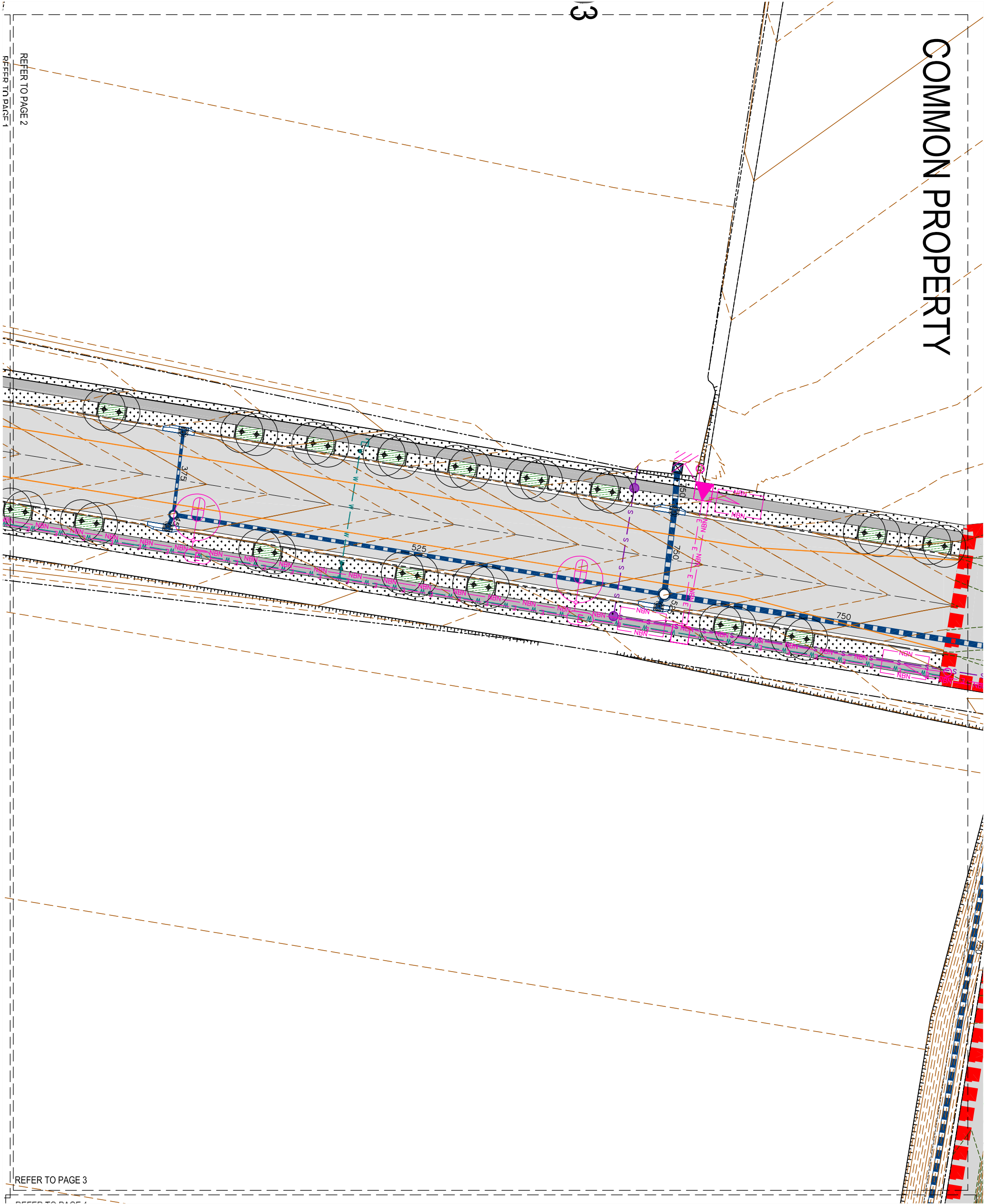


STREET TREE PLANTING DETAIL



BIO RETENTION BASIN PLANTING DETAIL

COMMON PROPERTY



3

REFER TO PAGE 3

REFER TO PAGE 2

REFER TO PAGE 1

G:\PROJECTS\11 LANDSCAPE\CD\PRESENT SETTING\3\Public\941-04-0-CPW\10923.DWG



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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3

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

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

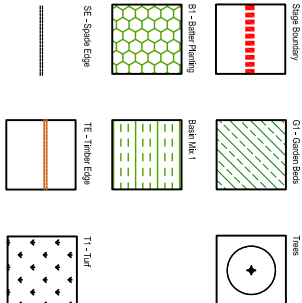
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LEGEND



DRAWING TITLE
Surface Treatment

	Rev	Description	Rev	Description
C	14.12.23	For Approval	JLS	MG
B	23.05.23	For Review	JLS	MG
A	23.05.23	For Review	JLS	MG
Rev	Drawn	Checked	Drawn	CHK

Scale at A1: 1:250, 1:500 at A3

Designed:

JLS

Drafted:

JLS

Checked:

MG

RPEC:

16939

Signed:

[Signature]

Date:

14.12.23

Drawing No: 5941-3-L-PUB-CPW-ST01
Rev. No: C

Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:
VANTAGE YATALA
STAGE 3

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

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

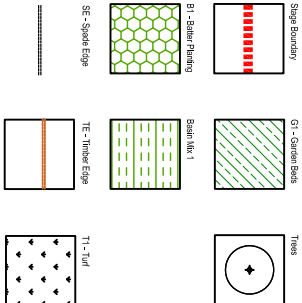
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LEGEND



DRAWING TITLE

Surface Treatment

C	14.12.23	For Approval	JLS	MG
B	28.05.23	For Tender	JLS	MG
A	29.05.23	For Tender	JLS	MG
Issue 0	Date	Description	Drawn	CH

Scale at A1: 1:250, 1:500 at A3

Designed:

JLS

Drafted:

JLS

Checked:

MG

RPEC:

16939

Signed:

Date:

14.12.23

Drawing No: 5941-3-L-PUB-OPW-ST02

Rev. No: C

REFER TO PAGE 1

REFER TO PAGE 2

REFER TO PAGE 4

Client:



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Project:
VANTAGE YATALA
STAGE 3

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

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

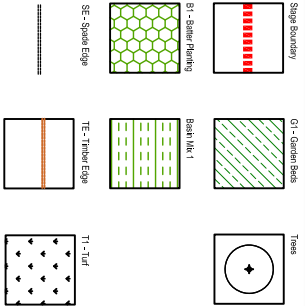
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LEGEND



DRAWING TITLE
Surface Treatment

C	14.12.23	For Approval	JLS	MG
B	29.06.23	For Review	JLS	MG
A	29.06.23	For Review	JLS	MG
Drawn	DMW	Construction	DPW	CHK

Scale at A1: 1:250, 1:500 at A3

Designed:

JLS

Drafted:

JLS

Checked:

MG

RPEC:

16939

Signed:

Date:

14.12.23

Drawing No:

5941-3-L-PUB-OPW-ST03

Rev. No:

C

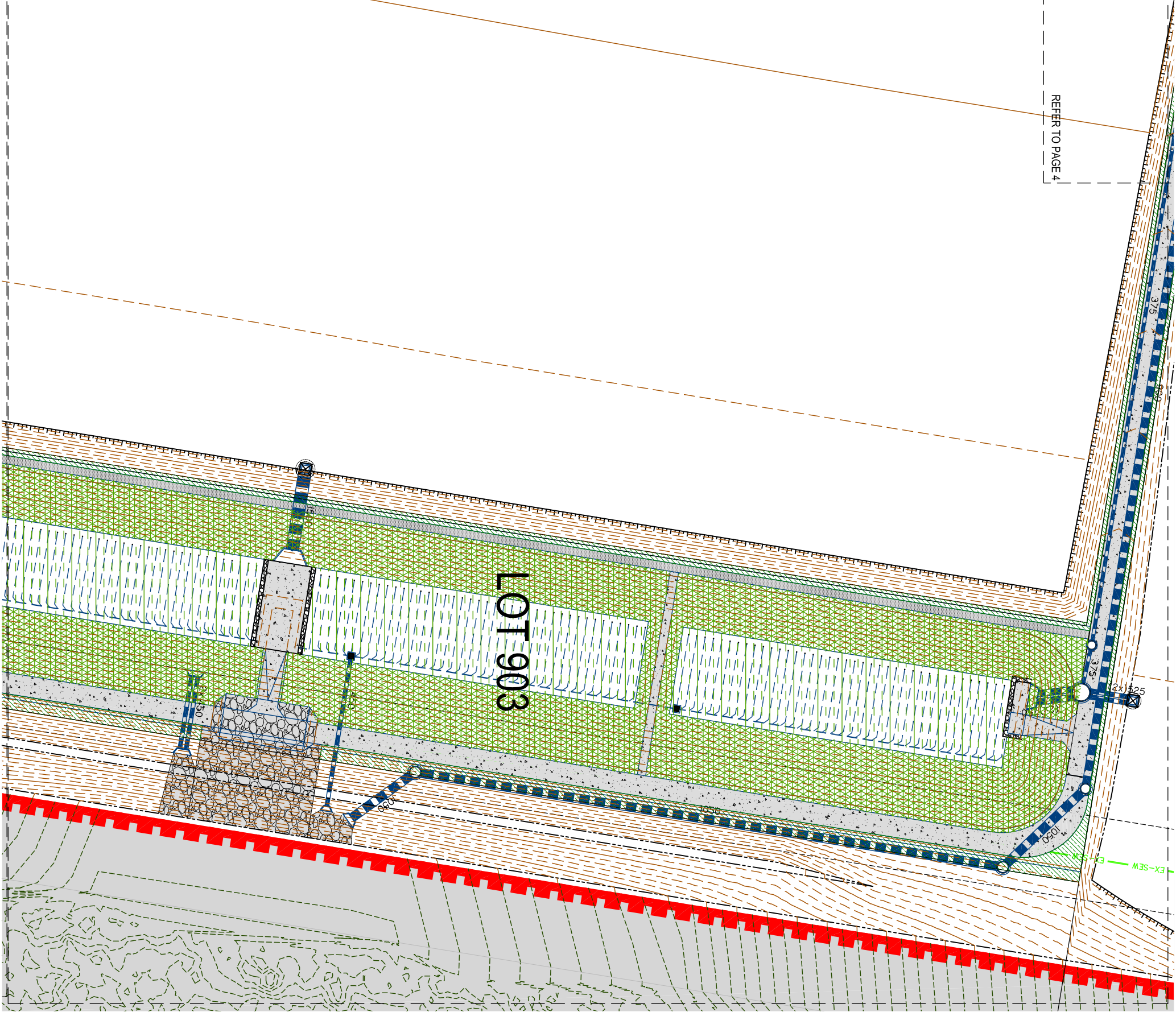
LOT 301

LOT 902

REFER TO PAGE 1

REFER TO PAGE 2

REFER TO PAGE 4



REFER TO PAGE 5

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Project: VANTAGE YATALA
STAGE 3

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

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

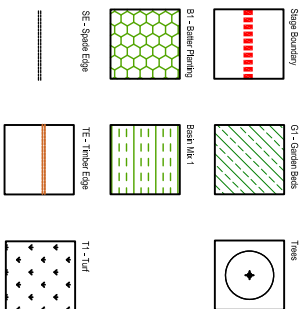
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DRAWING TITLE

Surface Treatment

C	14.12.23	For Approval	JLS	MG
B	29.05.23	For Review	JLS	MG
A	29.05.23	For Review	JLS	MG
Drawn	DMB	Checked	DMB	CHK

Scale at A1: 1:250, 1:500 at A3

Designed: JLS

Drafted: JLS

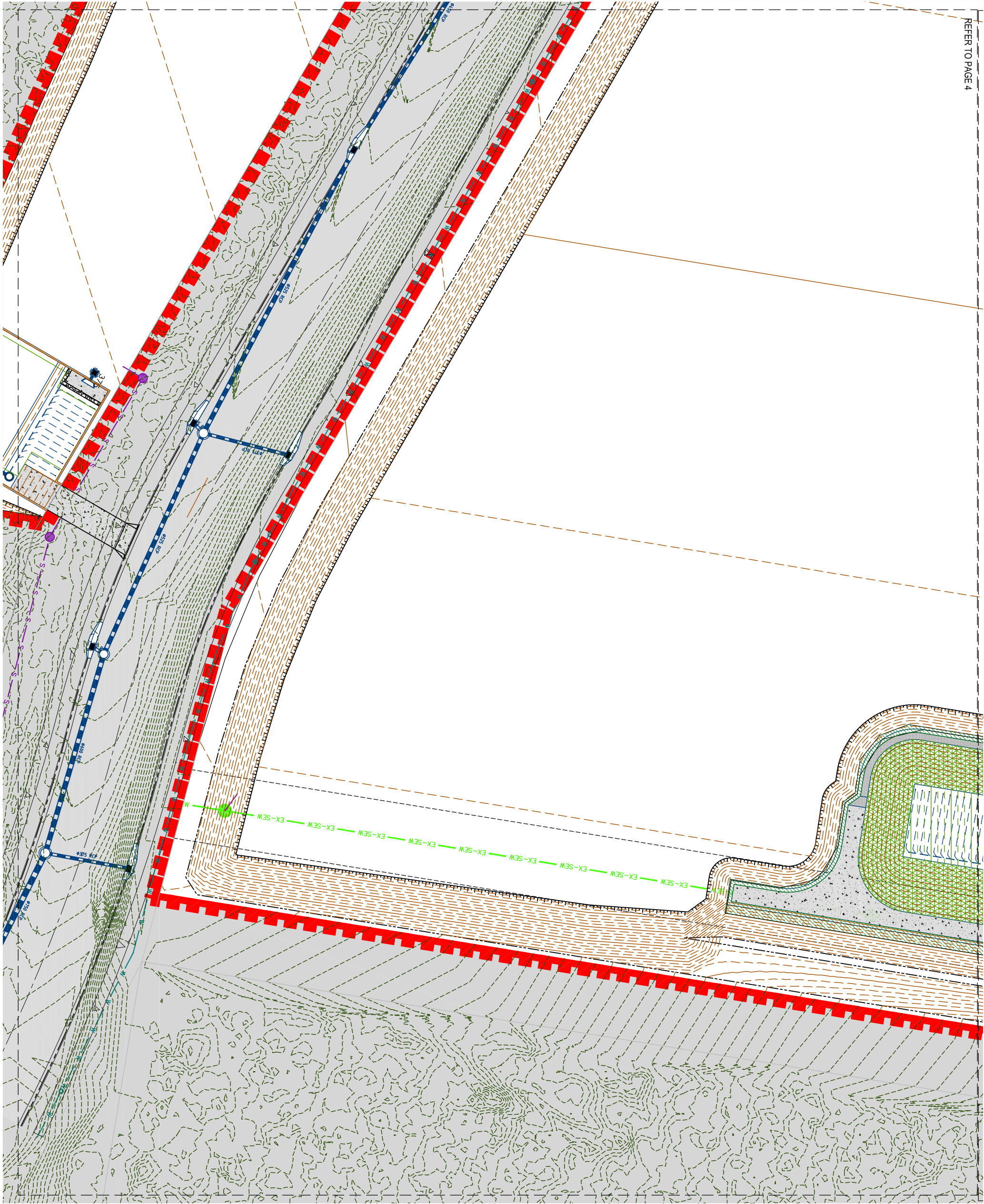
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Signed:

Date: 14.12.23

Drawing No: 5941-3-L-PUB-OPW-ST04 Rev. No: C



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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project: VANTAGE YATALA
STAGE 3

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

Real Property Description:

Lot: 501
Plan: SP295994
Local Authority: CITY OF GOLD COAST
COUNCIL
Level Datum: AHD

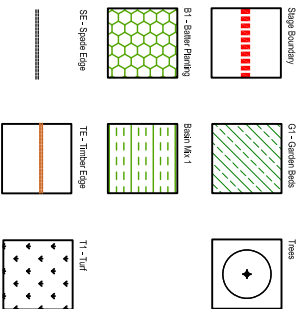
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LEGEND



DRAWING TITLE

Surface Treatment

C	14.12.23	For Approval	JLS	MG
B	23.05.23	For Review	JLS	MG
A	23.05.23	For Review	JLS	MG
Drawn	DMB	Check/Revise	DPN	CHK

Scale at A1: 1:250, 1:500 at A3

Designed: JLS

Drafted: JLS

Checked: MG

RPEC: 16939

Signed:

Date: 14.12.23

Drawing No: 5941-3-L-PUB-OPW-ST05
Rev. No: C