

Vegetation Clearing & Fauna Management Plan

City of Gold Coast Council (CGCC)

George Alexander Way, Coomera

Coomera GA Pty Ltd

CONTENTS

- 11241 E 01 VCFMP B** -- Cover Page
- 11241 E 02 VCFMP B** -- Vegetation Clearing Notes
- 11241 E 03 VCFMP B** -- Fauna Notes
- 11241 E 04 VCFMP B** -- Detail Sheet Context
- 11241 E 05 VCFMP B** -- Detail Sheets
- 11241 E 06 VCFMP B** -- Clearing Direction
- Appendix A** -- Tree Schedule

SHG Contact

Amy Westman
Email: amywestman@saundershavill.com



Vegetation Clearing and Fauna Management Plan - Notes

Introduction

The Environmental Management Division of the **Saunders Havill Group (SHG)** was engaged by **Coomera GA Pty Ltd** to prepare a Vegetation Clearing and Fauna Management Plan (VCFMP) for the proposed development at George Alexander Way, Coomera Lot 96 on RP187418.

The purpose of this plan is to manage the vegetation removal process and the protection of fauna species within the clearing area. This VCFMP has been prepared for CGCC and is required to be approved prior to clearing works commencing. The clearing works will follow general principles for vegetation clearing documented on this sheet and *Sheet 3*, and all CGCC specific requirements.

This VCFMP has been produced by overlaying the following site datasets to determine impacts and disturbance on existing vegetation:

- 1. GPS/survey accurate tree data including specimen details & features (SHG 2022)
- 2. Site Inspection of Existing Vegetation (SHG 2022)
- 3. Engineering drawing (ARCADIS 2023)
- 4. Arborist inspection (TBD)

Project Management

Vegetation management and its processes are an integral part of the construction and operational works phases. The site supervisor is responsible for all onsite works including overseeing vegetation clearing, health and safety of fauna and adhering to CGCC’s conditions and guidelines and Australian Standards - Protection of Trees on Development Sites AS4970-2009 and Pruning of Amenity Trees AS4373-1996.

The project arborist (with minimum AQF Level 5 in Arboriculture and minimum 5 years’ experience) is responsible for: undertaking all appropriate arboricultural measures prior to the commencement of any earthworks on site to ensure the survival and long-term health of existing trees to be retained. These measures may include soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction or as otherwise determined by the arborist. The site arborist is also required to direct and supervise all works within TPZs of trees to be retained, and perform arboricultural care requirements where necessary.

The roles and responsibilities of the Fauna Spotter-catcher are provided on *Sheet 3*.

Site Contacts

Site and consulting contacts for queries relating to vegetation clearing include:

Client Contact: Michael Zielski Email: michael@keylin.com.au	Environmental Contact: Saunders Havill Group Amy Westman Email: amywestman@saundershavill.com
Site Contractor: To be advised	Site Arborist: To be advised
Site Fauna spotter-catcher: To be advised (Refer to <i>Sheet 3</i> for responsibilities)	Site Bushfire Consultant: To be advised

Clearing Phases and Process

PHASE 1 - Fauna friendly tree protection fencing and temporary fauna exclusion fencing to be installed Fencing to be installed prior to the commencement of any clearing works on the site. Tree protection fencing to be located at or beyond 12 x diameter at breast height (DBH) (AS4970-2009 Protection of trees on development sites)—unless approved by the appointed arborist. Signs identifying the tree retention area as a ‘no go zone’ to be installed at regular intervals along tree protection fencing.

PHASE 2 - Council Pre-start Meeting (if required by CGCC)

Fencing shall be in place at the time of the official pre-start meeting for inspection and sign off by CGCC Officers.

PHASE 3 - Fauna Inspections and Management

Undertake necessary fauna management requirements prior to clearing works - as a minimum, this should include the specifications listed on sheet 03, and acknowledge specific CGCC approval requirements.

PHASE 4 - Undertake Bulk Clearing

Undertake wholesale removal of vegetation once approved for removal by a qualified fauna spotter and all necessary permits are obtained. Clearing will occur in the direction outlined in *sheet 06* of this VCFMP, and managed by the appointed fauna spotter-catcher to allow all fauna unimpeded movement west towards retained vegetation on-site.

Vegetation clearing techniques:

- i. By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.
- ii. Suggested techniques are as follows: (a) a vertical tree grab attachment on an excavator (30 tonne) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a fauna spotter-catcher (b) where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or where practical, cherry picker should be used in conjunction with a chainsaw operator and fauna spotter-catcher. Alternatively, careful removal of hollow section from habitat tree and gentle lowering for inspection by fauna spotter-catcher (c) the use of bulldozers to clear vegetation is limited to vegetation that has been thoroughly inspected by a fauna spotter-catcher and is found to contain no fauna or potential habitat. Bulldozers are not to be used to push over large trees that contain hollows or other habitat features.

NOTE: Dogs are not permitted onsite at any time during construction. Construction works including clearing must occur between the hours of 6.00am and 6.00pm.

Access and Stockpiling

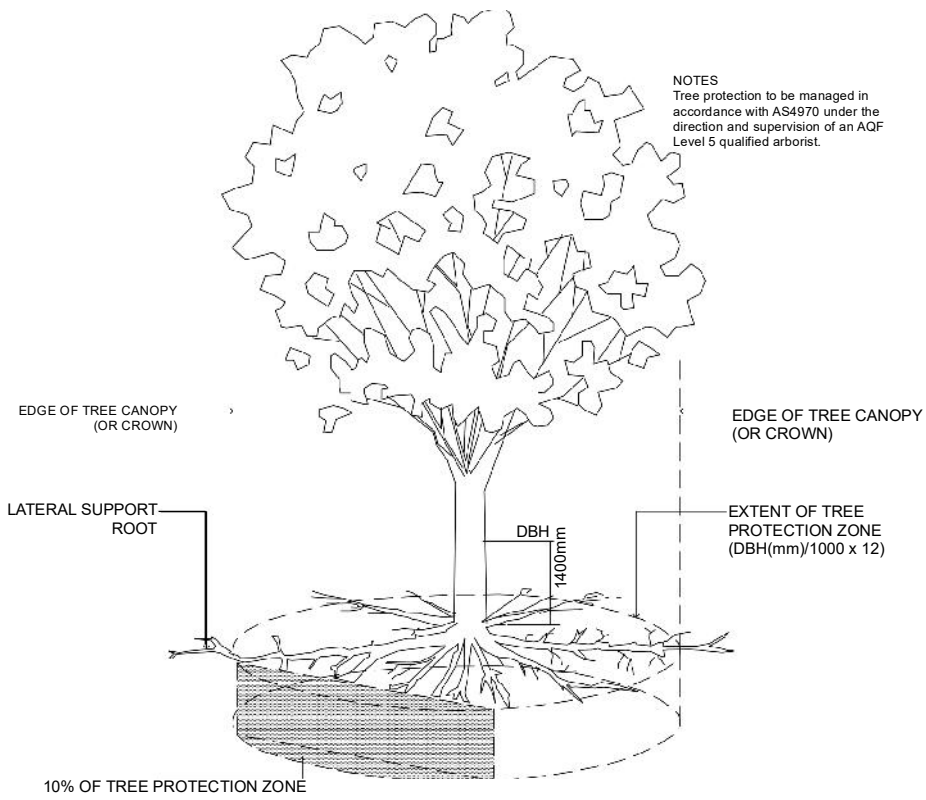
Vegetation stockpiling locations are to be designated in easily accessible areas outside of TPZs. Indicative vegetation stockpiling locations have been allocated within the clearing area, allowing for material to be easily delivered and stored. These locations are subject to minor change according to cut/fill activities and intended location for reuse.

Cleared vegetation free of weeds is to be reused on or off the project site. Recycling techniques include mulching, tub-grinding, wood chipping and salvage (e.g. custom milling). Trees with identified hollows should have the hollow section preserved and should be suitably mounted on nearby or adjacent suitable trees.

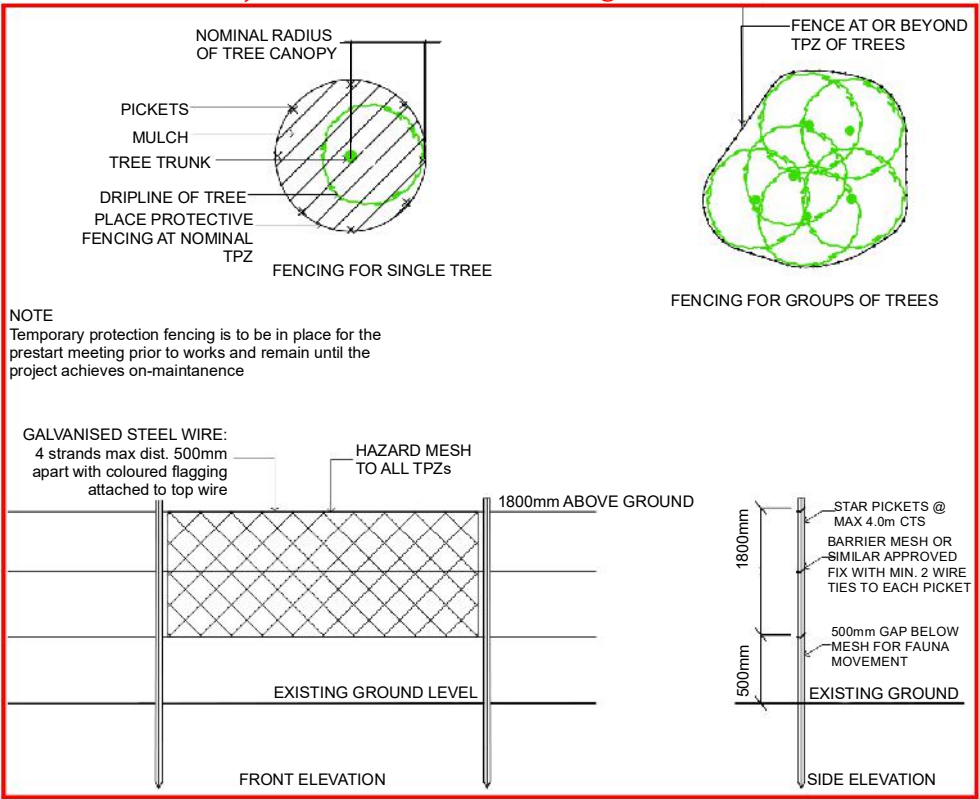
Maintenance

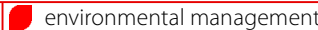
After tree clearing works on site, an analysis of the vegetation's health and growth should be undertaken by the project arborist to determine specific maintenance needs. Follow up maintenance works should be carried out on retained vegetation where required. If conditioned in the DA approval—the project arborist may be required to submit a report to CGCC detailing the measures undertaken during the construction period and any further work required post this period.

Tree Protection Zone - Detail (not to scale)



Fauna Friendly Tree Protection Fencing - Detail (not to scale)



	Client:	Disclaimer:	References:	Amendments:	Project: George Alexander Way, Coomera	 Plan of: Vegetation Clearing & Fauna Management Plan												
	Coomera GA Pty Ltd	THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. SAUNDERS HAVILL GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.	AS4970-2009 Protection of trees on development sites	<table><tr><th>Issue</th><th>Date</th><th>Description</th><th>Checked</th></tr><tr><td>A</td><td>23/01/2024</td><td>Client Draft</td><td>AW</td></tr><tr><td>B</td><td>25/01/2024</td><td>Updated Engineering</td><td>AW</td></tr></table>			Issue	Date	Description	Checked	A	23/01/2024	Client Draft	AW	B	25/01/2024	Updated Engineering	AW
		Issue	Date	Description			Checked											
		A	23/01/2024	Client Draft			AW											
		B	25/01/2024	Updated Engineering			AW											
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH SAUNDERS HAVILL GROUP PRIOR TO THE COMMENCEMENT OF WORK.	Vegetation clearing techniques (Logan City Council, 2019)																	
PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR FURTHER UNDERGROUND SERVICES AND DETAIL LOCATIONS OF ALL SERVICES.																		
					<table><tr><td>Date:</td><td>25/01/2024</td><td>Checked:</td><td>AW</td></tr><tr><td>Client Ref:</td><td>11241</td><td>Drawn:</td><td>LS</td></tr><tr><td>Drawing No.:</td><td colspan="3">11241 E 02 VCFMP B</td></tr></table>	Date:	25/01/2024	Checked:	AW	Client Ref:	11241	Drawn:	LS	Drawing No.:	11241 E 02 VCFMP B			
Date:	25/01/2024	Checked:	AW															
Client Ref:	11241	Drawn:	LS															
Drawing No.:	11241 E 02 VCFMP B																	

George Alexander Way, Coomera

Vegetation Clearing and Fauna Management Plan - *Fauna Management Notes*

Introduction

The Fauna Management specification on this *VCFMP* is designed to protect native animals and control/manage impacts during the vegetation clearing works. Contextually, the site is located approximately 2.7 kilometres (km) south of Coomera centre and approximately 1.4 km west of the Pacific Motorway. The site is bound by George Alexander Way to the west, an approved development to the north, a similar large residential lot to the south and established residential community to the east. Fauna species observed across the site were mostly consistent with that observed in peri-urban environments and rural agistment properties. No threatened fauna species listed under the EPBC Act or NCA were observed during field survey, nor are they considered likely to occur on-site, attributable to the highly disturbed state of the environmental features on-site. The site contains potential habitat for Koala due to the presence of mature eucalypt trees. Indirect evidence of Koala was observed in the form of scats and scratch marks. The fauna management specifications and principles incorporated in this *VCFMP* applies generically to all native animals and focuses on avoiding conflicts and incorporating measures to minimize disturbance. Compliance with this section of the *VCFMP* is compulsory and incorporates the use of expert consultants including a Fauna Spotter (holding a valid Wildlife Rehabilitation Permit issued by the Department of Environment and Science.

Fauna Impacts

Clearing of vegetation provides an obvious source of impact to existing habitat and animal safety. More specifically the existing vegetation provides habitat, movement and protection opportunities for some fauna through both regrowth and canopy trees. These opportunities are to be altered during and post vegetation clearing works.

Construction Impacts

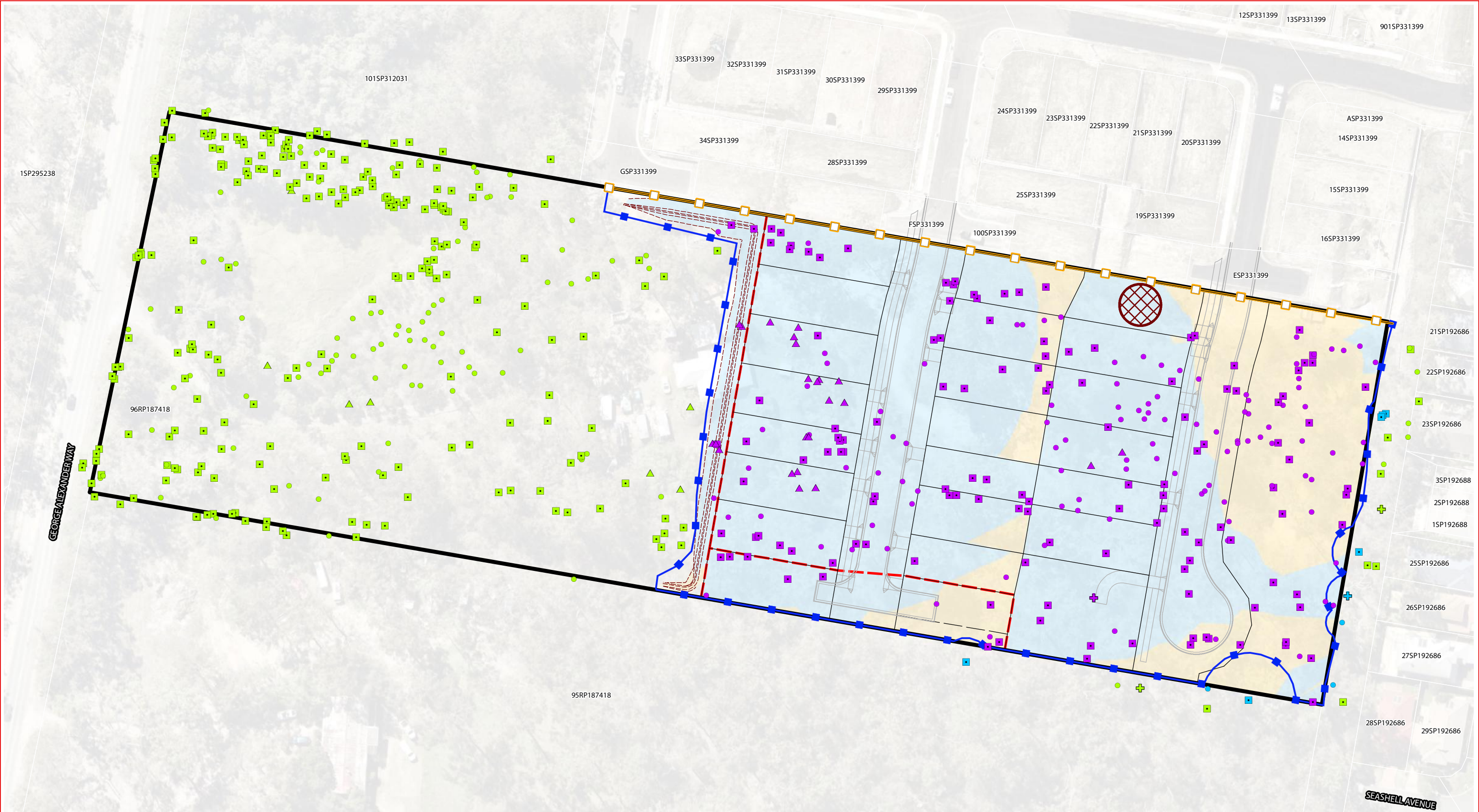
- Direct removal of site vegetation
- Loss of habitat
- Noise, vibration and dust
- Erosion and sedimentation
- Threats associated with open cuts etc. and fauna entrapment
- Loss of food sources
- Excavation/compaction/changes in ground levels
- Altering hydrological flows
- Fragmentation of habitat

Operational Impacts

- Weed introduction (garden escapees)
- Increased hydrology with increased hardstand
- Altering of run-off chemical and nutrient components (quality)
- Barriers to fauna movement
- Vehicles and pedestrian movement and trespass
- Introduction of domestic and predatory species

Fauna Management Schedule

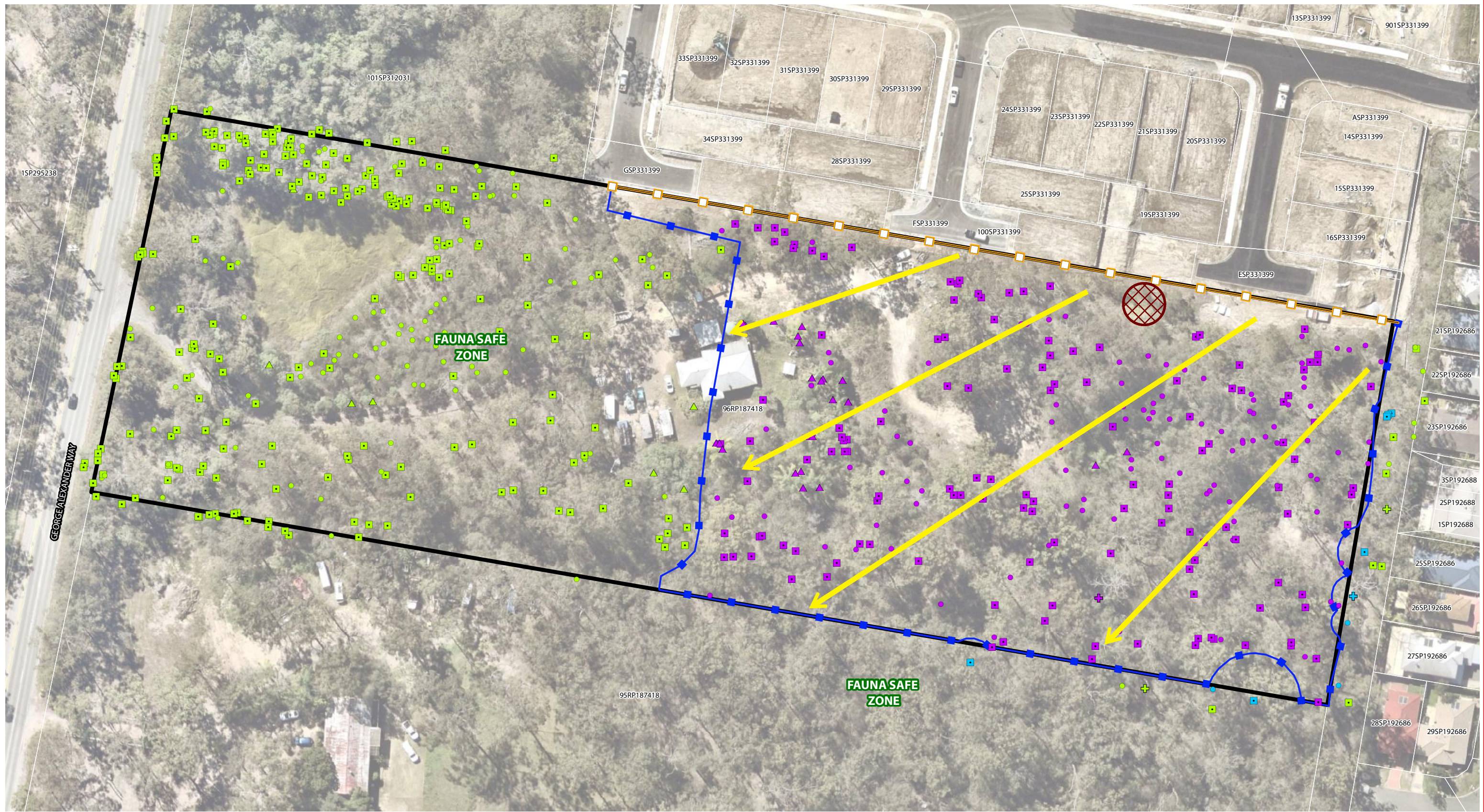
1.0 Pre - Clearing				
Ref:	Management Item	Responsibility	Timing	Reporting
1.1	Temporary Fencing Prior to the commencement of works and to be inspected by the site Environmental Coordinator and Project Arborist—Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites. ▪ Fencing shall be fauna friendly ▪ No clearing, stockpiling, site access, earthworks, storage, etc. is to occur within the temporary protection fencing. ▪ Only approved weed management works to occur within the temporary protection fencing ▪ Fencing to be reinstated immediately if damaged or knocked down, any damage to retained trees to be immediately reported to Project Arborist. ▪ Fencing to remain until the completion of all site works.	Site Supervisor	Prior to the commencement of clearing	Inspected by CGCC and Project Arborist
1.2	Contractor Education & Awareness All site contractors and subcontractors will be made aware of their responsibilities to protect native fauna. The Fauna Management notes on this VCFMP is provided as a working document to assist on-site management and protection of native animals. This generally will form part of education and training on a broader work place health and safety but as a minimum will include: ▪ Copy of VCFMP kept on-site (Site Office). ▪ General education and awareness notification of contractors and sub-contractors involved in activities potentially impacting native animals as part of site induction – contractors must know the location of the VCFMP, key phone numbers and who to report to if they breach the VCFMP. A list of relevant contact phone numbers as listed on these drawings is kept in a visible and accessible location in the site office.	Site Supervisor / The Proponent	Prior to the commencement of clearing and as part of the site induction for new staff and sub-contractors	Site Supervisor
2.0 Vegetation Clearing				
2.1	Spotter / Relocator Immediately prior to the commencement of clearing of native vegetation a daily visual inspection of the area must be carried out by a qualified fauna spotter-catcher holding a valid Rehabilitation Permit. Furthermore, the fauna spotter-catcher is to be present on site during all clearing operations to supervise and direct clearing works, and to respond to any situations that may arise in relation to fauna. In the event of an animal being located, a suitable buffer area (as determined by the fauna spotter-catcher) should be established around the animal's location that excludes machinery until it has relocated at its own accord (usually overnight). If an animal requires relocating this must be undertaken by a suitable qualified fauna expert recognized by the Department of Environment & Science. For some fauna, specific permit requirements may apply. If vegetation is left stockpiled for more than 24 hours or overnight, the fauna spotter-catcher must inspect the vegetation prior to chipping or removal from site. The Fauna Spotter-catcher will manage the care of any injured or orphaned wildlife (e.g. veterinary attention or delivery to a wildlife carer). Any native fauna listed as a threatened species under the Nature Conservation (Animals) Regulation 2020 that are injured or orphaned by the development process, must be reported to the Department of Environment & Science (1300 130 372). Any other injured or orphaned fauna must be reported through the Rehabilitation Permit return process by the Fauna Spotter-catcher. The Site Supervisor is responsible for the safe management of site fauna and implementation of these specific fauna requirements.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.2	Specific Koala Management Notes A Koala/Fauna spotter-catcher is a person who holds a valid Rehabilitation Permit from the relevant State Government Agency, and has either a tertiary qualification in Biology or Zoology, or who is demonstrably experienced in the identification and location of Koalas in their natural habitat. For example, a koala keeper employed by a licensed Wildlife exhibitor (i.e. a zoo) may be capable of demonstrating competence in locating Koala's. Prior to the commencement and during felling operations, it is the responsibility of the Koala spotter to be present at the site of felling operations identify any tree at the site within which a Koala is present, as well as any tree that has a crown which is intermeshed or overlapping with such a tree; and advise the person who is authorised to conduct the felling operation, or that persons' representative, of the precise location of each such tree Management Item.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.3	Clearing Pattern / Fauna Flushing Clearing occurs once the fauna spotter-catcher gives sign off the site is clear of all native species and all necessary permits are obtained. The intended clearing directions is south-west towards retained vegetation on-site. Clearing direction is subject to amendment by the fauna spotter-catcher. At the completion of operational works, and prior to the sealing of survey plans for the relevant stage, the fauna spotter-catcher must provide certification to CGCC officers that all works were undertaken in accordance with these fauna management requirements and specific CGCC requirements.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher
2.4	Specific Habitat Tree Notes Where possible, clearing of habitat trees is to be avoided during late winter and spring (typically July – October) when many native birds are actively nesting/have young in nests and arboreal mammals have dependent and/or pouch young.	Site Supervisor	Prior to the commencement, and during clearing	Inspected by the Fauna Spotter-catcher



Legend

- Non-juvenile Koala habitat tree to retain
- Native tree to retain
- + Dead/stag tree to retain
- ▲ Introduced species/environmental weed to retain
- Non-juvenile Koala habitat tree in neighbouring lot, retention subject to arborist assessment
- Native tree in neighbouring lot, retention subject to arborist assessment
- + Dead/stag tree in neighbouring lot, retention subject to arborist assessment
- Non-juvenile Koala habitat tree to remove
- Native tree to remove
- + Dead/stag tree to remove
- ▲ Introduced species/environmental weed to remove
- Fauna Friendly Tree Protection Fencing
- Temporary Fauna Exclusion Fencing
- Site DCDB
- QLD DCDB
- Lot Design
- Easement Design
- Stage Boundaries
- Road Design
- Earthworks Interface
- Earthworks Cut
- Earthworks Fill
- ⊗ Stockpile Location (Indicative)

Vegetation Clearing & Fauna Management Plan - *Detail sheet context*



Legend

- Non-juvenile Koala habitat tree to retain

●

Native tree to retain

+

Dead/stag tree to retain

▲

Introduced species/environmental weed to retain
- Non-juvenile Koala habitat tree in neighbouring lot, retention subject to arborist assessment

●

Native tree in neighbouring lot, retention subject to arborist assessment

+

Dead/stag tree in neighbouring lot, retention subject to arborist assessment
- Non-juvenile Koala habitat tree to remove

●

Native tree to remove

+

Dead/stag tree to remove

▲

Introduced species/environmental weed to remove
- Fauna Friendly Tree Protection Fencing

■

Temporary Fauna Exclusion Fencing

—

Site DCDB

—

QLD DCDB

→

Clearing Direction
- ⊗

Stockpile Location (Indicative)

Vegetation Clearing & Fauna Management Plan - Clearing Direction

Client:

Coomera GA Pty Ltd

Disclaimer:

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. SAUNDERS HAVILL GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES. ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH SAUNDERS HAVILL GROUP PRIOR TO THE COMMENCEMENT OF WORK.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR FURTHER UNDERGROUND SERVICES AND DETAIL LOCATIONS OF ALL SERVICES.

References:

0 10 20 40 60 m

1:900 @ A3

Amendments:

Issue	Date	Description	Checked
A	23/01/2024	Client Draft	AW
B	25/01/2024	Updated Engineering	AW

Project:

George Alexander Way, Coomera

Plan of:

Vegetation Clearing & Fauna Management Plan

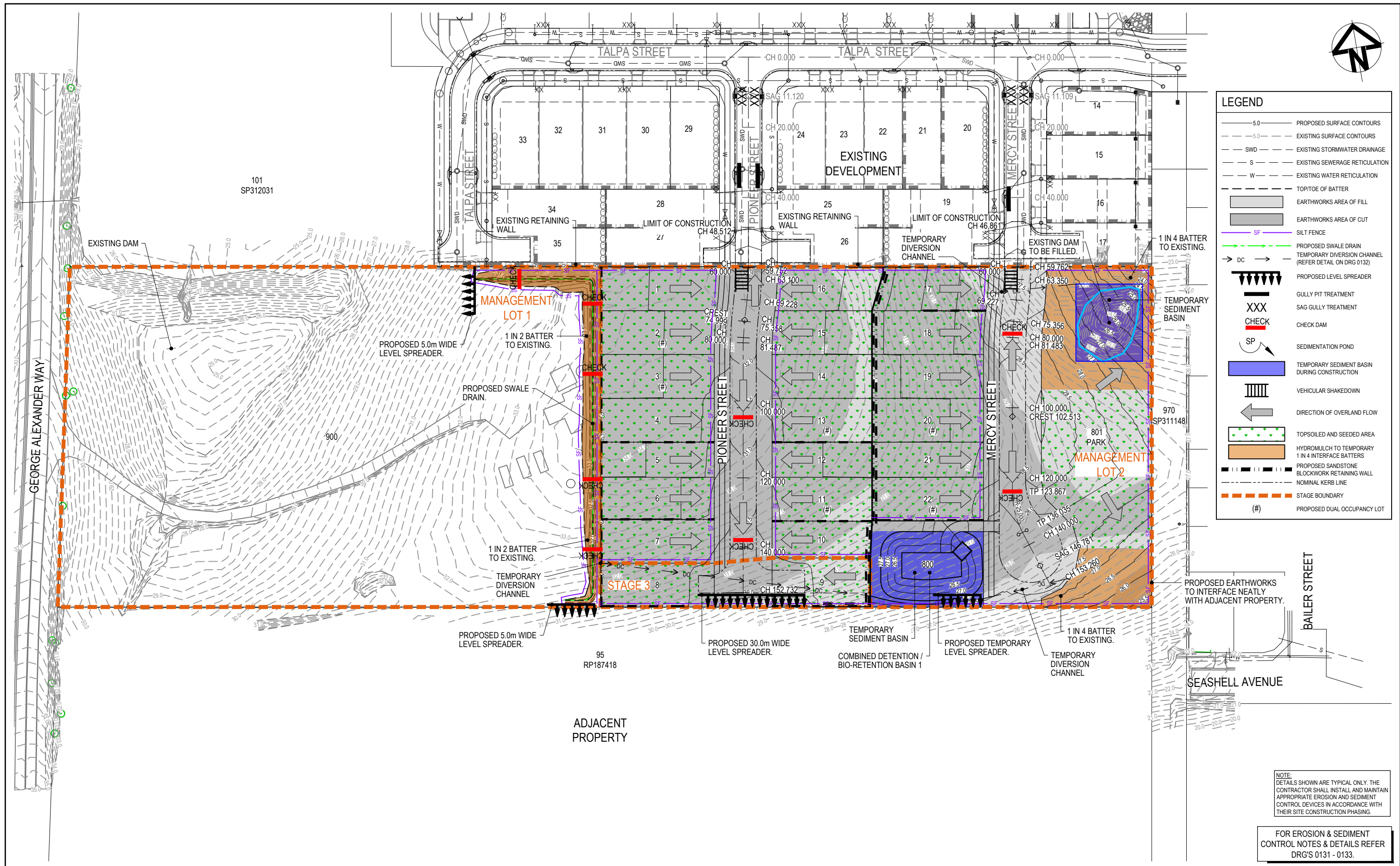
DATE: 25/01/2024

CHECKED: AW

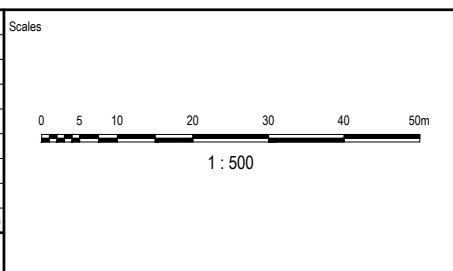
CLIENT REF: 11241

DRAWN: LS

DRAWING No.: 11241 E06 VCFMP B



01	ORIGINAL ISSUE	DK	AS	RM	19.12.2023
Issue	Description	DR	CH	VE	Date



Client

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust
Pty Ltd

FOR APPROVAL CONSTRUCTION SUBJECT TO APPROVAL			
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. GESMUNDO	Height Datum	AHD
Project Manager	A. SHEPHERD	Grid	MGA (ZONE 56)
Verified	R. MULLIGAN	R.P.E.Q. No: 7850 Date: 19.12.2023	

Project

54 GEORGE ALEXANDER WAY,
COOMERA

Title

EROSION AND SEDIMENT
CONTROL PLAN

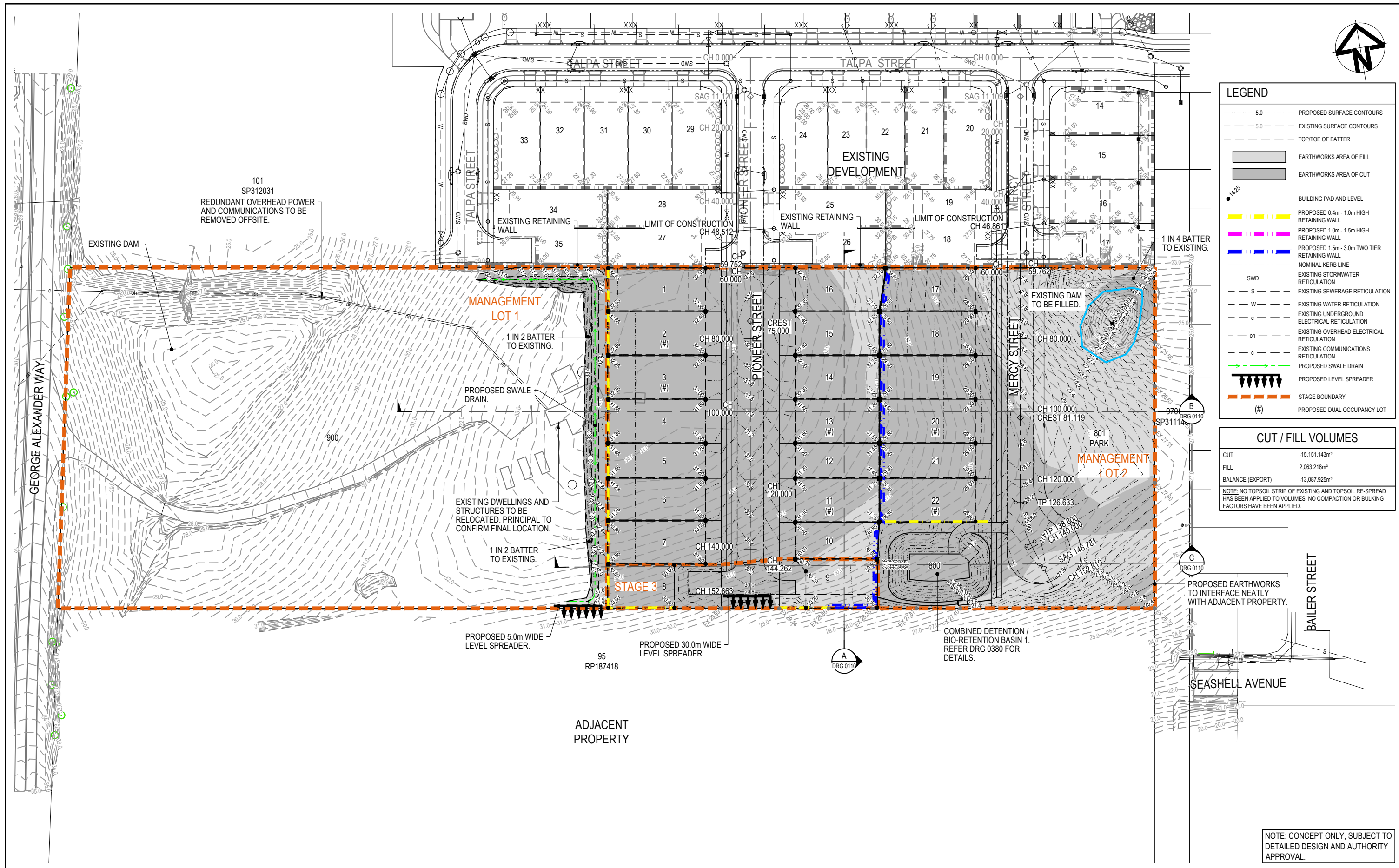
ARCADIS

Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

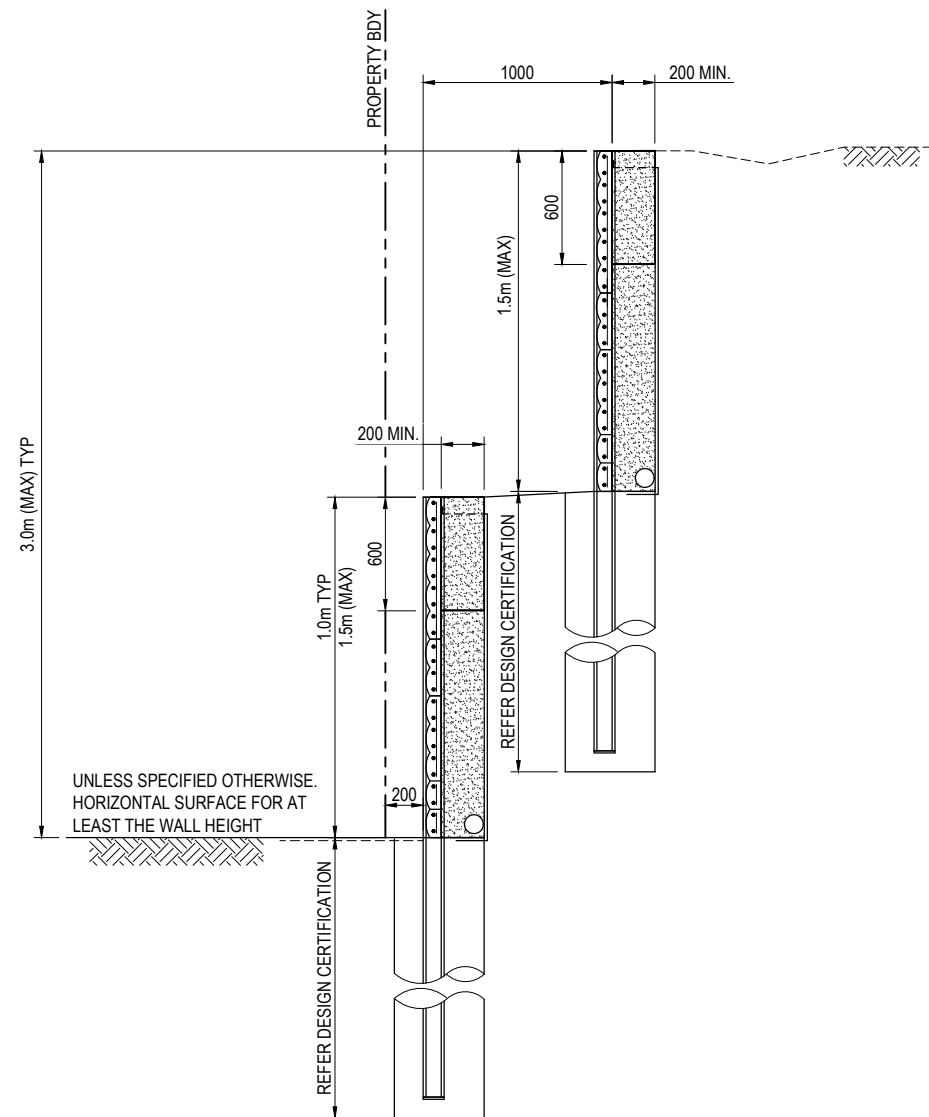
Project Number 30157884

Issue 01

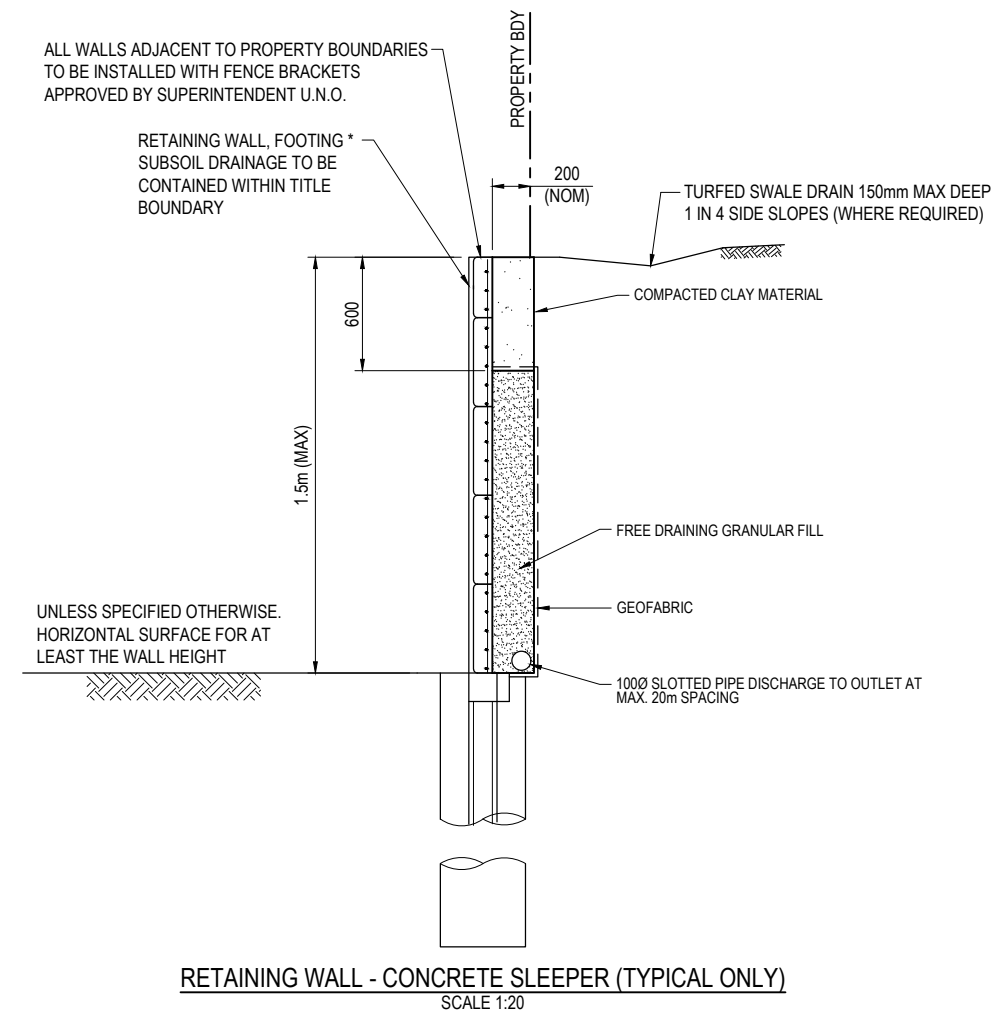
GAW-AAP-BE-00-DRG-CV-0121



					Scales		Surveyor				Status		Project		ARCADIS			
									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			
					1 : 500						© Copyright reserved				Tel No: +61 7 5532 3933 Fax No: +61 7 5591 4778 www.arcadis.com			
03 LIMIT OF EARTHWORKS AMENDED					DK	GM	31.07.2023					Original Issue Signatures		Title		BULK EARTHWORKS CUT & FILL LAYOUT PLAN		
02 RFI ISSUE					DK	GM	22.06.2023					Drawn D. KEARNEY		Original Size	A1			
01 ORIGINAL ISSUE					DK	GM	01.02.2023					Designed A. STA. CRUZ		Height Datum	AHD			
Issue Description					DR	CH	VE	Date					Project Manager G. MENZIES		Grid	MGA (ZONE 56)		
													Verified .					
													Date Plotted: 19-Oct-2023 05:30PM		File Name: C:\I\arcadis\3657\ARC\DIS\30157884 - 54 George Alexander Way - DA 8 - Project Documents\EngineA Civil\Drawings\30157884 DABA 0000DA - CV\DRG 0100 ESW.dwg		30157884 - DABA - 0000DA - CV - DRG - 0100 - 03	



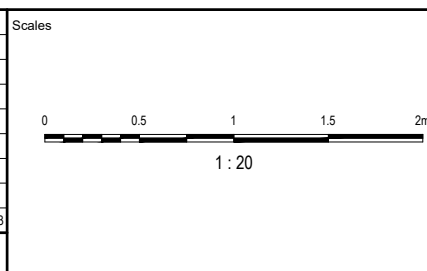
RETAINING WALL - CONCRETE SLEEPER
TWO TIER (TYPICAL ONLY)
SCALE 1:20



RETAINING WALL - CONCRETE SLEEPER (TYPICAL ONLY)
SCALE 1:20

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

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	-			

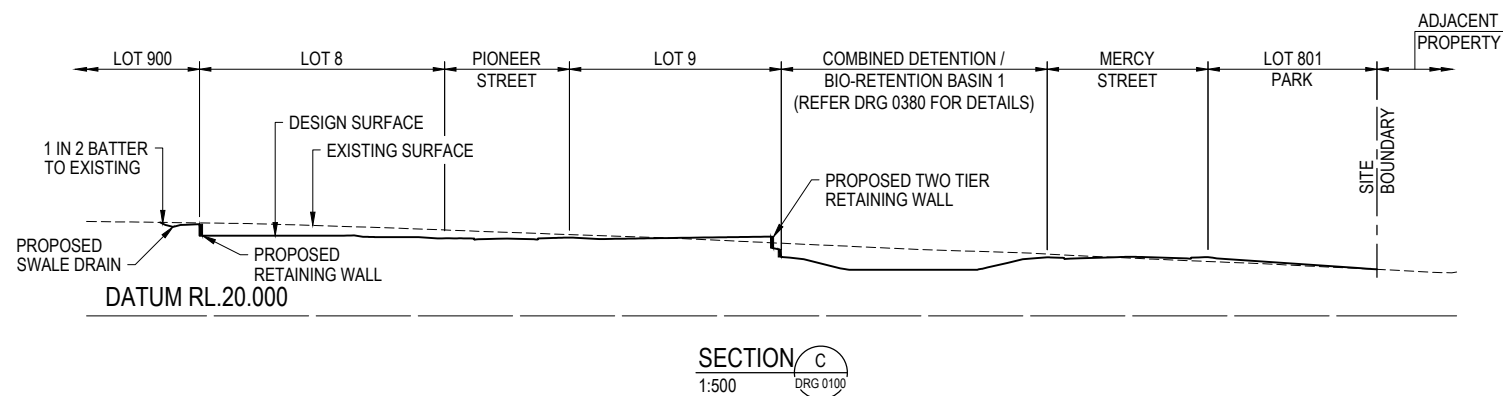
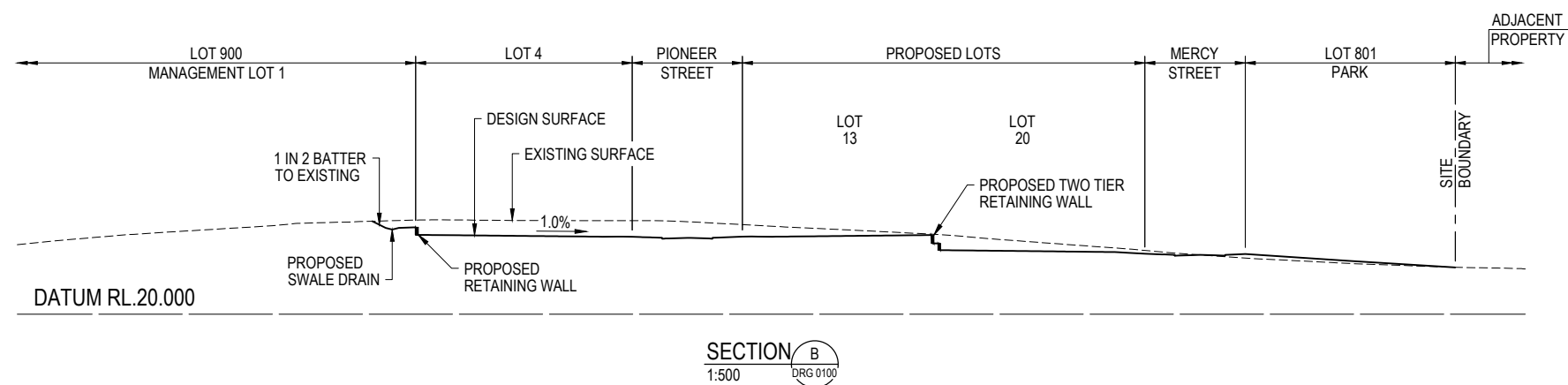
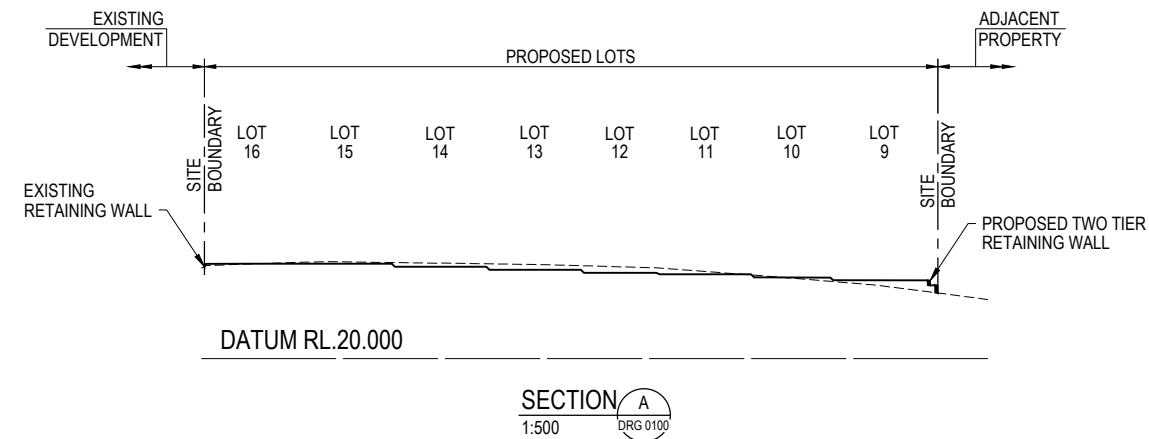
Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
TYPICAL RETAINING
WALL DETAILS



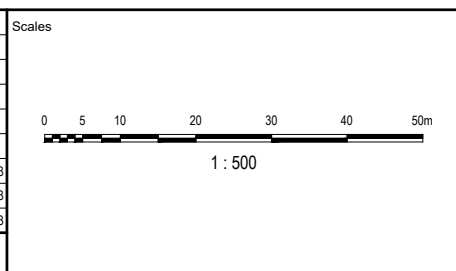
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folter Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	DABA	- 0000DA	- CV	- DRG	- 0105	- 01



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



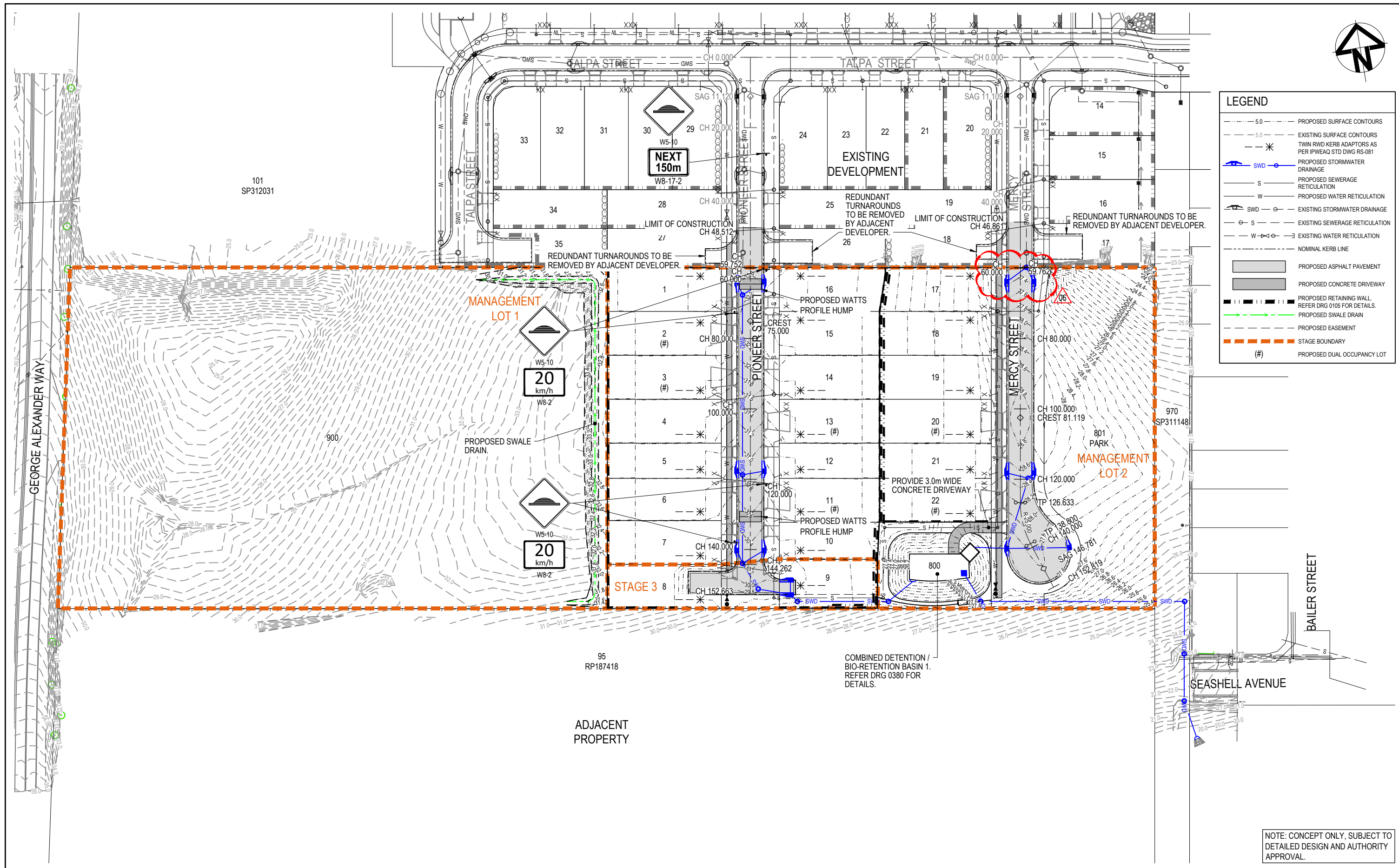
Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

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

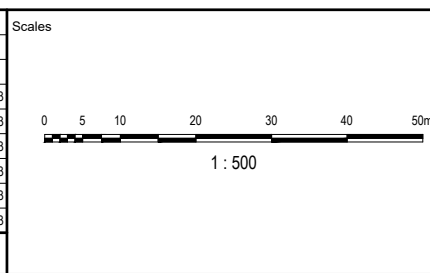
Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	- DABA	- 0000DA	- CV	- DRG	- 0110	- 03



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

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

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



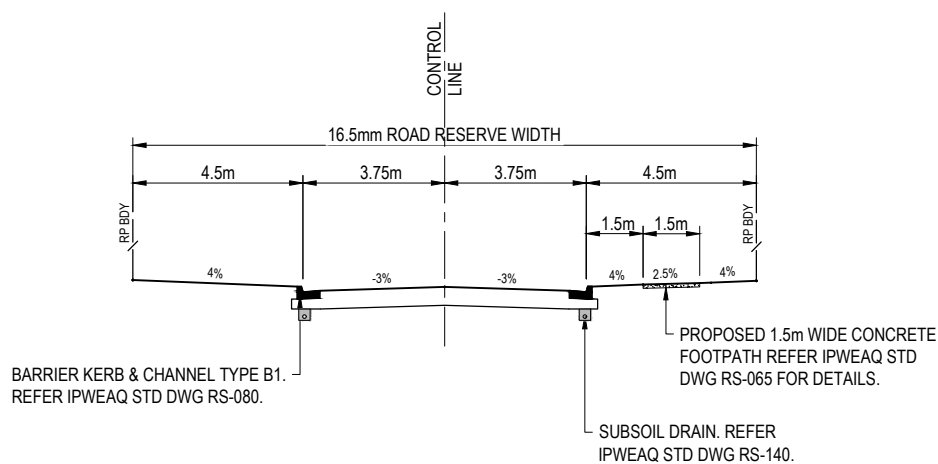
Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

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

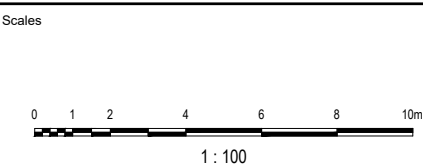
Project No.	Forker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884 - DABA - 0000DA - CV - DRG - 0210 - 06						V1



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

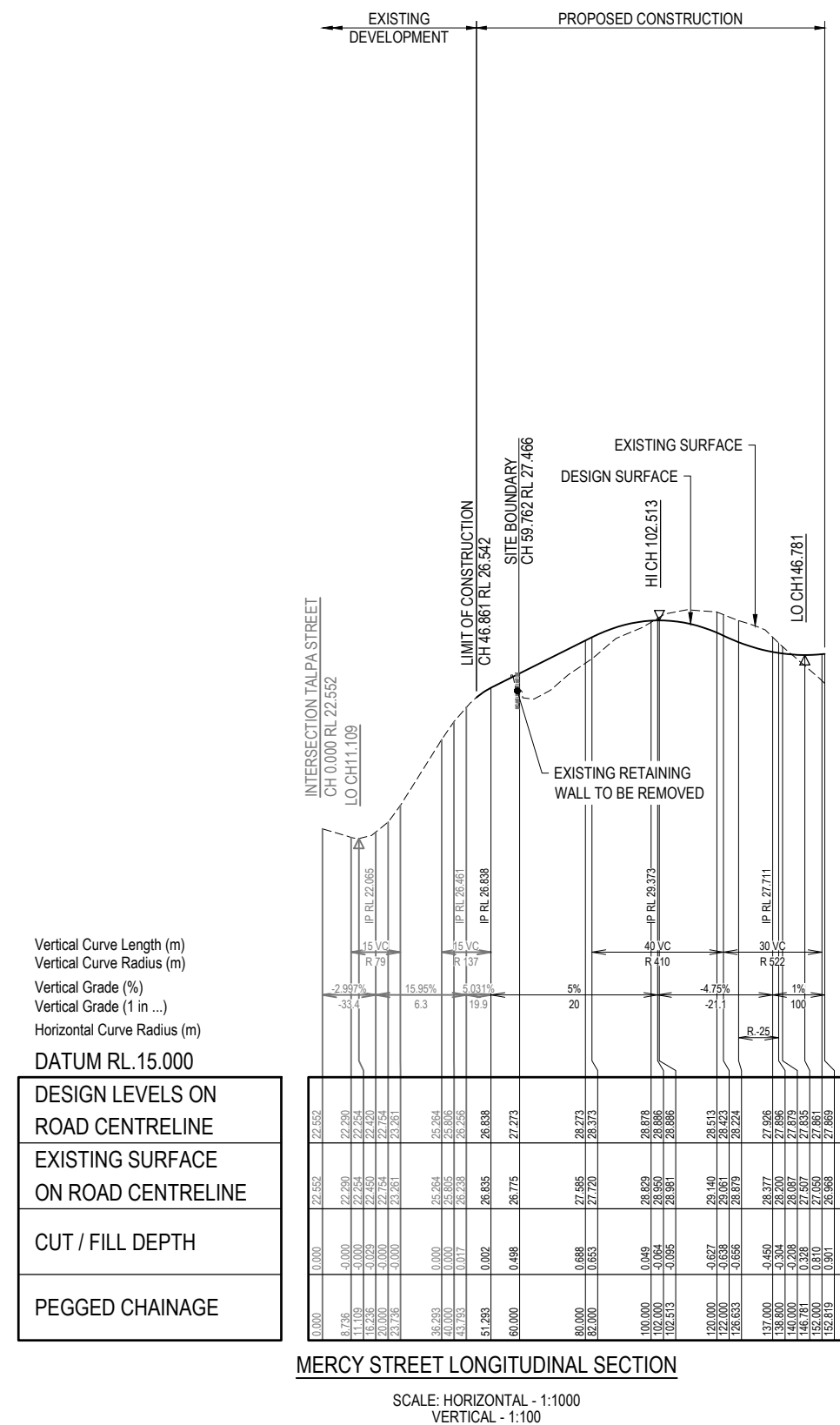
Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

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

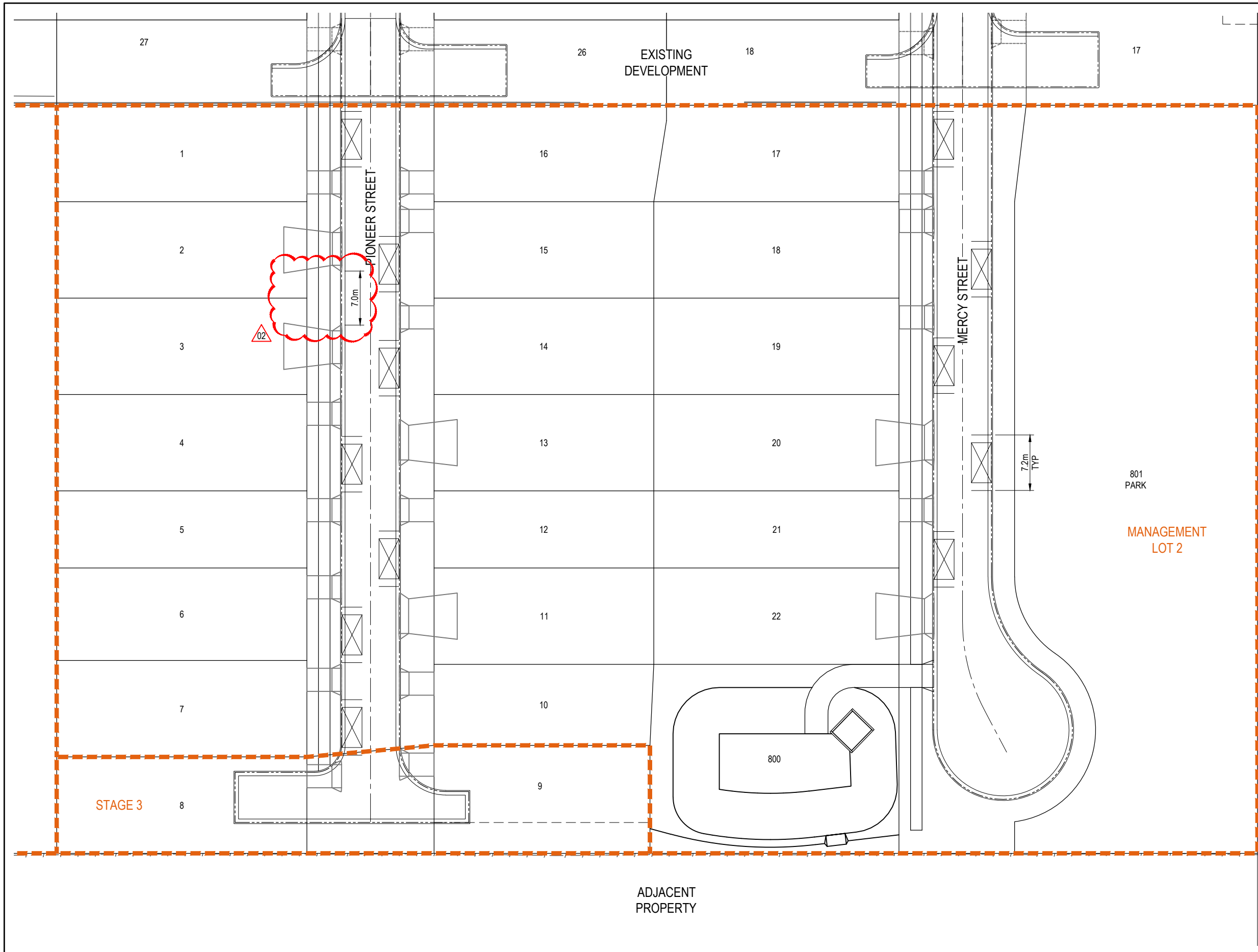
Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884	- DABA	- 0000DA	- CV	- DRG	- 0211	- 01



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



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	-		



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

801
PARK

MANAGEMENT
LOT 2

7.2m
TYP

5.20

0.95 3.05

PASSENGER-CAR

meters

Width : 1.94

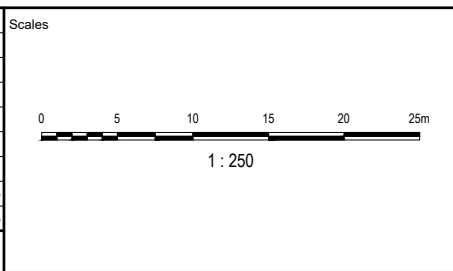
Track : 1.84

Lock to Lock Time : 6.0

Steering Angle : 33.6

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

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

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. MENZIES	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	-		

Project

54 GEORGE ALEXANDER WAY,
COOMERA

Title

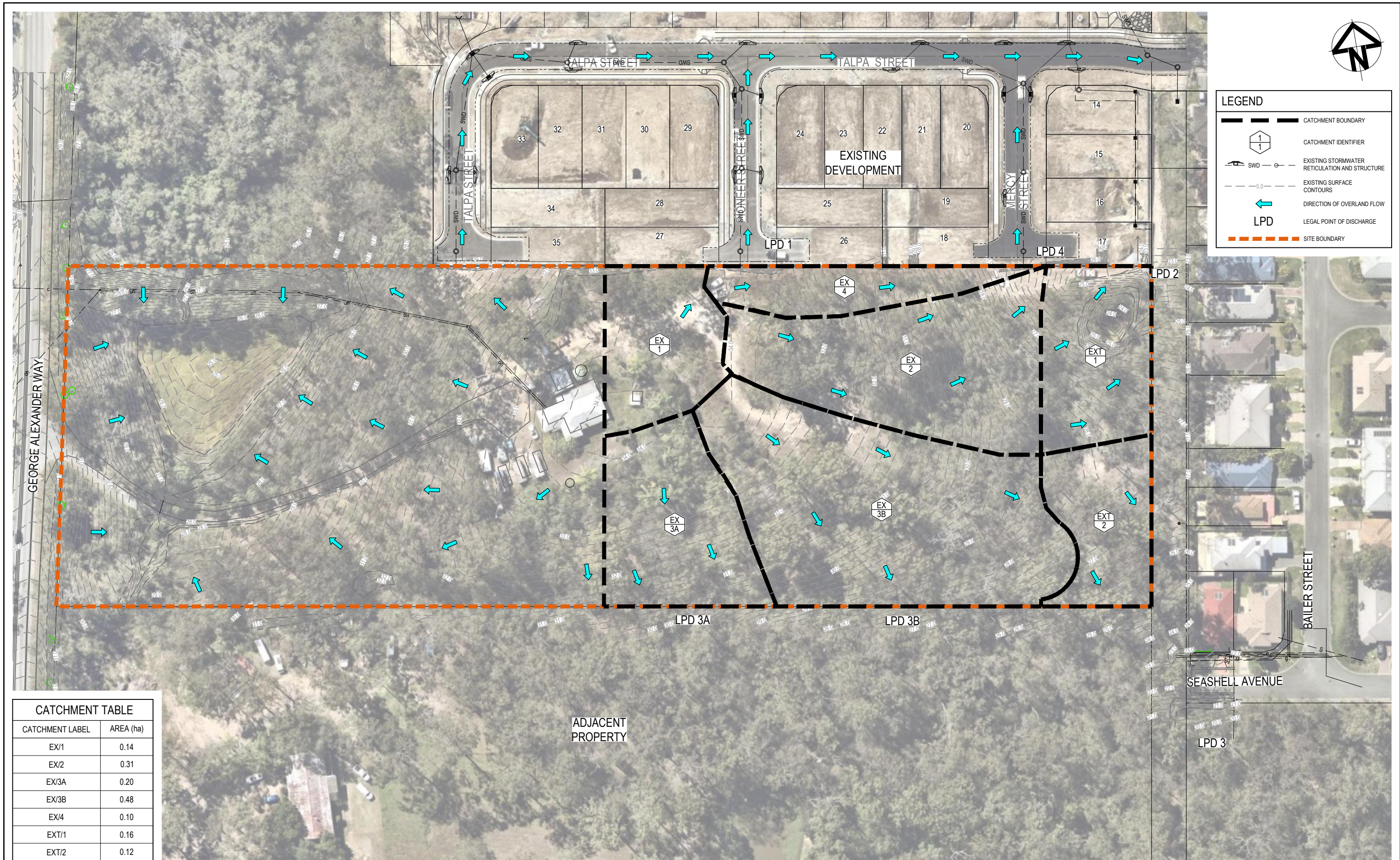
ON-STREET
PARKING PLAN

ARCADIS

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 - 0240 - 02

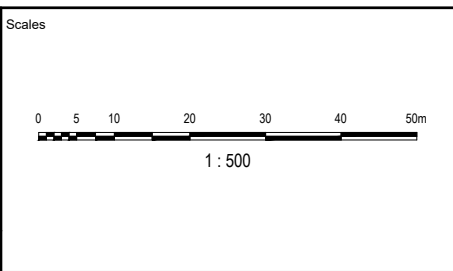


LEGEND

- 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



Surveyor

Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

Status
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
© Copyright reserved

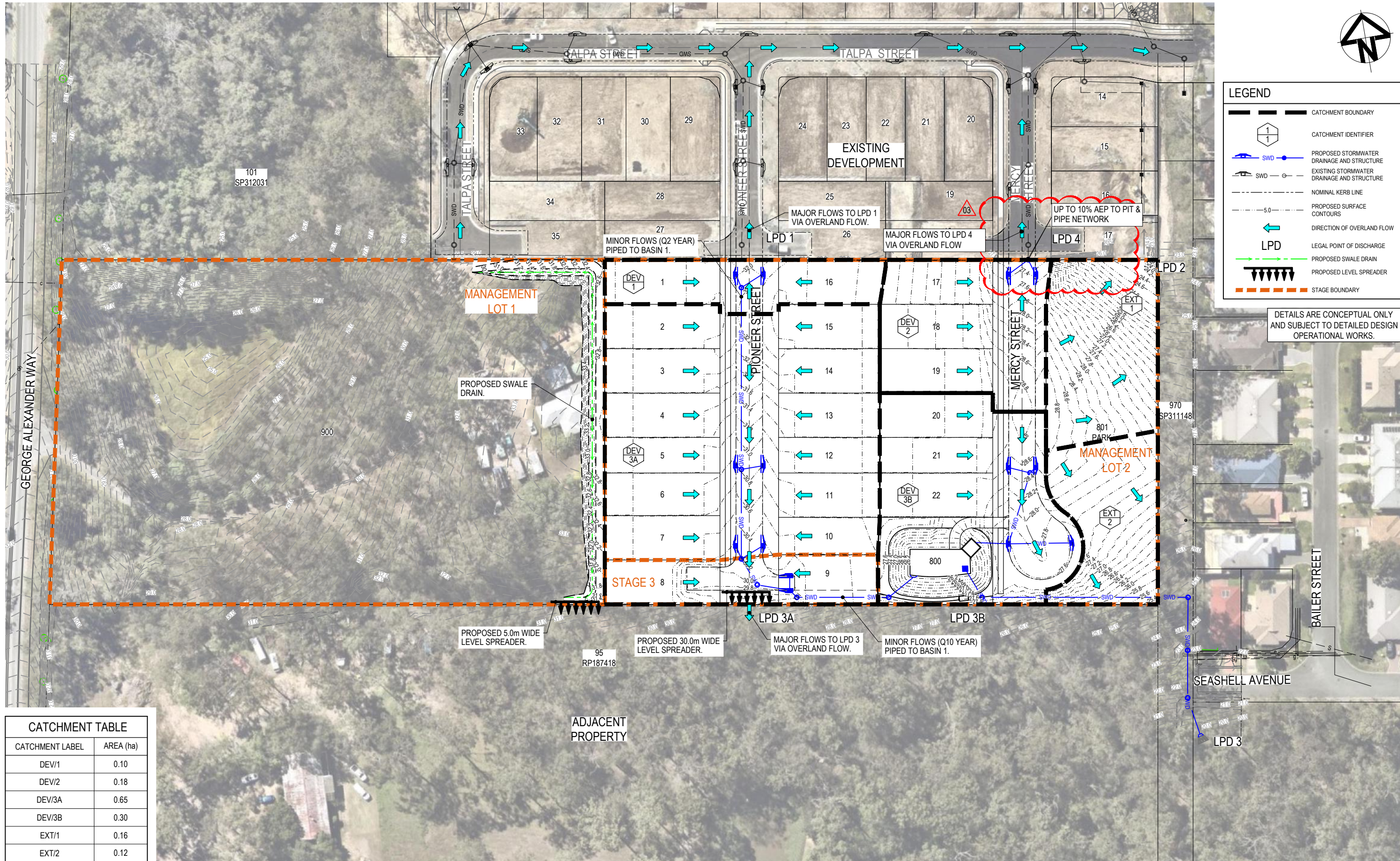
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	G. DJELOVIC	Height Datum	AHD
Project Manager	G. MENZIES	Grid	MGA (ZONE 56)
Verified	.		

Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
STORMWATER
CATCHMENT PLAN -
PRE DEVELOPMENT

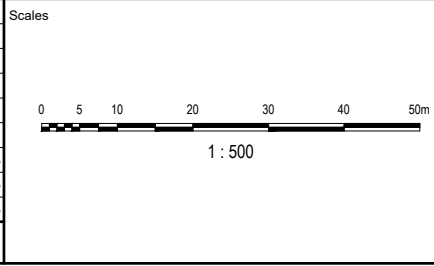
Arcadis Australia Pacific Pty Limited
P O Box, 1653
Southport QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

Project No.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884 - DABA - 0000DA - CV		DRG-0310	SWDCatchmentPlan	PreDevelopment	01	V1



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

Issue	Description	DR	CH	VE	Date
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



Coomera GA Pty Ltd
ATF The Coomera
GA Unit Trust

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
© Copyright reserved			
Original Issue Signatures		Original Size	
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

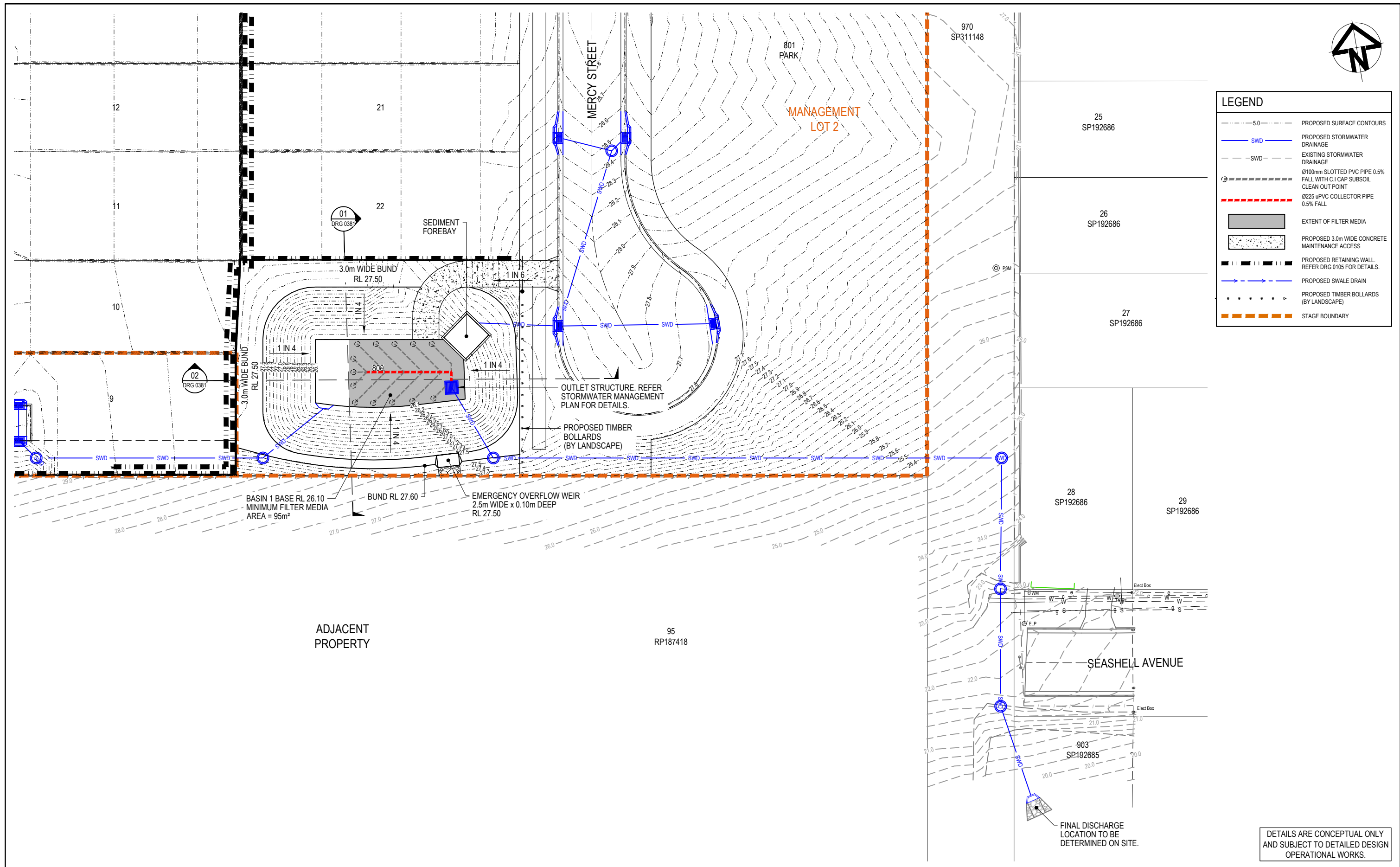
ARCADIS

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

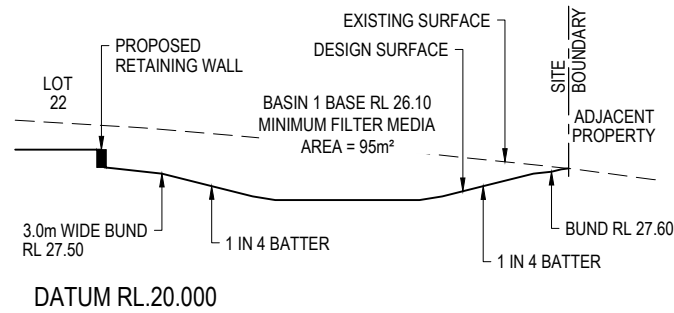
Tel No: +61 7 5532 3933
Fax No: +61 7 5591 4778
www.arcadis.com

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

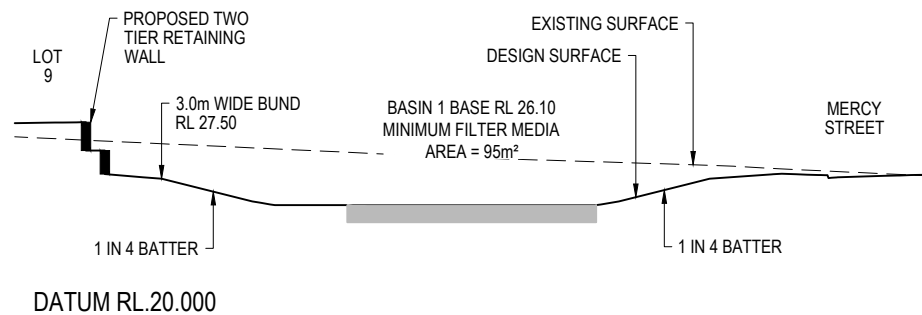
30157884 - DABA - 0000DA - CV - DRG - 0311 - 03



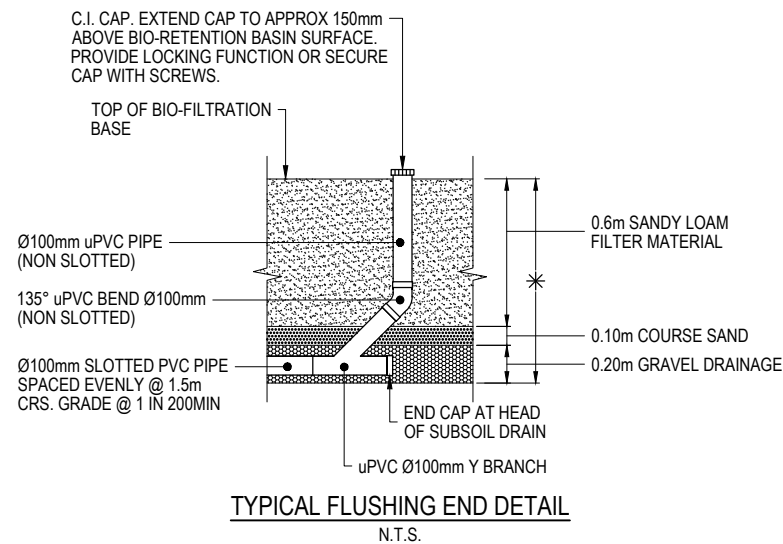
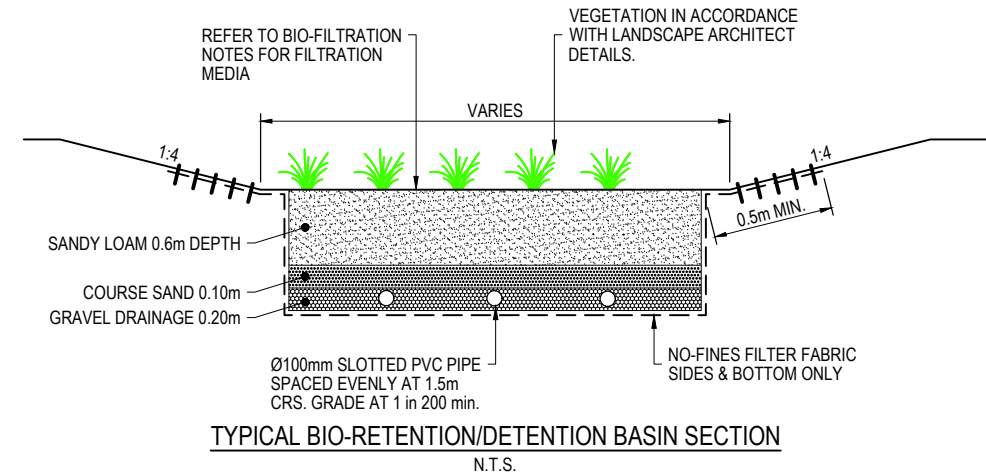
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



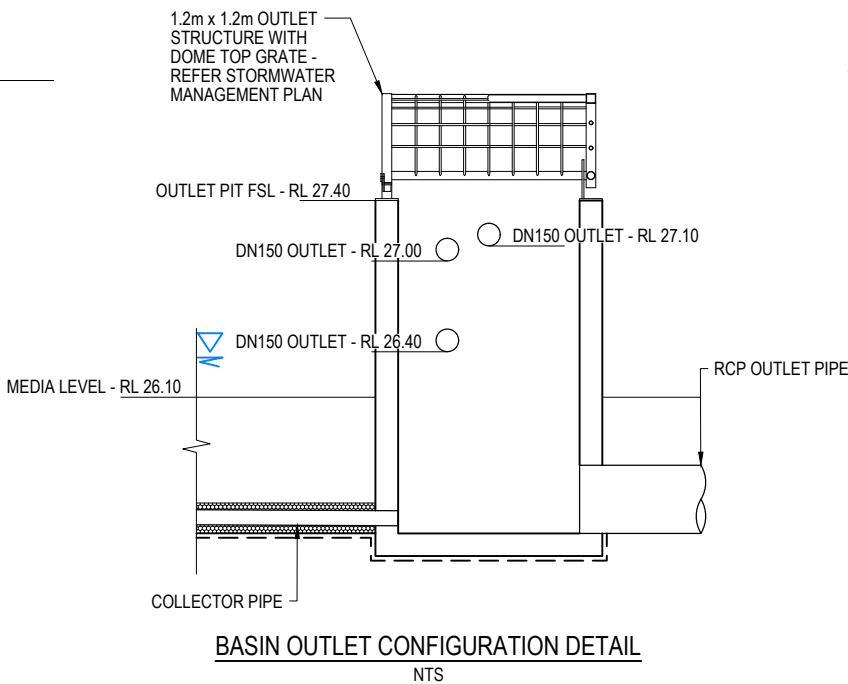
SECTION 01
1:200
DRG 0380



SECTION 02
1:200
DRG 0380

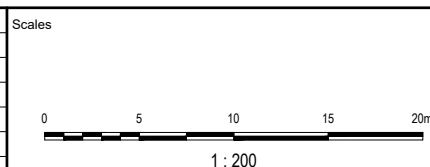


NOTE: CONCEPT ONLY, SUBJECT TO DETAILED DESIGN AND AUTHORITY APPROVAL.



- 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	-			

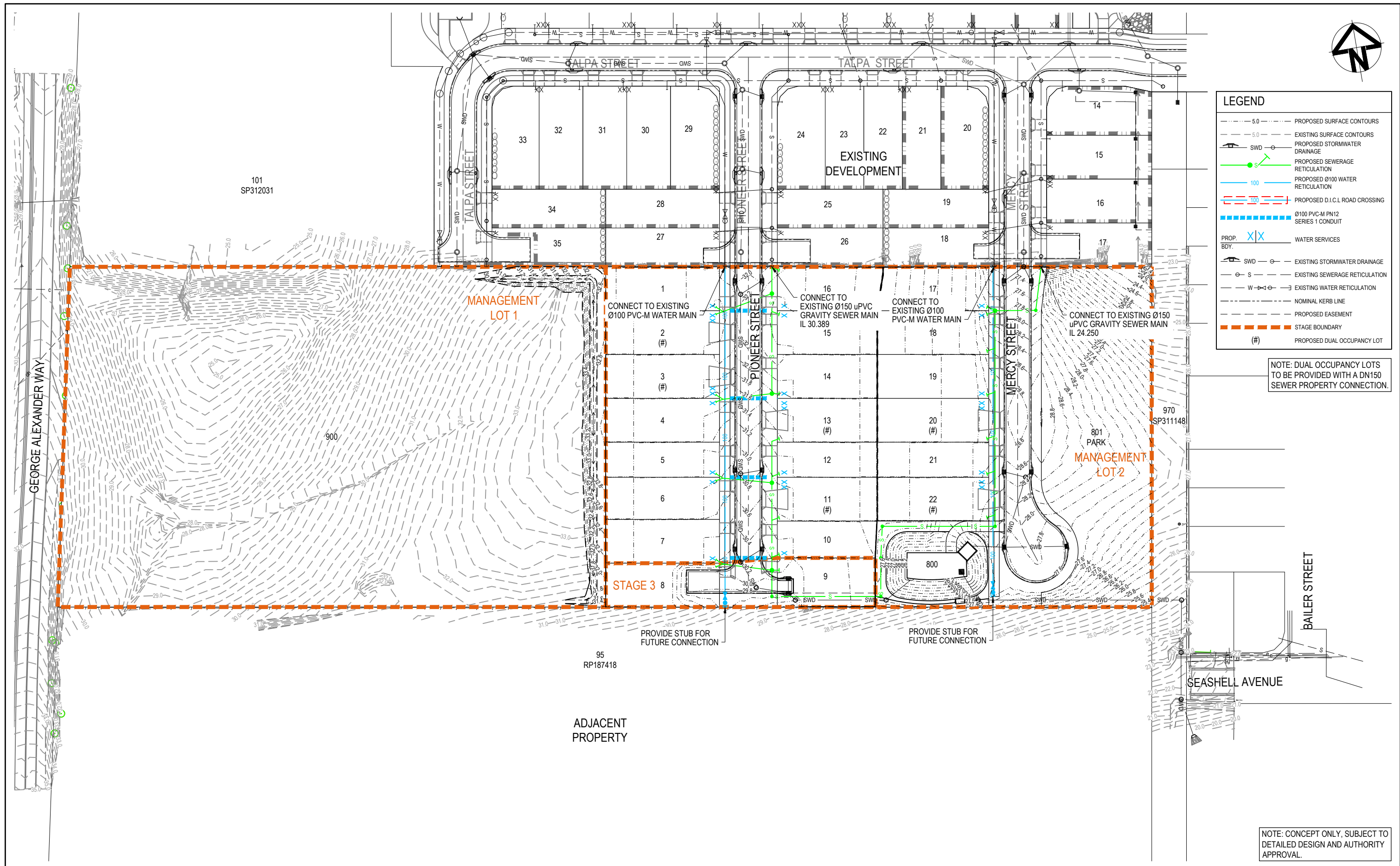
Project	54 GEORGE ALEXANDER WAY, COOMERA
Title	BIO-RETENTION TYPICAL SECTIONS AND DETAILS

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

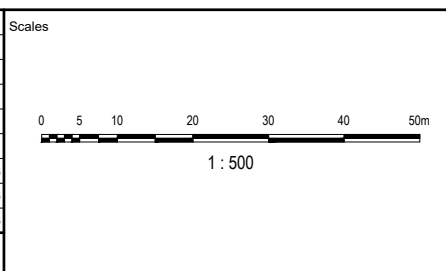


LEGEND	
5.0	PROPOSED SURFACE CONTOURS
5.0	EXISTING SURFACE CONTOURS
SWD	PROPOSED STORMWATER DRAINAGE
S	PROPOSED SEWERAGE RETICULATION
100	PROPOSED Ø100 WATER RETICULATION
100	PROPOSED D.I.C.L. ROAD CROSSING
Ø100 PVC-M PN12 SERIES 1 CONDUIT	
PROP. X X	WATER SERVICES
BDY.	
SWD	EXISTING STORMWATER DRAINAGE
S	EXISTING SEWERAGE RETICULATION
W	EXISTING WATER RETICULATION
	NOMINAL KERB LINE
	PROPOSED EASEMENT
	STAGE BOUNDARY
(#)	PROPOSED DUAL OCCUPANCY LOT

NOTE: DUAL OCCUPANCY LOTS TO BE PROVIDED WITH A DN150 SEWER PROPERTY CONNECTION.

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

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



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.	Folker Prefix	Zone Stage Phase	Discipline	Type	Drawing No.	Issue
30157884 - DABA - 0000DA - CV - DRG - 0400 - 03						V1