

CIVIL OPERATIONAL WORKS

VANTAGE YATALA - STAGE 3



planning | environment | landscape | engineering | survey
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5941 ENG CW3 800	A	SIGNS AND LINEMARKING NOTES AND DETAILS
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5941 ENG CW3 900	B	SWEPT PATH ANALYSIS PLAN

STANDARD DRAWINGS			
DRAWING No.	REV.	ASSOCIATION	DRAWING TITLE
DS-010	F	IPWEA	ACCESS CHAMBER – STORMWATER ACCESS CHAMBER DETAILS – 1050 TO 2100 DIA
DS-015	C	IPWEA	ACCESS CHAMBER – MANHOLE FRAME – ROADWAY AND NON ROADWAY – 1050 TO 2100 DIA
DS-018	C	IPWEA	ACCESS CHAMBER – MANHOLE RISER DETAILS
DS-019	C	IPWEA	ACCESS CHAMBER – MANHOLE ROVER (ROADWAY)
DS-020	C	IPWEA	ACCESS CHAMBER – MANHOLE ROVER (NON ROADWAY)
DS-021	C	IPWEA	ACCESS CHAMBER – MANHOLE COVER CONCRETE INFILL (PEDESTRIAN TRAFFIC) 1050 TO 2100 DIA
DS-030	F	IPWEA	EXCAVATION, BEDDING & BACKFILL – RIGID & FLEXIBLE DRAINAGE PIPES
DS-031	D	IPWEA	EXCAVATION, BEDDING & BACKFILL PRECAST – BOX CULVERTS
DS-040	E	IPWEA	SEDIMENT CONTROL – SEDIMENT CONTROL DEVICES – SEDIMENT FENCE, ENTRY/EXIT SEDIMENT TRAP
DS-041	E	IPWEA	SEDIMENT CONTROL – SEDIMENT CONTROL DEVICES – KERB AND FIELD INLET, CHECK DAMS & STRAW BALES
DS-050	E	IPWEA	DRAINAGE PITS – FIELD INLET TYPE 1 AND TYPE 2
DS-061	B	IPWEA	DRAINAGE PITS – KERB INLET – PRECAST LINTEL DETAILS
DS-062	D	IPWEA	DRAINAGE PITS – KERB INLET – GRATE AND FRAME
DS-063	C	IPWEA	DRAINAGE PITS – KERB INLET – LIP IN LINE – GENERAL ARRANGEMENT
DS-065	I	IPWEA	PATHWAYS – CONCRETE PATHWAY CONSTRUCTION DETAILS
DS-073	A	IPWEA	BIORETENTION DRAINAGE PROFILE – TYPE 3 – CONVENTIONAL
DS-075	A	IPWEA	LARGE BIORETENTION SEDIMENT FOREBAY
DS-076	A	IPWEA	BIORETENTION WEIR
DS-078	A	IPWEA	BIORETENTION STANDARD NOTES
GS-041	D	IPWEA	FENCING – CHAIN WIRE SECURITY FENCING
RS-049	E	IPWEA	VEHICLE CROSSING – RESIDENTIAL DRIVEWAYS – PLAN 1 OF 2
RS-050	G	IPWEA	VEHICLE CROSSING – RESIDENTIAL DRIVEWAYS – PLAN 2 OF 2
RS-080	F	IPWEA	KERB AND CHANNEL – PROFILES AND DIMENSIONS – INCLUDING EDGE RESTRAINTS, MEDIAN & CHANNEL
RS-090	J	IPWEA	KERB RAMPS – RAMPED PEDESTRIAN
RS-091	F	IPWEA	KERB RAMPS – RAMPED AND CUT THROUGH TREATMENTS – FOR PEDESTRIAN CROSSINGS, SLIP LANES AND MEDIANS
RS-094	F	IPWEA	KERB RAMPS – LOCATIONS AND CONFIGURATIONS
RS-130	F	IPWEA	ROAD FURNITURE – STREET NAME SIGN AND LOCATION (FINGERBOARD)
RS-131	G	IPWEA	ROAD FURNITURE – TRAFFIC SIGN INSTALLATION DETAILS
RS-140	F	IPWEA	SUBSOIL DRAINS – DETAILS AND LOCATION
RS-142	F	IPWEA	SUBSOIL DRAINS – ACCESS POINTS
SDI033	K	DTMR	KERB AND CHANNEL
SDI304	N	DTMR	PIPE CULVERTS – WINGWALLS, HEADWALLS AND APRON FOR PIPE DIA 750 TO 2400
02-003	2	CoGC	TYPICAL CROSS SECTIONS – COLLECTOR STREETS – PLAN 2 OF 2
02-005	I	CoGC	PUBLIC UTILITY PLANT CORRIDOR ALLOCATIONS IN PUBLIC ROAD VERGES
02-601	I	CoGC	NEW ROADS – SERVICE CONDUIT CROSSINGS
02-602	I	CoGC	ROAD CROSSING – TRENCH RESTORATION – FLEXIBLE PAVEMENTS
03-008	I	CoGC	FIELD INLET AND INTER- ALLOTMENT DRAINAGE PIT
03-101	I	CoGC	STORMWATER ACCESS CHAMBER 1050 DIA TO 1500 DIA
03-102	I	CoGC	STORMWATER ACCESS CHAMBER 1050 DIA TO 1500 DIA ROOF SLABS
03-201	I	CoGC	EXCAVATION AND BEDDING OF CONCRETE STORMWATER PIPES
05-014	I	CoGC	CHAIN WIRE FENCING – 1.8m HIGH

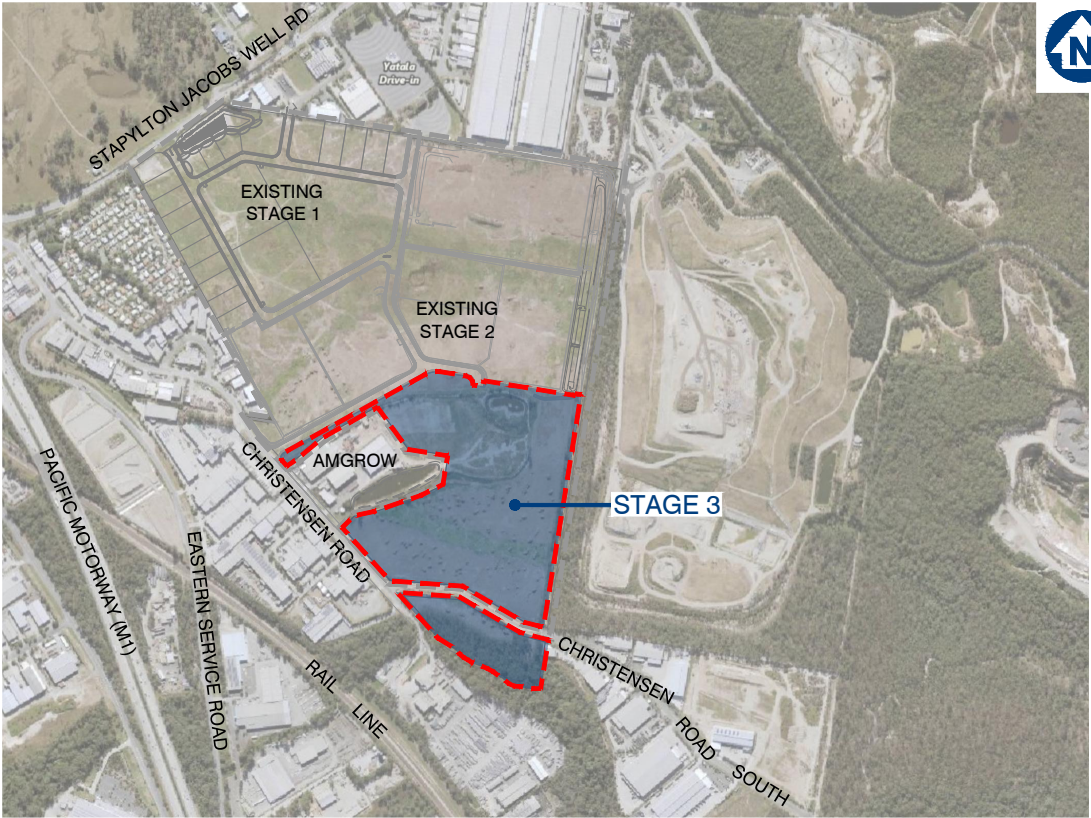
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

SURVEY CONTROL DETAILS	
LEVEL DATUM	AHD
MERIDIAN	IS260952
PSM	I72620
PSM COORDINATES	LOCAL GRID
RL (m)	—



Source: qldglobe.information.qld.gov.au

LOCALITY PLAN

1:8000 (A1)

CLIENT



FPI QUEENSLAND
PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 504 on SP329485
LOT 504 HOMESTEAD DRIVE
STAPYLTON QLD 4207

ISSUED FOR APPROVAL

DWG NO.5941 ENG CW3 001 - E

FEBRUARY 2024

1. CONTRACT DOCUMENTATION
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND CoGC STANDARD DRAWINGS AND SPECIFICATIONS.
2. DATUM
LEVELS SHOWN ON THE PLANS ARE A.H.D.
3. SURVEY SETOUT
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORKS HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. THE CONTRACTOR IS NOT TO SCALE FROM THESE PLANS AS A MEANS OF OBTAINING SETOUT INFORMATION.
4. EXISTING SURVEY CONTROL STATIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXISTING SURVEY CONTROL STATIONS ARE NOT DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR IDENTIFY ANY CONFLICT BETWEEN EXISTING SURVEY CONTROL AND THE REQUIRED CONSTRUCTION ACTIVITIES THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY.
5. EXISTING SERVICES
THE LOCATION OF EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL ONLY GAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CoGC COUNCIL REQUIREMENTS.
8. WORK EXTENT
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORKS AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING PROPERTIES OR CONTRACT AREAS WITHOUT THE WRITTEN AUTHORISATION OF THE SUPERINTENDENT.
9. TESTING
ALL TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF CoGC COUNCIL.
10. "AS CONSTRUCTED" SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS. THE CONTRACTOR IS TO PROVIDE ADEQUATE NOTICE TO THE PRINCIPAL'S SURVEYOR ON WHEN THIS IS REQUIRED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF CoGC COUNCIL.
11. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND CoGC.

1. **PRECEDENCE**
EARTHWORKS SPECIFICATION PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.
2. **TOPSOIL STRIPPING**
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.
3. **EARTHWORKS LEVELS**
EARTHWORKS LEVELS SHOWN ON THE DRAWING ARE TO FINISHED SURFACE LEVELS AND INCLUDE 100mm OF TOPSOIL. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
4. **UNDESIRABLE MATERIAL**
THE ENTIRE SITE/WORK AREAS SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, MASONRY REMAINS, GARBAGE, DEBRIS AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO INSITU SOILS.
5. **COMPACTION STANDARD**
FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.
 - a. 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.
 - b. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.
 - c. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
5. **PAVEMENT DEPTHS**
EARTHWORKS VOLUMES DO NOT INCLUDE DESIGN PAVEMENT DEPTHS AS INDICATED ON THE TYPICAL BULK EARTHWORKS ROAD SECTION.
6. **TESTING**
ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY.
7. **ROCK**
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATES UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT DOCUMENT.
3. THE CONTRACTOR IS TO FOLLOW CONSTRUCTION PHASE AS OUTLINED IN THE CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPLACED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%. ALL PERIMETER BANK/SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.
4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL AND RESULTS TO BE GIVEN TO THE ENGINEERS SO THE FINALIZATION OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE COMPLETE.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. CLEARING OF SITE AND STOCKPILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES INCLUDING WEEKENDS AND PUBLIC HOLIDAYS.
6. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES (IT IS TO BE NOTED THAT CLEARING SHALL ONLY OCCUR IN AREAS WHERE THERE IS NO OTHER ALTERNATIVE TO GAIN ACCESS TO THE LOCATION OF THE SEDIMENT CONTROL DEVICES). APPROVAL FOR REMOVAL OF PROTECTED SIZE VEGETATION MUST BE OBTAINED PRIOR TO CLEARING.
7. ROCK BUNDS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.
8. 0.8m TURF IS TO BE PLACED BEHIND ON ALL BATTERS WITHIN PRIVATE OPEN SPACE STEEPER THAN 1:4 UNLESS OTHERWISE NOTED. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEEDED, AS SPECIFIED, WITHIN 7 DAYS OF FINAL TRIMMING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRASS STRIKE RATES ARE ACHIEVED AT ON AND OFF MAINTENANCE INSPECTION IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
9. TURF IS TO BE PLACED FROM BACK OF KERB TO ROAD RESERVE BOUNDARY ON ALL ROADS AFTER EARTHWORKS ARE COMPLETE.
10. GEO-FABRIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.
12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH THE APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT GPT'S, SEDIMENT FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES DURING CONSTRUCTION AND PRIOR BOTH ON AND OFF MAINTENANCE INSPECTIONS WITH CoGc. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN THEIR SUBMITTED TENDER PRICE.

- a. ERECT SITE SIGNAGE, CONSTRUCT ENTRY AND EXIT POINT AS INDICATED CONSTRUCT VEHICLE WASH-DOWN AREA AND ASSOCIATED SILT MANAGEMENT DEVICES.
- b. CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA
- c. ERECT SILT FENCE AT LOW POINTS OF THE SITE AS DEMONSTRATED
- d. ERECT TEMPORARY TREE PROTECTION FENCING FOR VEGETATION TO BE RETAINED IN ACCORDANCE WITH AN OPW (TREE CLEARING) APPROVAL OR IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITE.
- e. CONSTRUCT ROCK CHECK DAMS AND SILT FENCE DOWN STREAM OF BASIN.
- f. CONSTRUCT BASIN TO FULL DEPTH.
- g. CONSTRUCT BALANCE OF BASIN IN CONJUNCTION WITH CLEARING AND BULK EARTHWORKS OPERATIONS.
- h. BASIN TO BE UTILISED AS A TEMPORARY SEDIMENT BASIN. DO NOT FILL IN FILTRATION MATERIAL UNTIL CONSTRUCTION OF DEVELOPMENT IS COMPLETE.

2. CLEARING AND BULK EARTHWORKS
THERE SHALL BE NO CLEARING OF PROTECTED SITE VEGETATION WITHOUT AN APPROVED TREE CLEARING PLAN WHICH SHALL BE IN ACCORDANCE WITH AS4970.
SILT FENCE, SAND BAGS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED OR REQUIRED DURING CLEARING & EARTHWORKS.
SUPERINTENDENT TO CONFIRM THE EXTENT OF CLEARING PRIOR TO COMMENCEMENT OF WORKS.

3. CONSTRUCTION OF SEWER/ROOFWATER / STORMWATER SERVICES
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORK AND DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS.
TOPSOIL AND GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER AND ROOFWATER DRAINAGE CONSTRUCTION.
DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.

4. CONSTRUCTION – SEDIMENT BASINS
SEDIMENT BASIN TO BE CONSTRUCTED TO THE EARTHWORK PROFILES SHOWN.
STORMWATER OUTLET PIPES TO BE TEMPORARY BLOCKED OFF UNTIL DECOMMISSIONING OF SEDIMENT BASIN (SUBSEQUENT TO CONSTRUCTION OF ALL STAGES).
PLACE SPOIL FROM SEDIMENT BASIN INTO ALLOCATED AREAS AS ENGINEERED FILL IN ACCORDANCE WITH THE STAGING ORDER.
SEDIMENT BASIN SHALL ONLY BE REMOVED AFTER APPROVAL BY SUPERINTENDENT AND COUNCIL.

5. CONSTRUCTION – STOCKPILING
TEMPORARY SILT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING.
STOCKPILE SITE TO BE CLEARED OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE NUISANCE TO ADJOINING PROPERTIES.
NO STOCKPILES ARE TO BE LOCATED WITHIN THE DRIP ZONE OR STRUCTURAL ROOT ZONE OF ANY RETAINED VEGETATION.

6. CONSTRUCTION – ROADWORKS
SILT FENCES TO ALLOTMENTS TO BE ERECTED.
KERB INLET PROTECTION TO BE PROVIDED TO ALL GULLIES.

7. CONSTRUCTION – ALLOTMENTS
TOPSOIL AND SEED ALLOTMENTS.
SILT FENCES TO ALLOTMENTS TO BE RE-ERECTED.
COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATE THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT RIMMING).

8. POST CONSTRUCTION – ALLOTMENTS
TOPSOIL AND GRASS SEED ALL ALLOTMENTS.
COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT TRIMMING).

9. POST CONSTRUCTION – BASIN
BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL COMPLETION OF ALL STAGES.

10. POST CONSTRUCTION – ROAD RESERVES
TOPSOIL AND TURFING IS TO BE PROVIDED BEHIND KERB.

11. MAINTENANCE (PRE TO POST CONSTRUCTION)
THE SILT FENCES ARE TO BE INSPECTED WEEKLY.
ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.
SILT AFTER RAIN IS TO BE CLEANED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.



Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

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THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES.

Drawing Title:

LEGEND

Rev	Date	Description	JH	MG
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DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

Scale:

NOT TO SCALE

PROJECT NORTH POINT

Project No. 5941

Designed: JH Drafted: JH

Approved: MG

RPEQ 16939

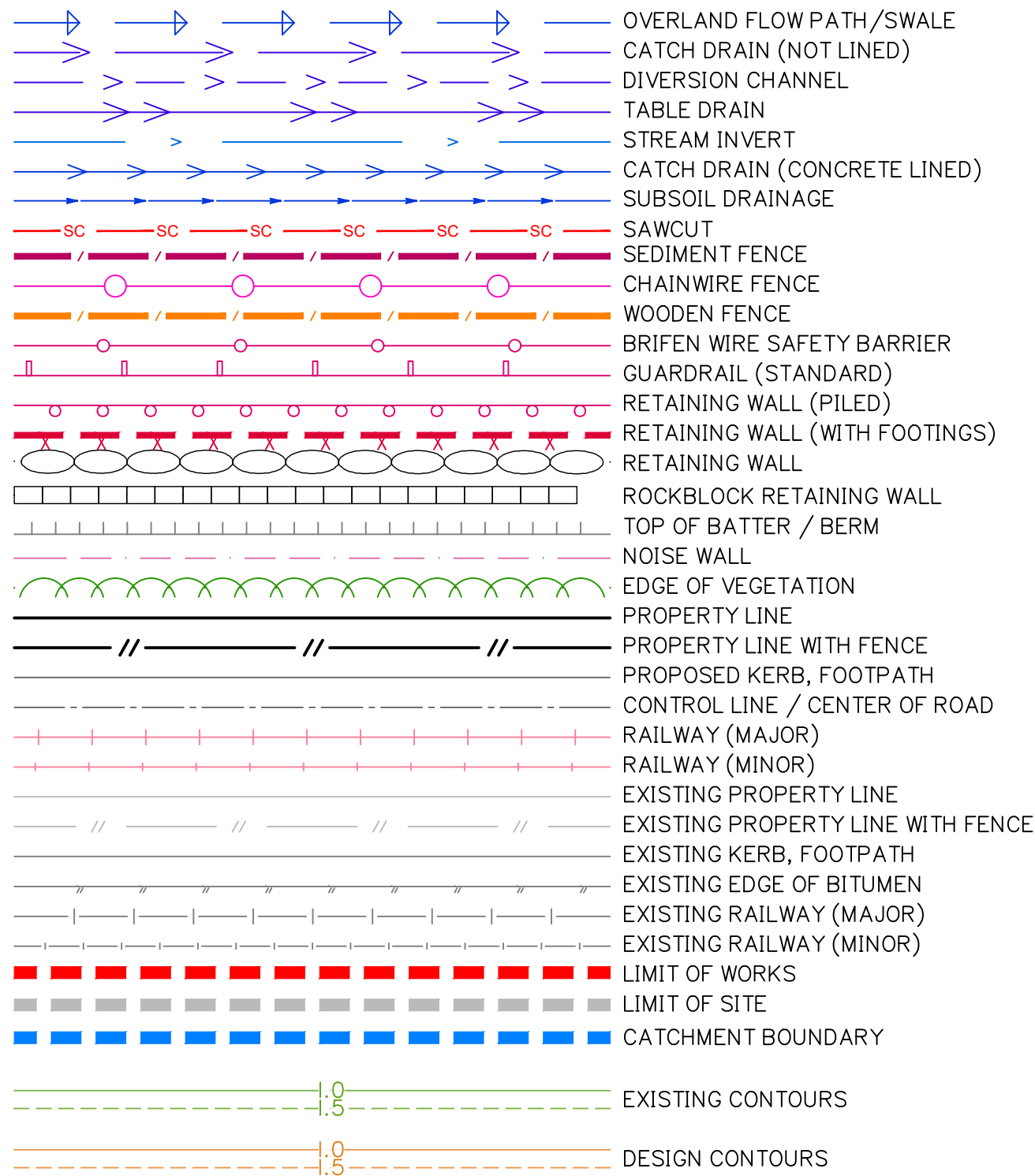
Signed:

Date: 28/09/2023

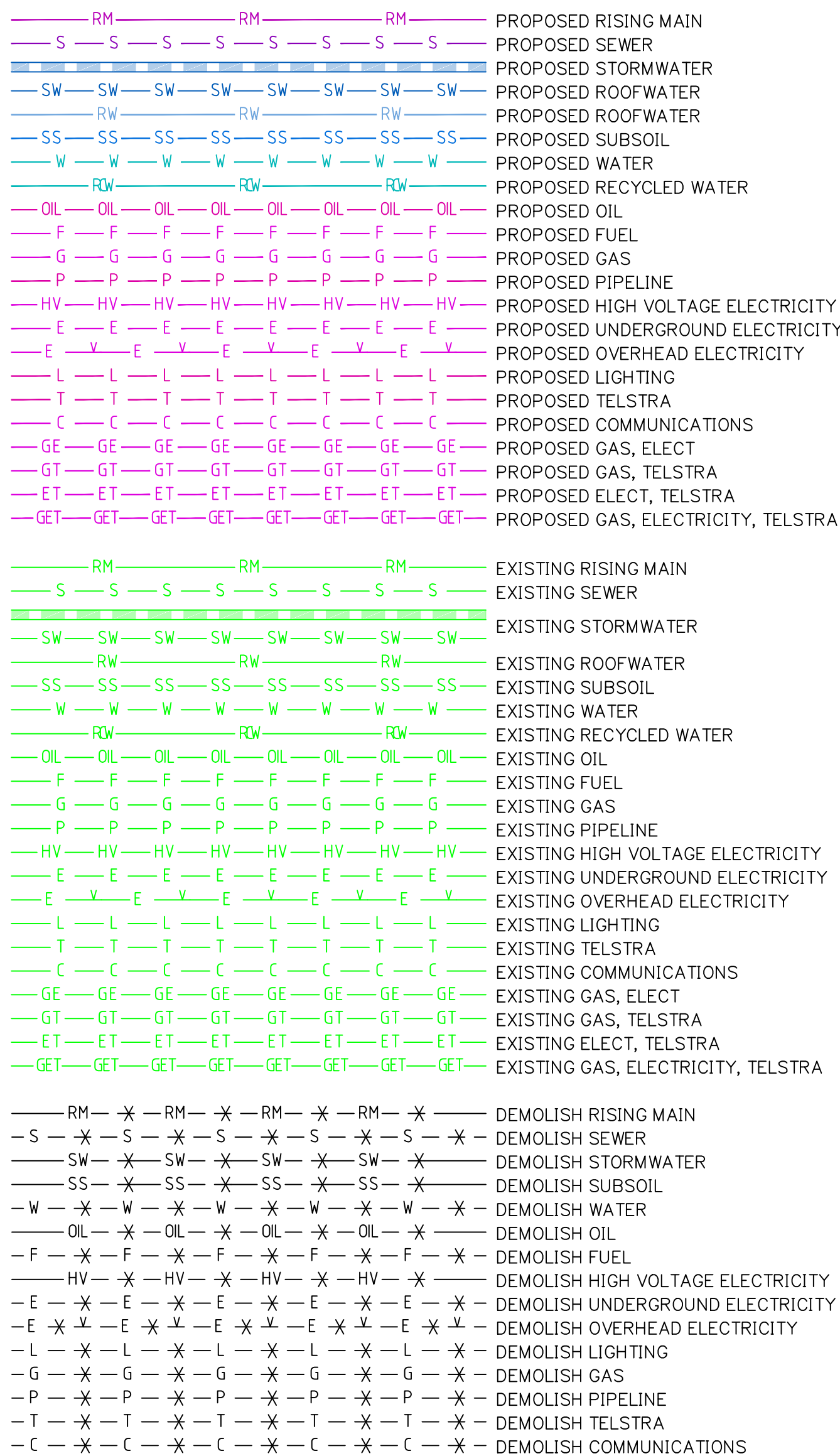
Drawing No: 5941 ENG CW3 004 Revision

A

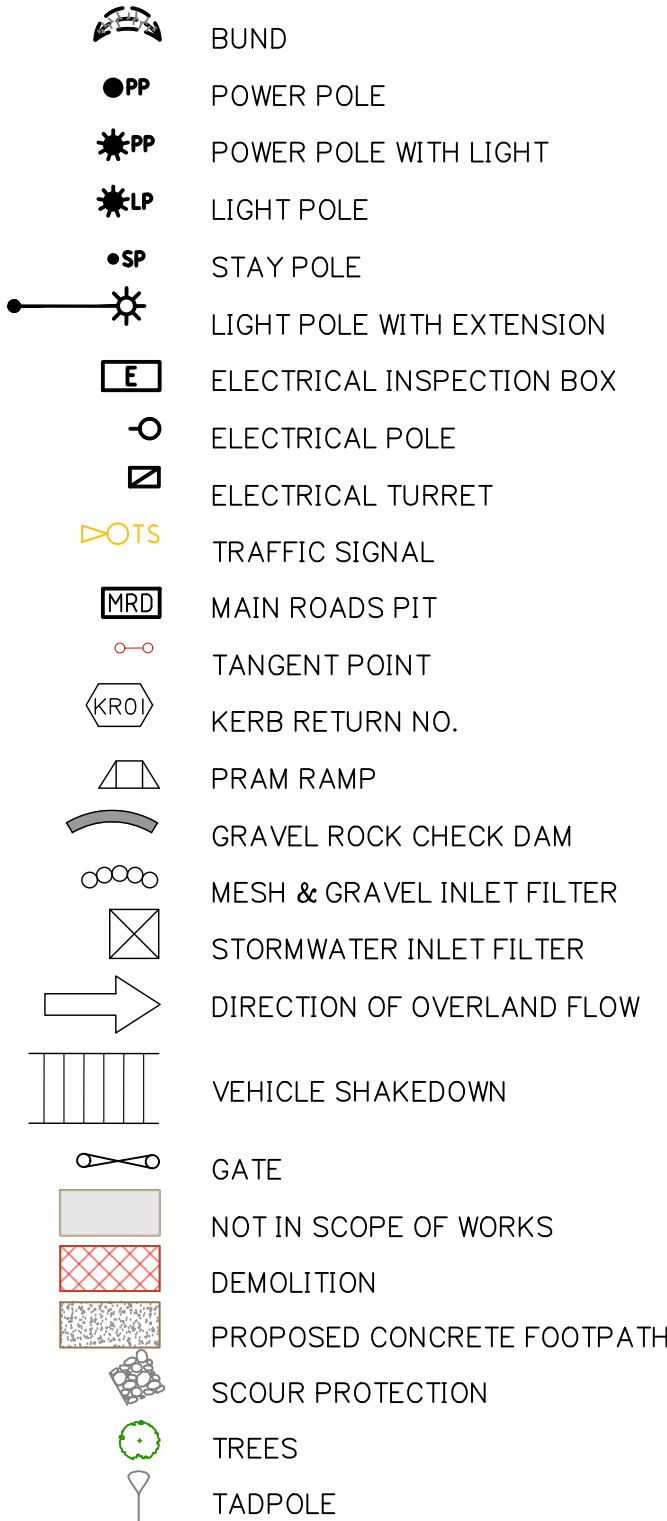
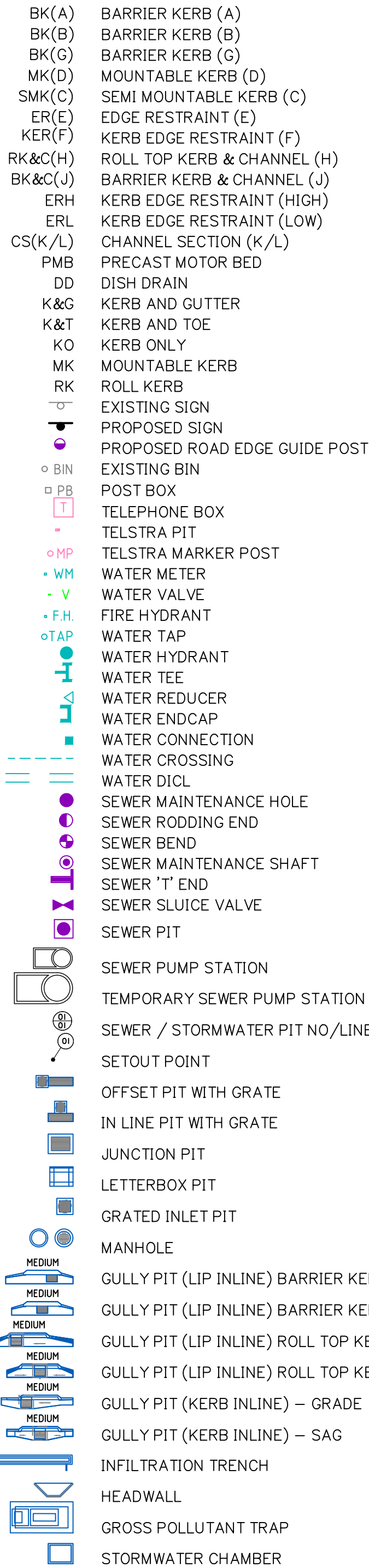
FEATURE LEGEND



SERVICES LEGEND



SYMBOLS



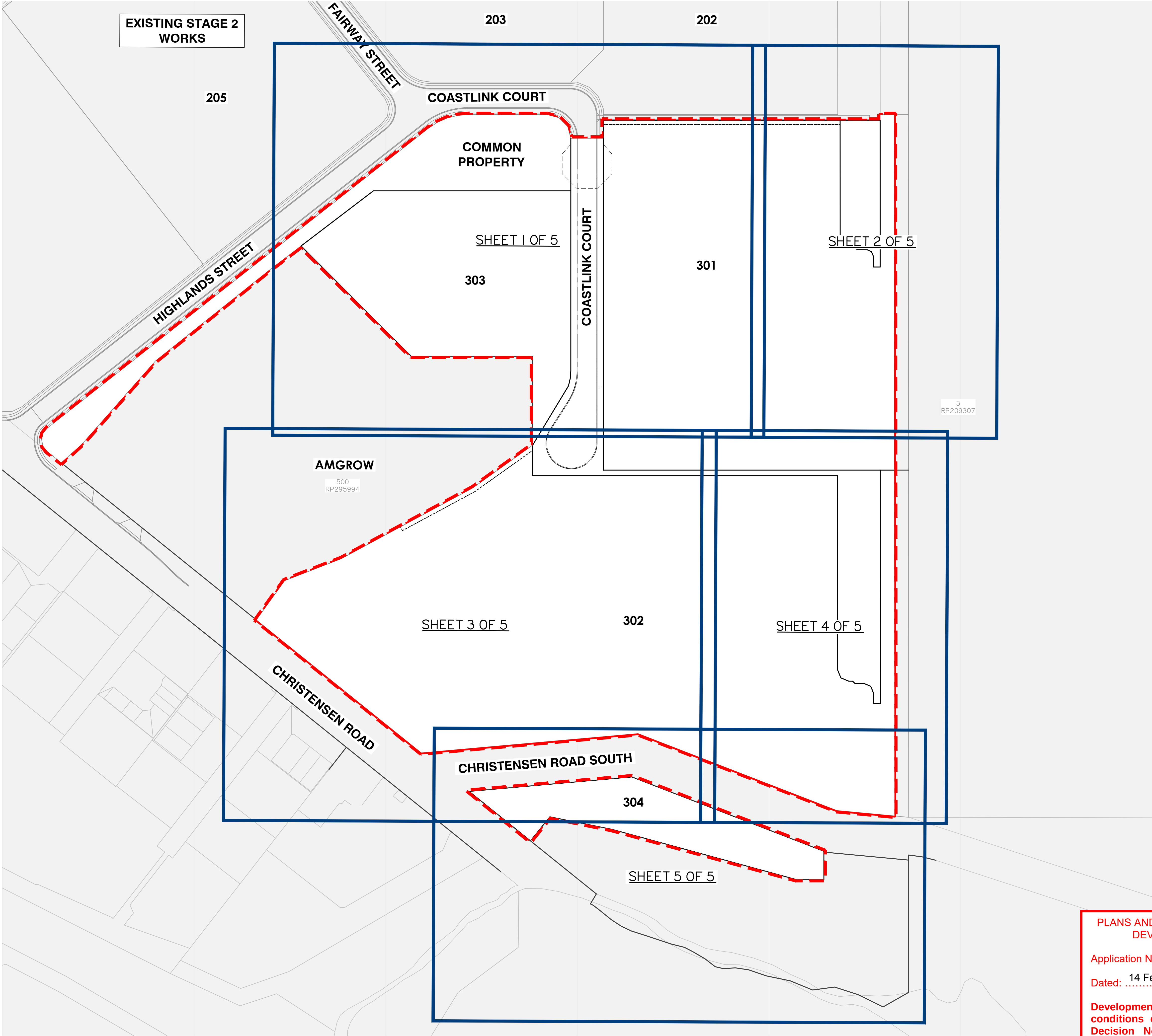
LEGEND

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Date: 14 February 2024

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



Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian: JH
PSM: MG
RL: CHK

ISSUED FOR APPROVAL

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Drawing Title:

KEY LAYOUT PLAN

B	06/11/23	LOT NUMBER UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

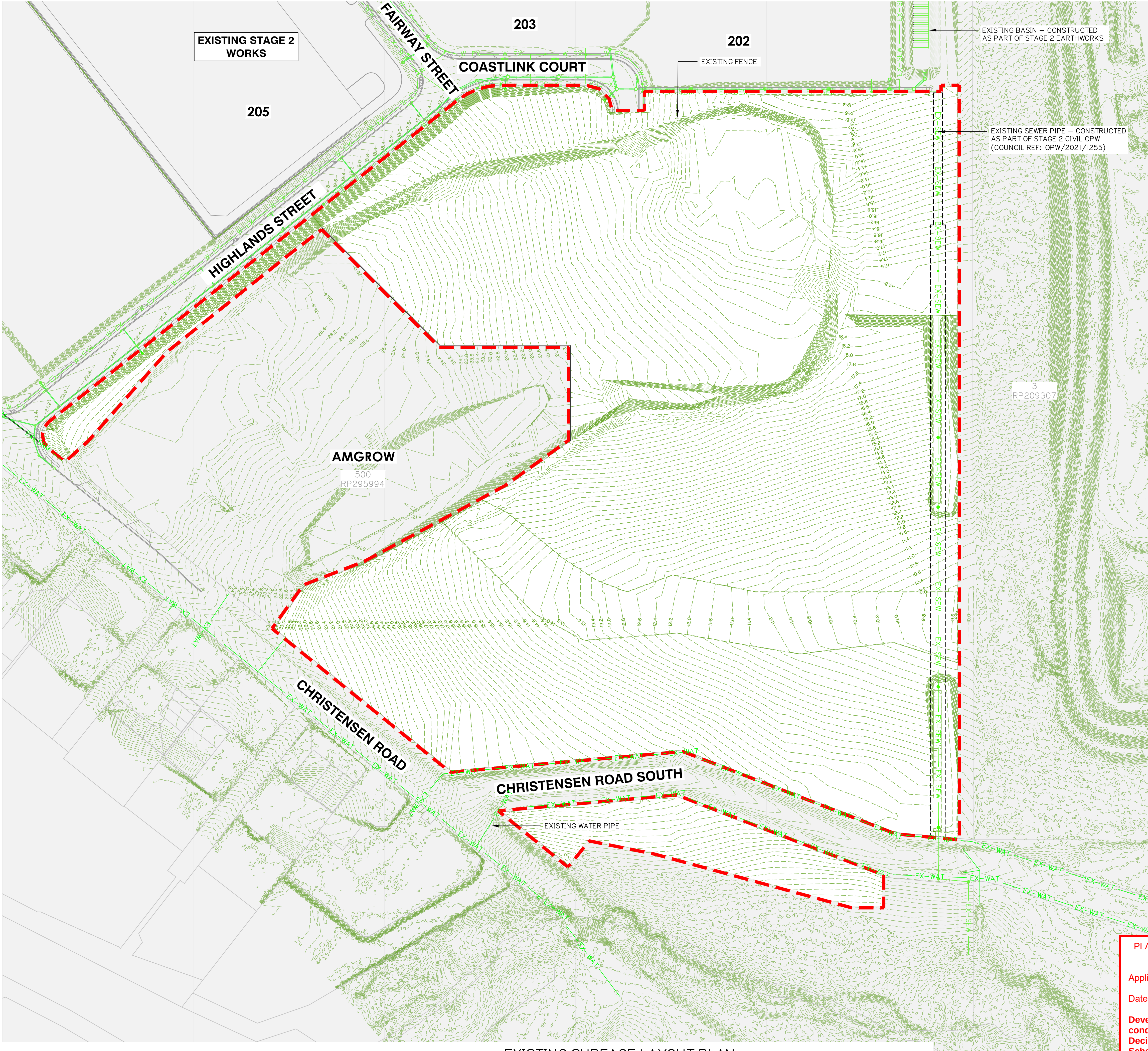
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CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

Scale:
0 25 50 75 100m
1:1250 (A1) 1:2500 (A3)

PROJECT NORTH POINT



Project No.:	5941	
Designed:	JH	Drafted: JH
Approved:		MG
RPEQ		16939
Signed:		
Date:		28/09/2023
Drawing No.:	5941 ENG CW3 005	Revision: B



EXISTING SURFACE LAYOUT PLAN

Client:



Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

EXISTING SURFACE
LAYOUT PLAN

B	21/12/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

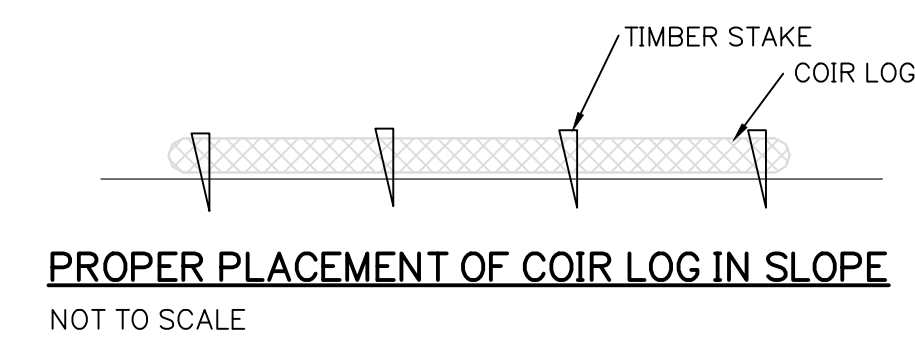
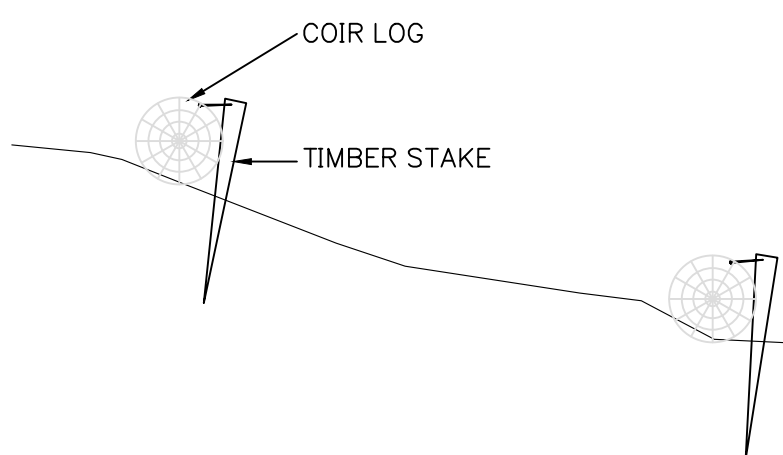
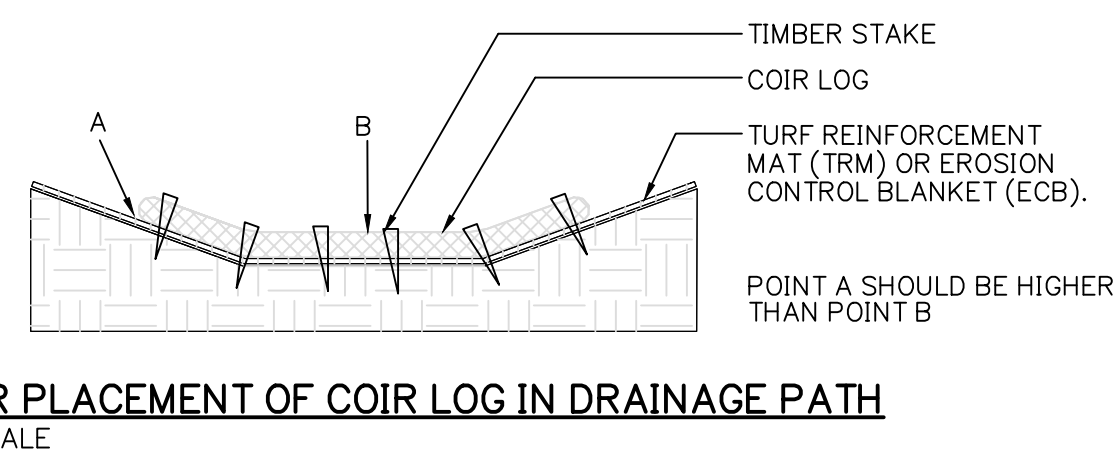
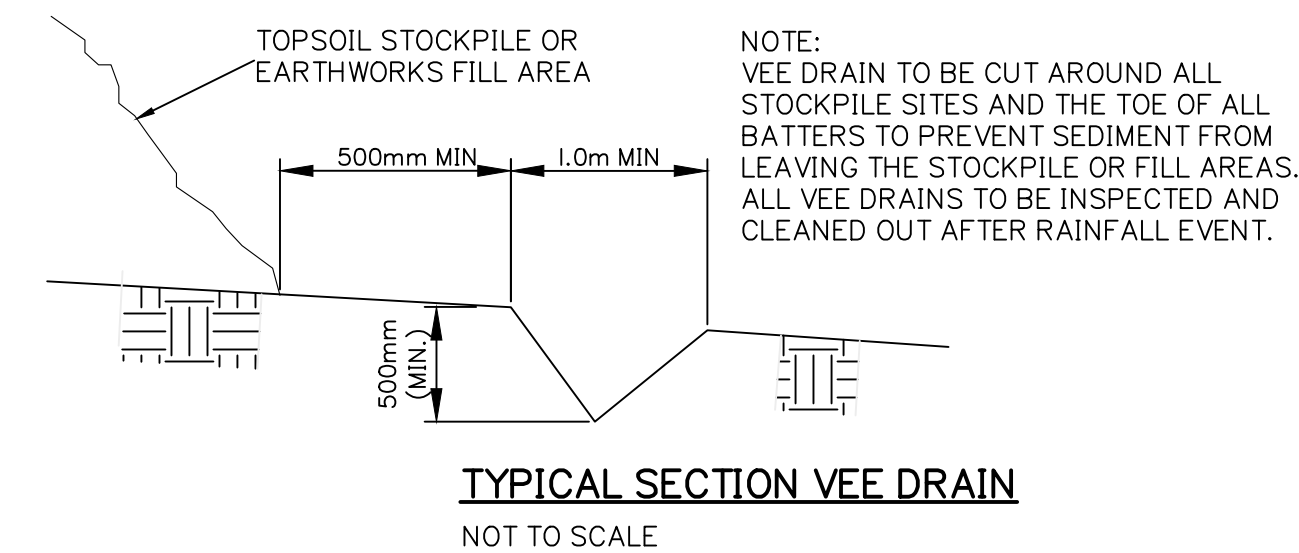
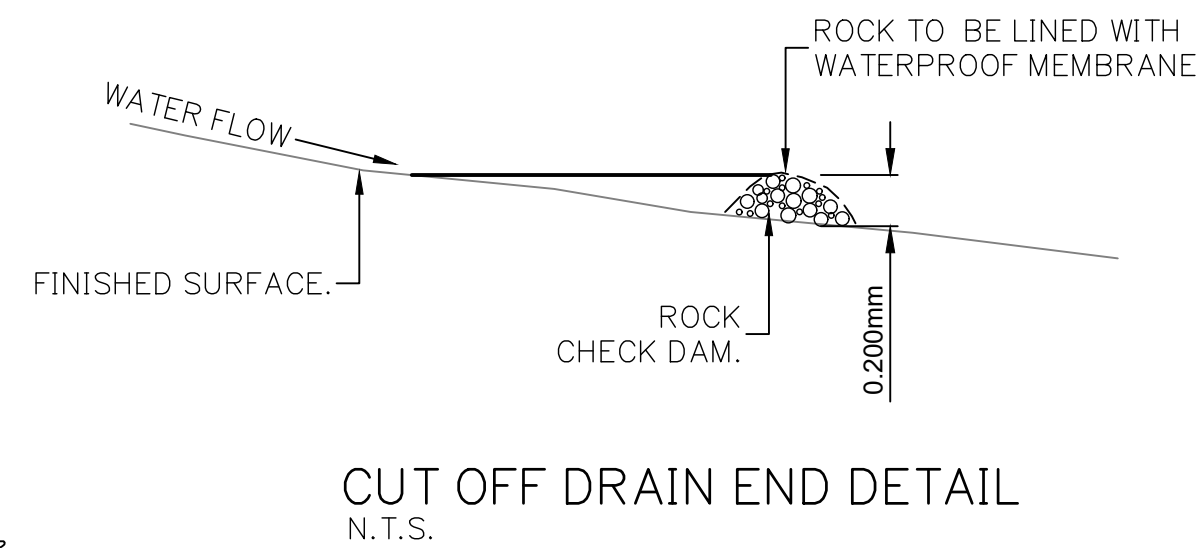
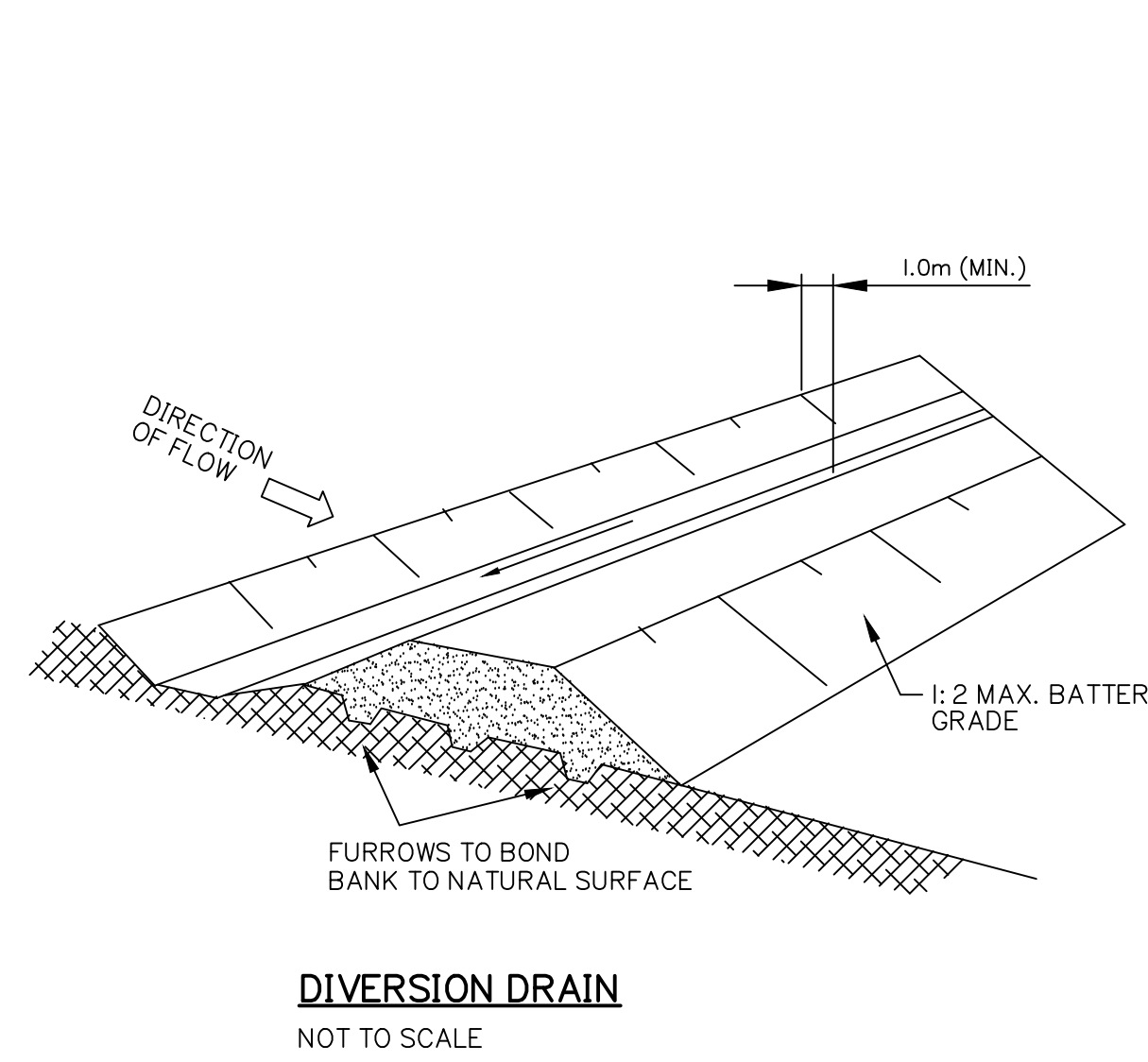
Scale:
0 25 50 75 100m
1:1250 (A1) 1:2500 (A3)

PROJECT NORTH POINT



Project No:	5941	
Designed:	JH	Drafted: ML
Approved:		MG
RPEQ		16939
Signed:		
Date:		28/09/2023
Drawing No:	5941 ENG CW3 010	Revision B

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
Application No.: OPW/2023/1136
Dated: 14 February 2024
Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

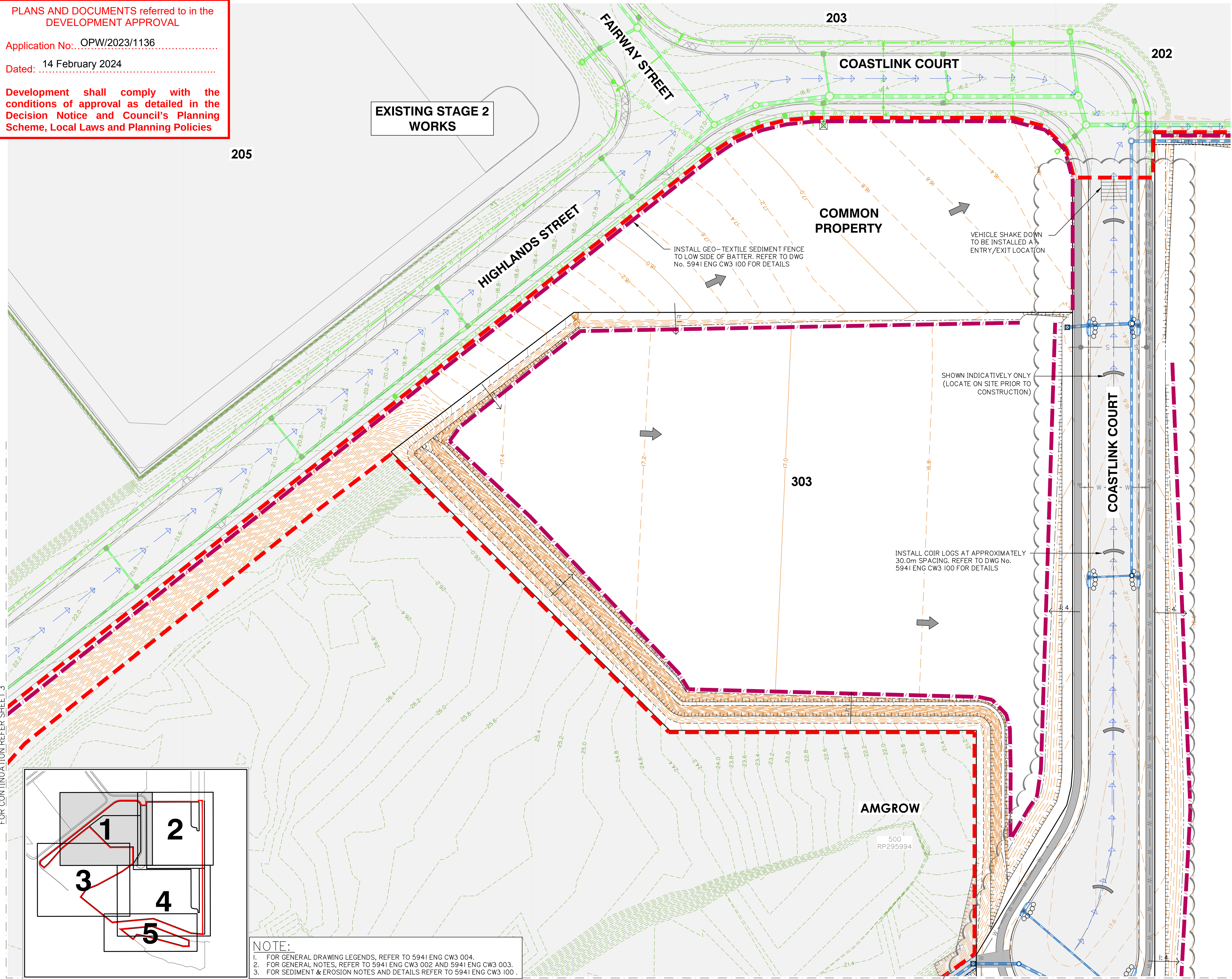


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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



Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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GENERAL NOTES.

Drawing Title:

SEDIMENT AND EROSION
CONTROL PLAN
SHEET 1 OF 5

Rev	Date	Description	DRN	CHK
C	08/02/24	FOOTPATH AMENDED	JH	MG
B	21/12/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No.: 5941

Designed: JH

Drafted: ML

Approved:

MG

RPEQ

16939

Signed:

Date:

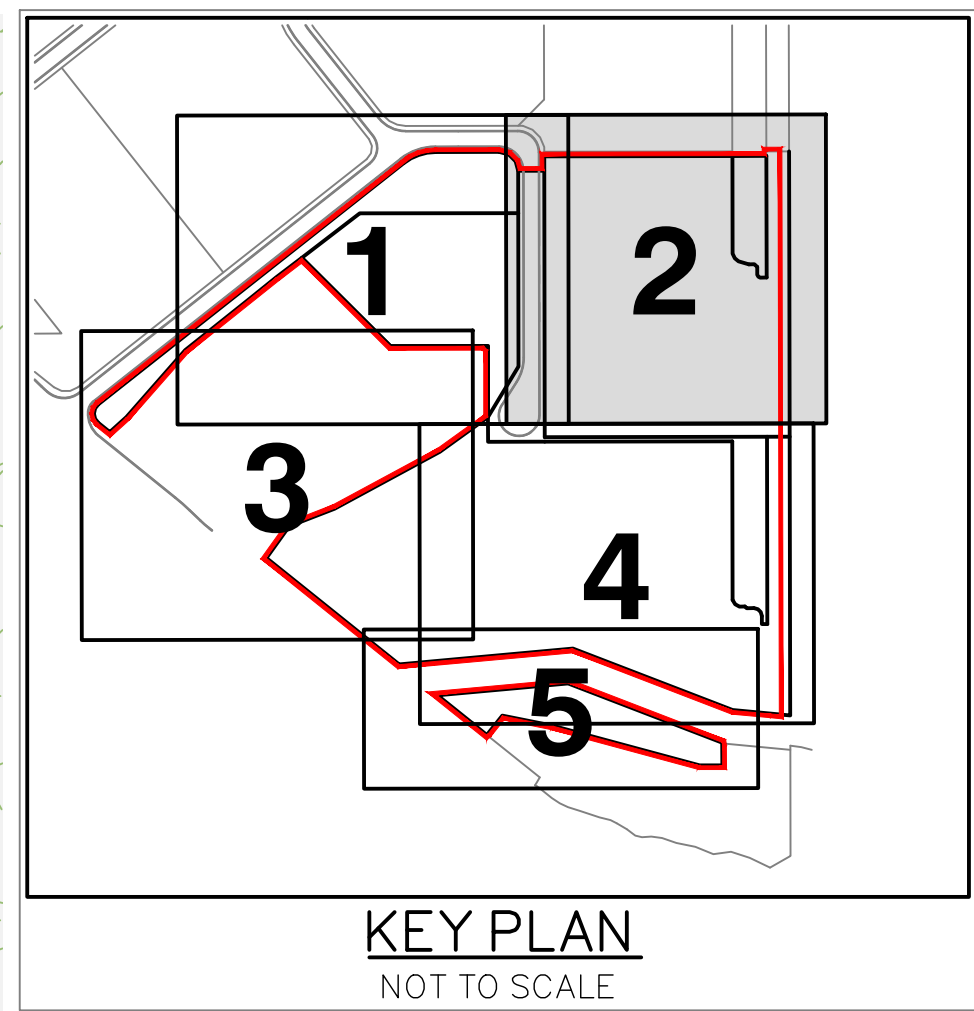
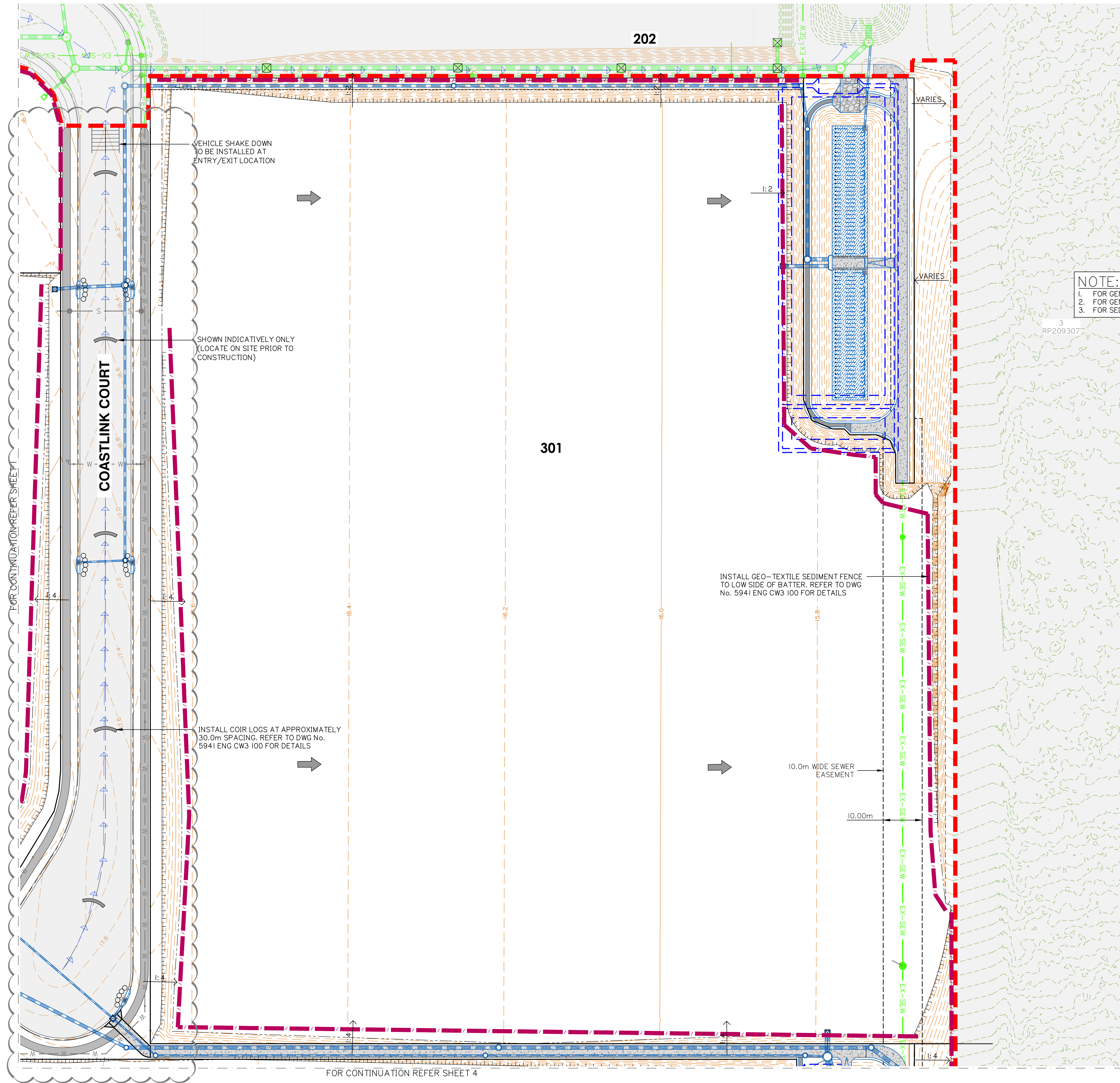
28/09/2023

Drawing No:

5941 ENG CW3 110

Revision

C

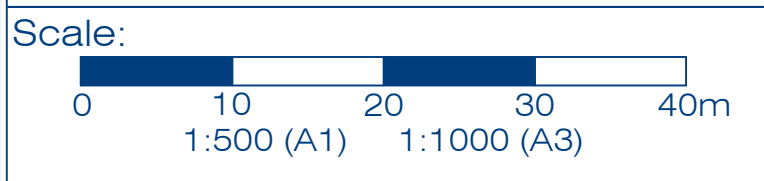


NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG CW3 004.
2. FOR GENERAL NOTES, REFER TO 5941 ENG CW3 002 AND 5941 ENG CW3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG CW3 100.

Rev	Date	Description	DRN	CHK
C	08/02/24	FOOTPATH AMENDED	JH	MG
B	21/12/23	LAYOUT UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

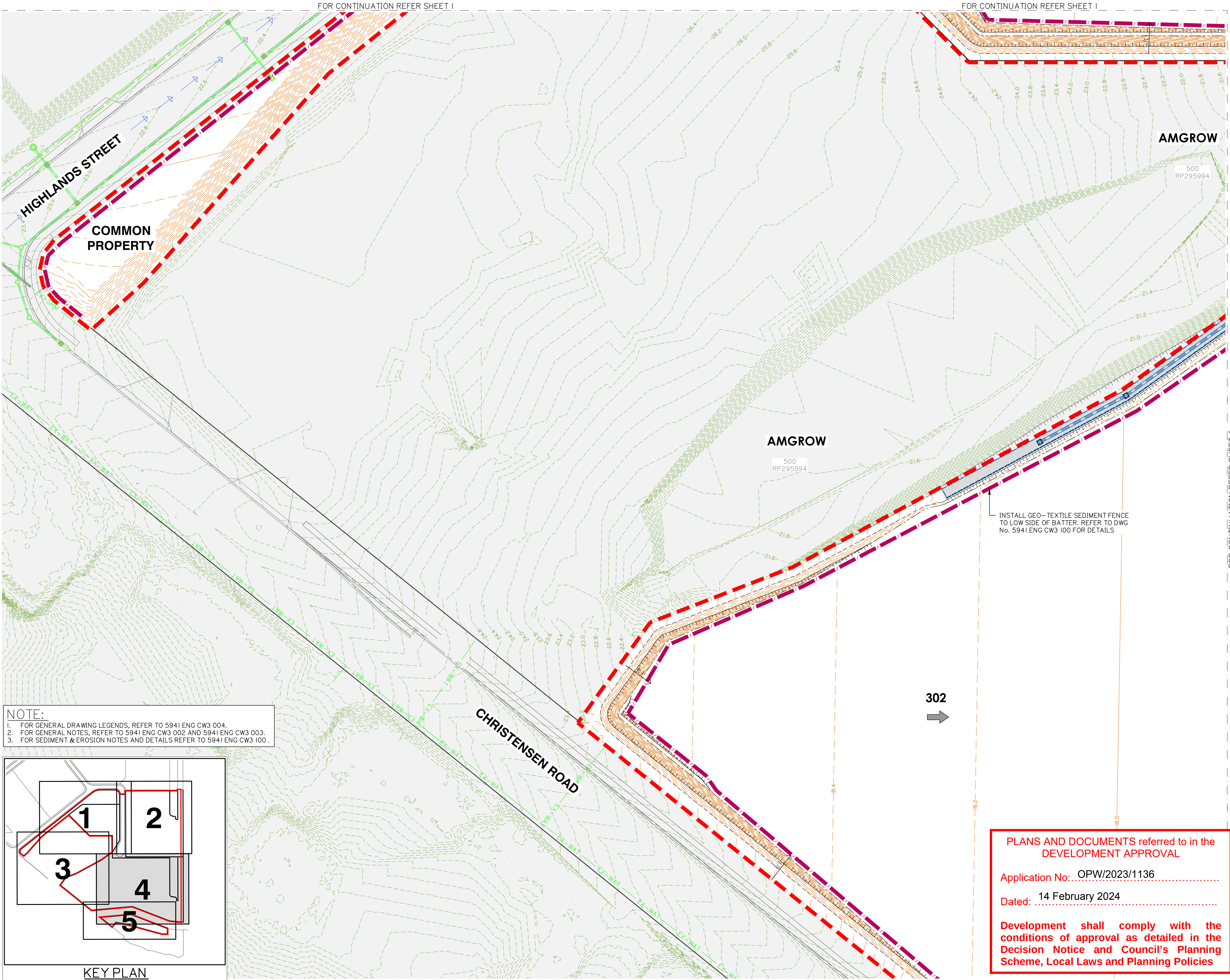


**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

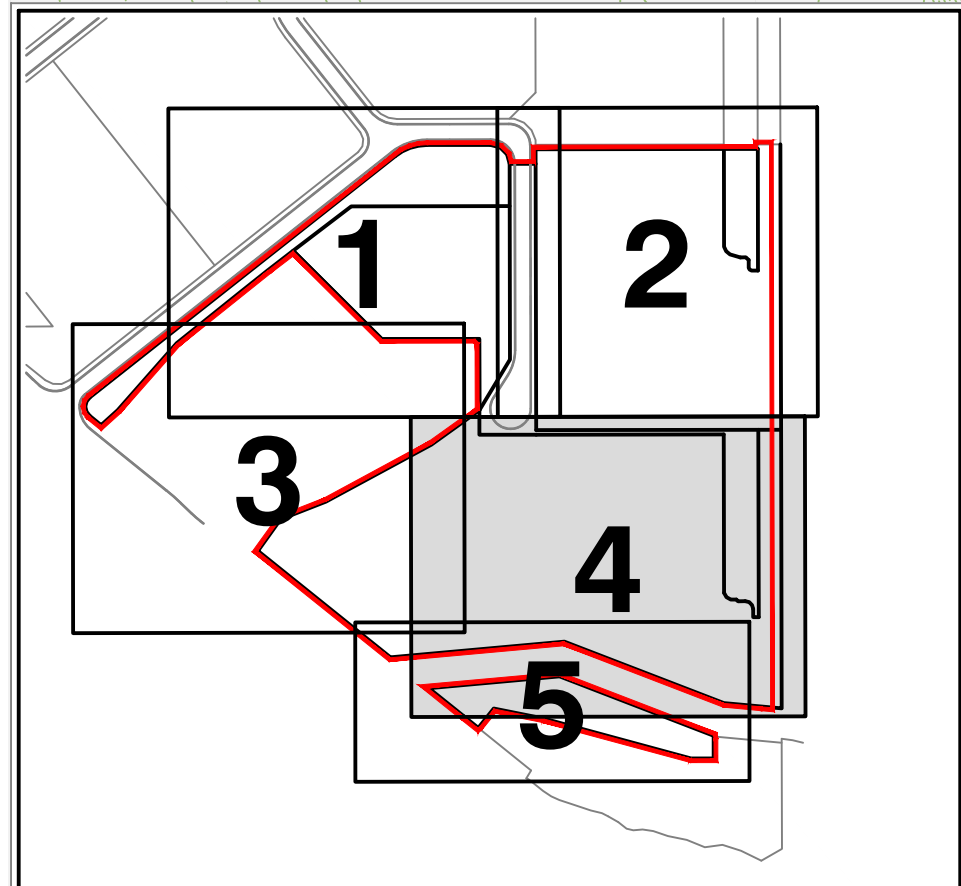
Application No.: OPW/2023/1136

Dated: 14 February 2024

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



NOTE:
1. FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG CW3 004.
2. FOR GENERAL NOTES, REFER TO 5941 ENG CW3 002 AND 5941 ENG CW3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG CW3 100.



KEY PLAN
NOT TO SCALE

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

Development shall comply with the
conditions of approval as detailed in the
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B	21/12/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

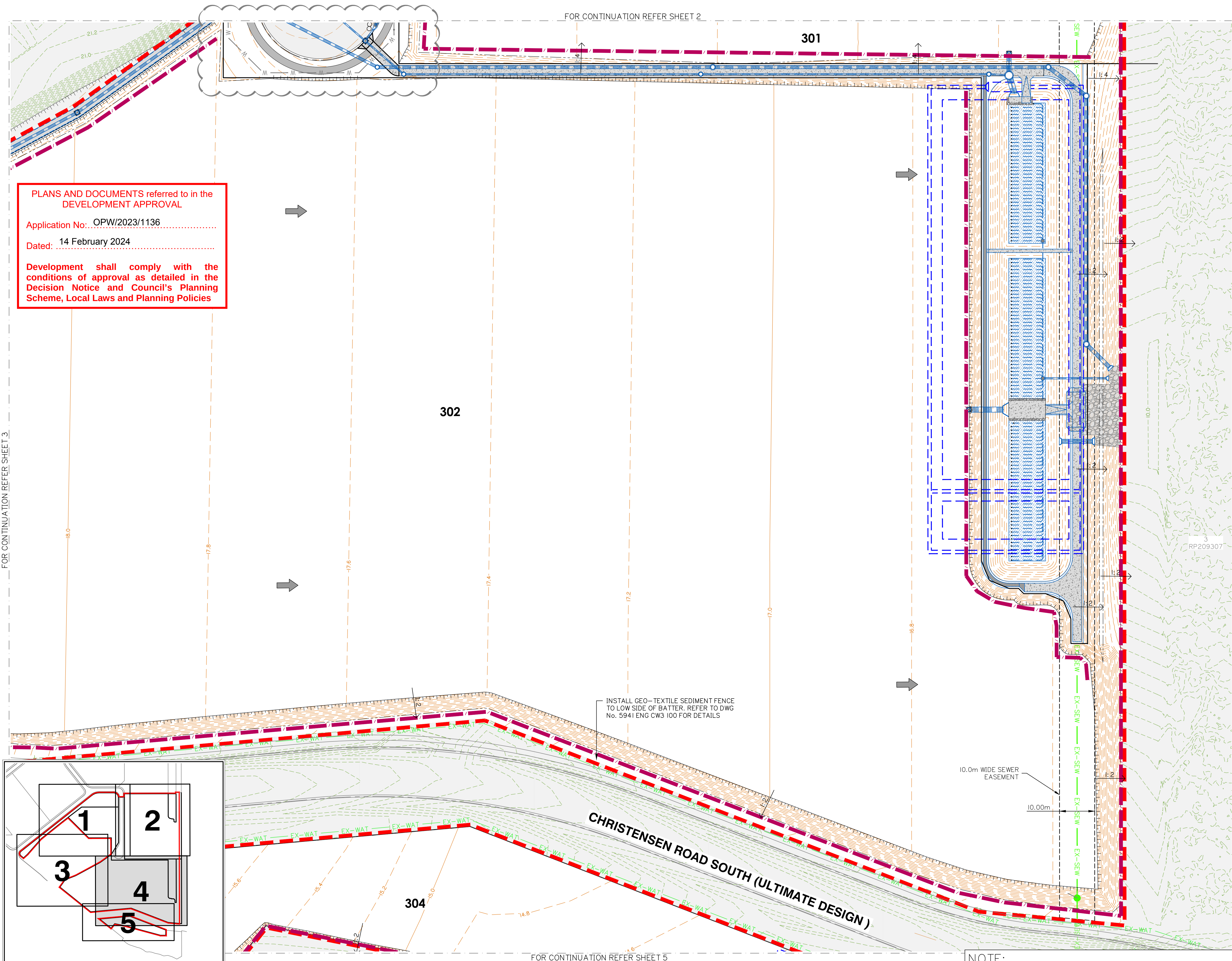
A1 UNREDUCED
A3 REDUCED

Scale:

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1:500 (A1) 1:1000 (A3)



Project No: 5941	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

FOR CONTINUATION REFER SHEET 2

301

302

— INSTALL GEO-TEXTILE SEDIMENT FENCE TO LOW SIDE OF BATTER. REFER TO DWG No. 5941 ENG CW3 100 FOR DETAILS

10.0m WIDE SEWER

10.00m

[illegible]

FOR CONTINUATION REFER SHEET 5

SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 5



planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

SEDIMENT AND EROSION
CONTROL PLAN
SHEET 4 OF 5

C	08/02/24	FOOTPATH AMENDED	JH	MG	
B	21/12/23	LAYOUT UPDATED	ML	MG	
A	25/05/23	ORIGINAL ISSUE	JH	MG	
Rev	Date	Description	DRN	CHK	

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



0 10 20 30 40m

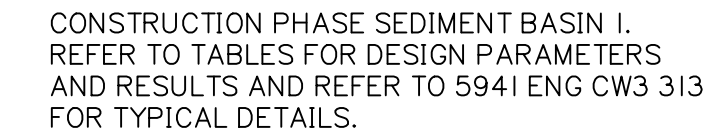
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No.	5941
Designed:	JH
Drafted:	ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023

Drawing No:	Revision
5941 ENG CW3 113	C



1. FOR GENERAL DRAWING LEGENDS, REFER TO 594I ENG CW3 004.
2. FOR GENERAL NOTES, REFER TO 594I ENG CW3 002 AND 594I ENG CW3 003.
3. FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 594I ENG CW3 100

		SPILLWAY									
BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C ₁₀	C	tc	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		yr				(mm/hr)	(m³/s)	(m)	(m)	(m)	(m)
No. 1	> 12 MONTHS	1: 20	0.80	0.84	20.00	34.48	0.46	0.50	0.80	13.50	14.45



Site Address:
LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:	
Lot:	504
Plan:	SP329485
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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Drawing Title:

CONSTRUCTION PHASE
SEDIMENT BASIN 1
LAYOUT

[illegible]

A	25/05/23	ORIGINAL ISSUE	JH	M
ev	Date	Description	DRN	Ch

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



0 2.5 5.0 7.5 10 12.5m 1:250 (A1) 1:500 (A3)

PROJECT NORTH POINT



Project No:	5941
Designed: JH	Drafted: JH
Approved:	MG
CHECKED BY: PEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	Revision:
5941 ENG CW3 310	A

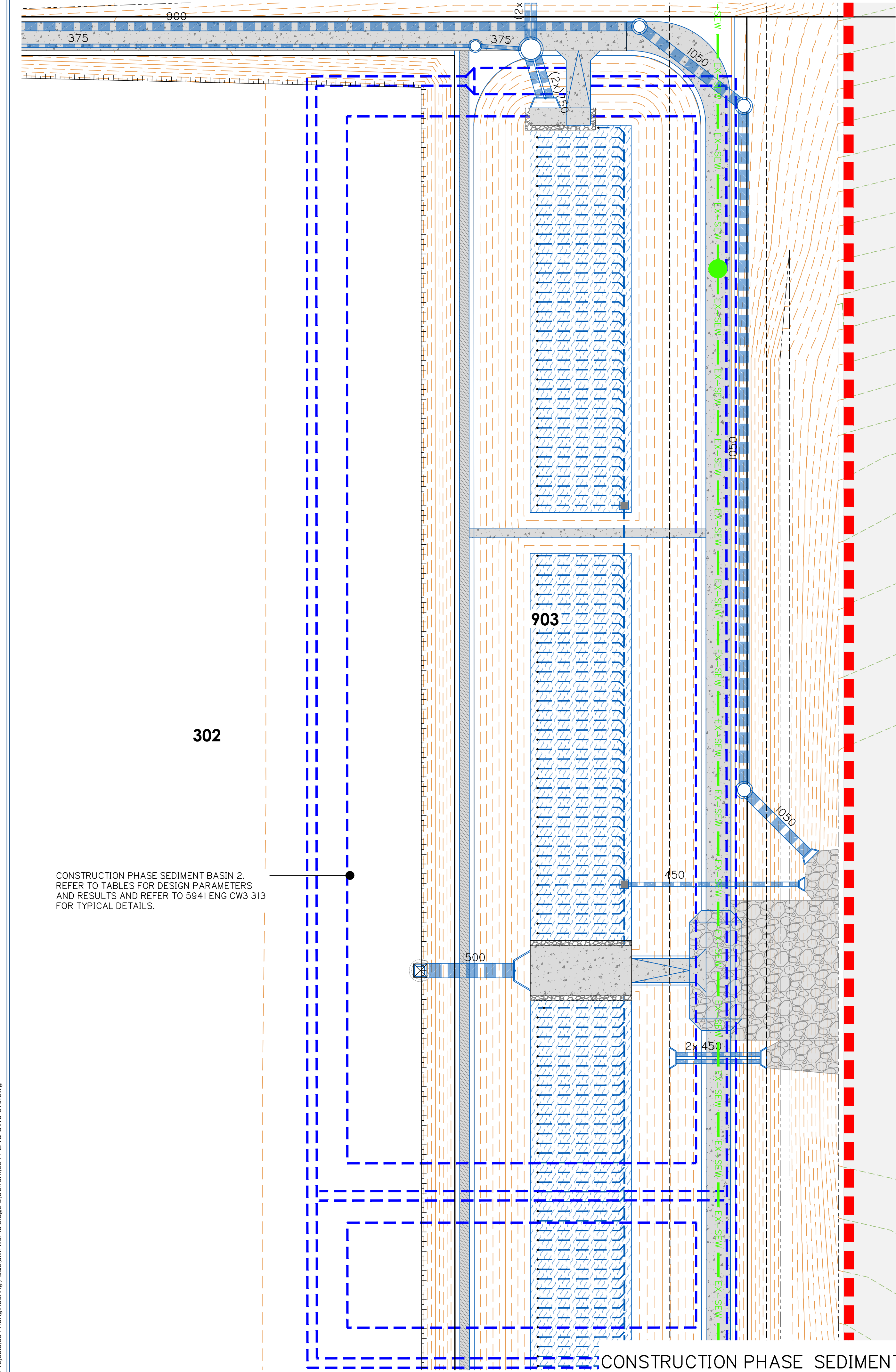
**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**

Application No: OPW/2023/1136

Dated: 14 February 2024

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

g:\Projects\5941\Engineering\Acad\civil works stage 3\Current\5941 ENG CW3 310.dwg



CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT

SEDIMENT BASIN 2 DESIGN							
BASIN ID	SELECT DURATION OF CATCHMENT DISTURBANCE	IS DEWATERING OF TRENCHES REQUIRED?	EQUIPMENT LEASE OR PURCHASE?	SELECT CATCHMENT SCALE	DO ALL FLOWS ENTER BASIN AT SINGLE POINT?	BASIN TYPE	DOSING EQUIPMENT
No. 2	> 12 MONTHS	NO	LEASE	> 5Ha	NO	TYPE B	IFOD–RAIN

BASIN ID	CATCHMENT AREA	DESIGN EVENT	I_x yr, 24 hr	WATER TEMPERATURE	K_s	SETTLING ZONE DEPTH (D_s)	$W:L$	OPTIMUM LOW–FLOW DECANT RATE	SELECTED LOW–FLOW DECANT RATE (Q_A)	MIN SETTLING ZONE VOLUME (Min V_s)	MIN SETTLING ZONE SURFACE AREA (Min A_s)	LIMITING CRITERIA
	(Ha)	(I: X YEARS)	(mm/hr)	(°C)	(s/m)	(m)	(I: X)	(L/s/Ha)	(L/s/Ha)	(m³)	(m²)	
No. 2	11.01	I	64.2	20	–	0.8	3	–	–	2904.5	–	VOLUME

SPILLWAY											
BASIN ID	BASIN DESIGN LIFE	DESIGN ARI	C_{10}	C	t_c	I	Q	HEAD OVER SPILLWAY	SPILLWAY CREST LENGTH	SPILLWAY CREST RL	MIN EMBANKMENT RL
		yr				(mm/hr)	(m³/s)	(m)	(m)	(m)	(m)
No. 2	> 12 MONTHS	I: 20	0.80	0.84	20.00	34.40	0.46	0.50	0.80	13.50	14.45

BASIN ID	SETTLING ZONE (incl. sediment storage)				FOREBAY				HYDRAULIC CONTROLS			
	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	VOLUME (m³)	LENGTH (m)	WIDTH (m)	DEPTH (m)	SPILLWAY CREST LENGTH (m)	SPILLWAY CREST (RL)	EMBANKMENT (RL)	LEVEL SPREADER CREST (RL)
No.2	2940.5	111.7	37.2	0.79	327.4	11.2	37.2	0.79	3.5	16.20	16.95	16.40

CONSTRUCTION PHASE SEDIMENT BASIN 2. REFER TO TABLES FOR DESIGN PARAMETERS AND RESULTS AND REFER TO 5941 ENG CW3 313 FOR TYPICAL DETAILS.

- NOTE:
- FOR GENERAL DRAWING LEGENDS, REFER TO 5941 ENG CW3 004.
 - FOR GENERAL NOTES, REFER TO 5941 ENG CW3 002 AND 5941 ENG CW3 003.
 - FOR SEDIMENT & EROSION NOTES AND DETAILS REFER TO 5941 ENG CW3 100.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast | 78 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



FPI QUEENSLAND PTY. LTD.

Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD DRIVE, STAPYLTON QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT

B	06/11/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

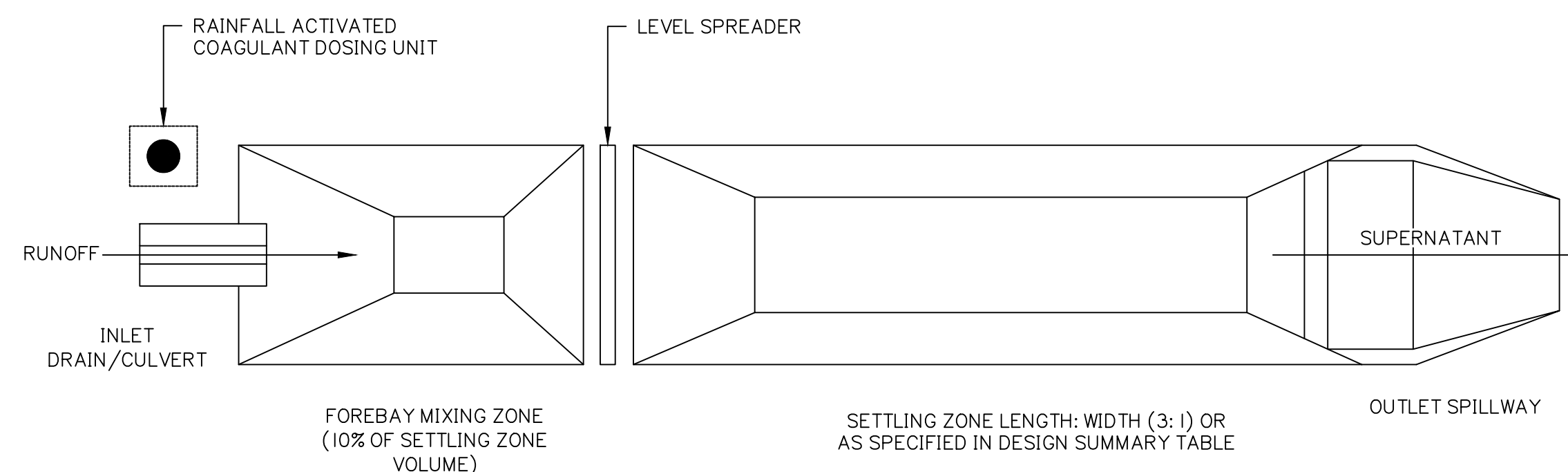
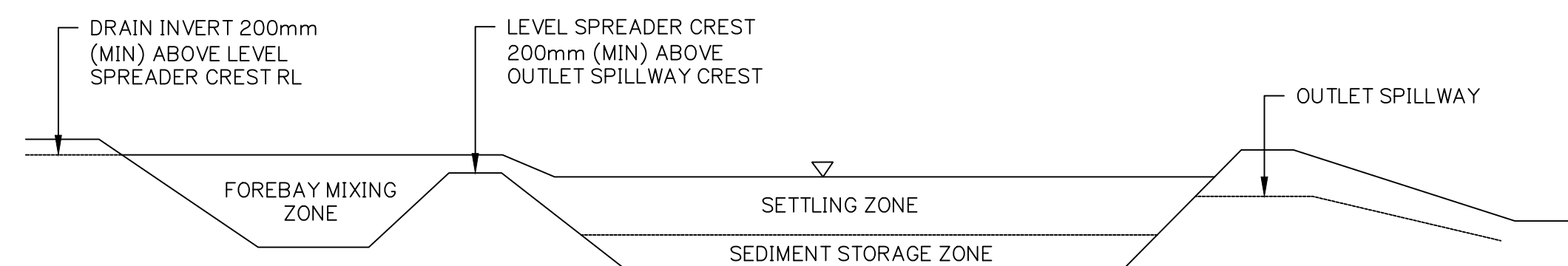
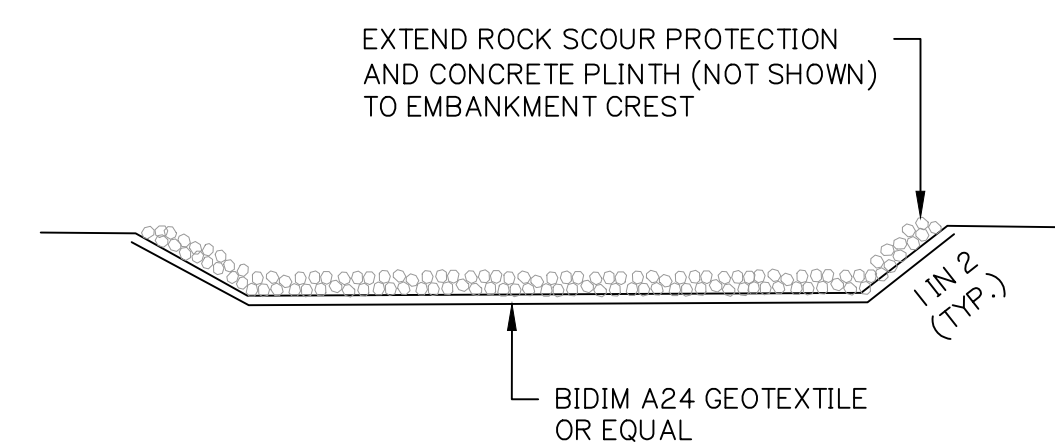
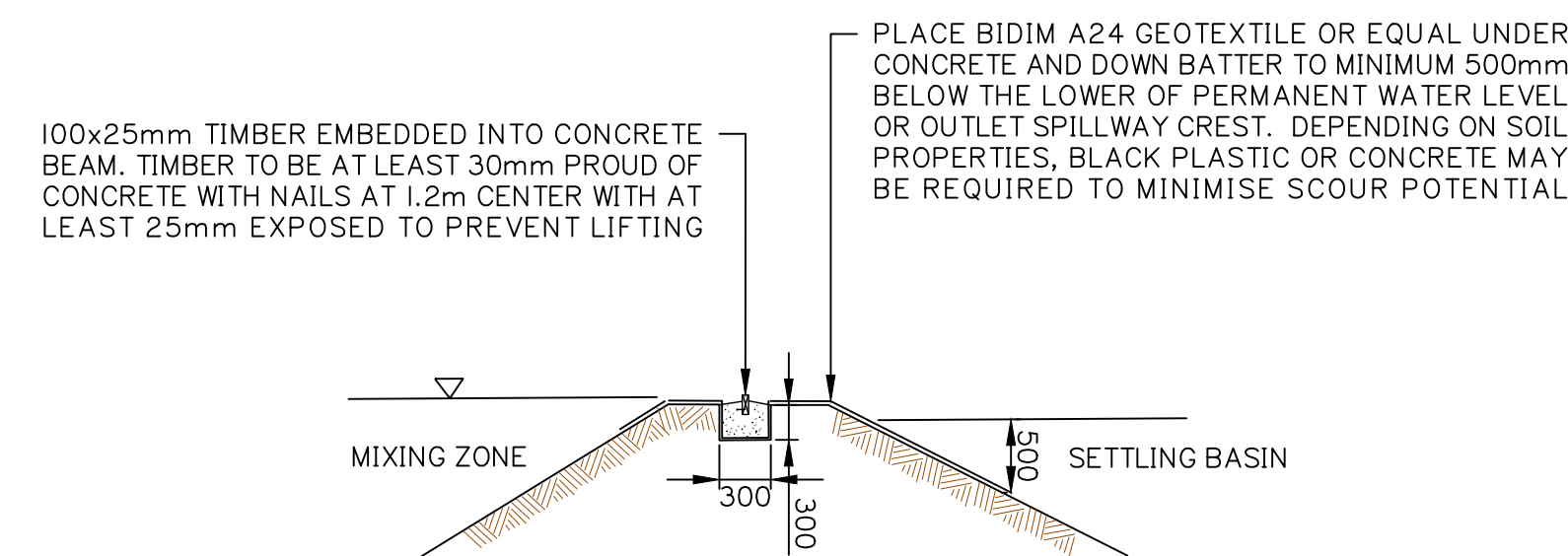
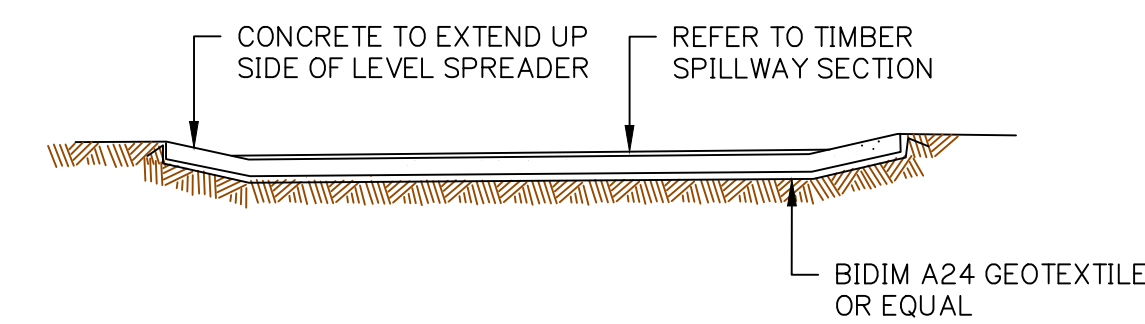
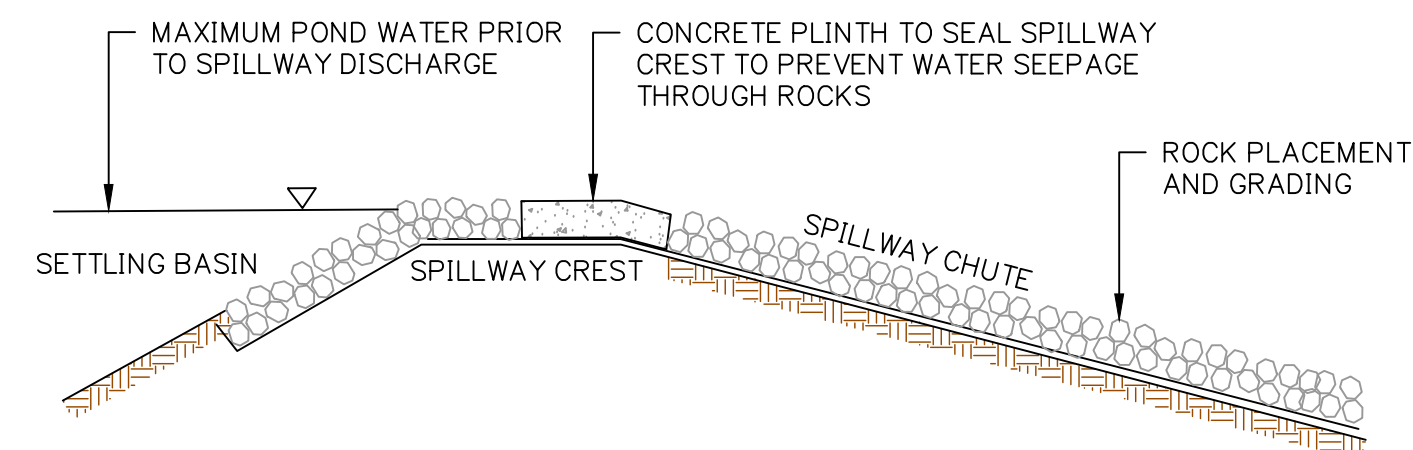
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

Scale:
0 2.5 5.0 7.5 10 12.5m 1:250 (A1) 1:500 (A3)

PROJECT NORTH POINT



Project No: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No: 5941 ENG CW3 311	Revision B



CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS

A	25/05/23	ORIGINAL ISSUE	JH	MG
ev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

NOT APPLICABLE

PROJECT NORTH POINT



Project No. 5941

Designed: JH

Drafted: JH

Approved:

MG

RPEQ

6939

Signed:

Michelle K...

Date:

28/09/2023

Drawing No:

Revision

5941 ENG CW3 313

4

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK.

EXISTING STAGE 2 WORKS

HIGHLANDS STREET

FAIRWAY STREET

COASTLINK COURT

COMMON PROPERTY

303

203

202

COASTLINK COURT

AMGROW

500
RP295994

NOTE:

STORMWATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 410 TO 5941 ENG CW3 414 AND 5941 ENG CW3 500 TO 5941 ENG CW3 575

SEWER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 610 TO 5941 ENG CW3 630

WATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 700 AND 5941 ENG CW3 710

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

KEY PLAN
NOT TO SCALE

OVERALL SERVICES LAYOUT PLAN SHEET 1 OF 5

Client:



**FPI QUEENSLAND
PTY. LTD.**

Project:

**VANTAGE YATALA
STAGE 3**

Site Address:

**LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207**

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian: PSM:
RL:

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Drawing Title:

**OVERALL SERVICES
LAYOUT PLAN
SHEET 1 OF 5**

B	08/02/24	FOOTPATH AMENDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

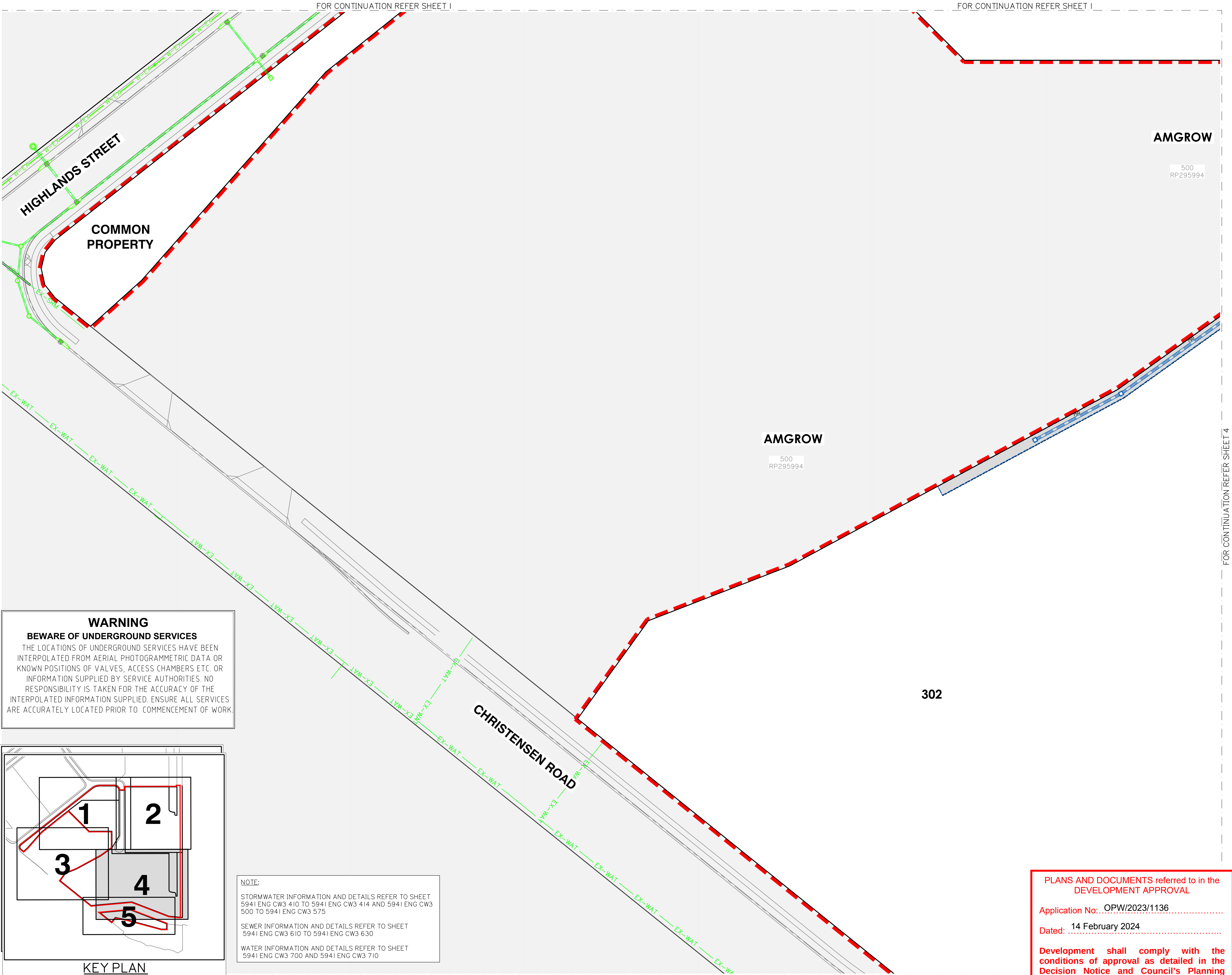
Scale:

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1:500 (A1) 1:1000 (A3)

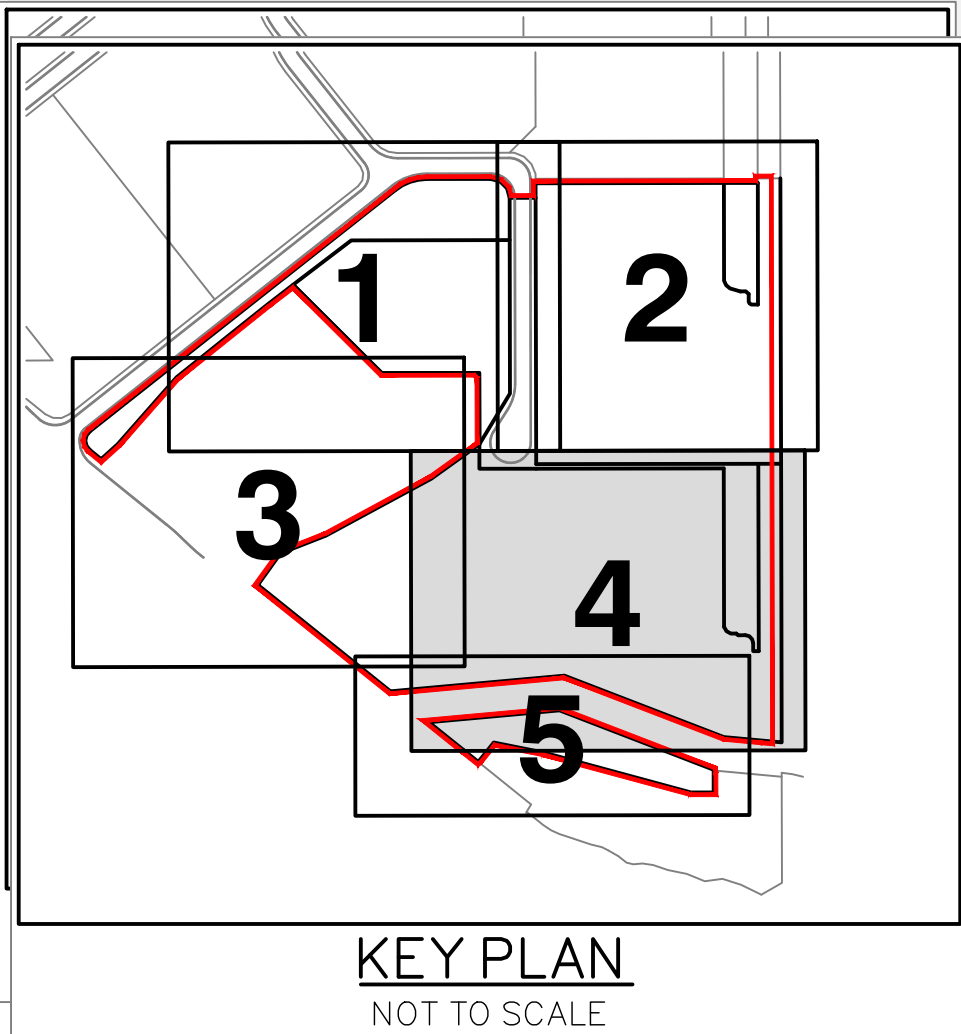
PROJECT NORTH POINT



Project No. 5941	
Designed: JH	Drafted: JH
Approved: MG	
RPEQ 16939	
Signed:	
Date: 28/09/2023	
Drawing No: 5941 ENG CW3 380	Revision B



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK



NOTE:
STORMWATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 410 TO 5941 ENG CW3 414 AND 5941 ENG CW3 500 TO 5941 ENG CW3 575
SEWER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 610 TO 5941 ENG CW3 630
WATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 700 AND 5941 ENG CW3 710

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
Application No.: OPW/2023/1136
Dated: 14 February 2024
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



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planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast | 78 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



FRASERS
PROPERTY
FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

OVERALL SERVICES
LAYOUT PLAN
SHEET 3 OF 5

Rev	Date	Description	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No.: 5941

Designed: JH
Drafted: JH

Approved: MG

RPEQ: 16939

Signed: 

Date: 28/09/2023

Drawing No: 5941 ENG CW3 382
Revision: A

g:\Projects\5941\engineering\Asado\civil works stage 3\Current\5941 ENG CW3 382.dwg

VANTAGE YATALA STAGE 3

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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OVERALL SERVICES
LAYOUT PLAN
SHEET 4 OF 5

C	08/02/24	FOOTPATH AMENDED	JH	MG
B	06/11/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
ev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



5941 ENG

3 C

5941 ENG CW3 383

Revision

C

FOR CONTINUATION REFER SHEET 3

FOR CONTINUATION REFER SHEET 2

302

3
RP209307

FOR CONTINUATION REFER SHEET 5

OVERALL SERVICES LAYOUT PLAN SHEET 4 OF 5

WARNING
BEWARE OF UNDERGROUND SERVICES
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INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES
ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK.

NOTE:

STORMWATER INFORMATION AND DETAILS REFER TO SHEET
5941 ENG CW3 410 TO 5941 ENG CW3 414 AND 5941 ENG CW3
500 TO 5941 ENG CW3 575

SEWER INFORMATION AND DETAILS REFER TO SHEET
5941 ENG CW3 610 TO 5941 ENG CW3 630

WATER INFORMATION AND DETAILS REFER TO SHEET
5941 ENG CW3 700 AND 5941 ENG CW3 710

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

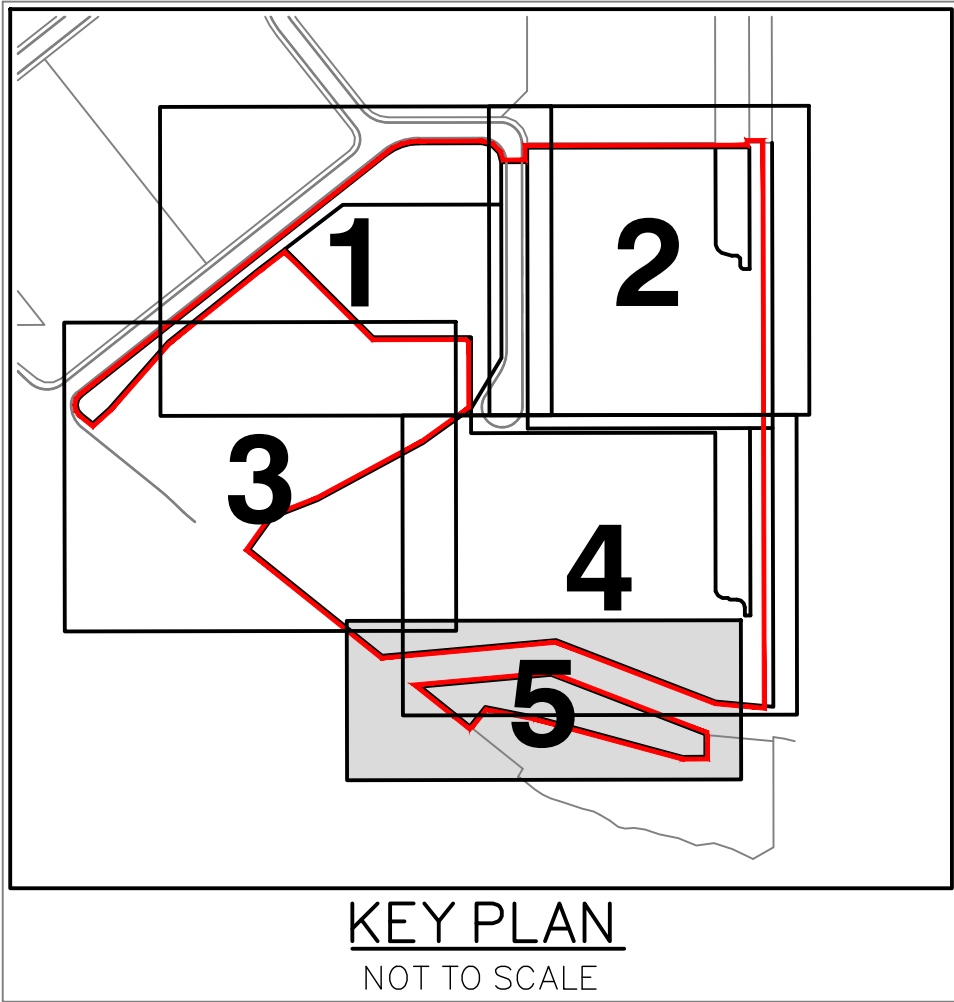
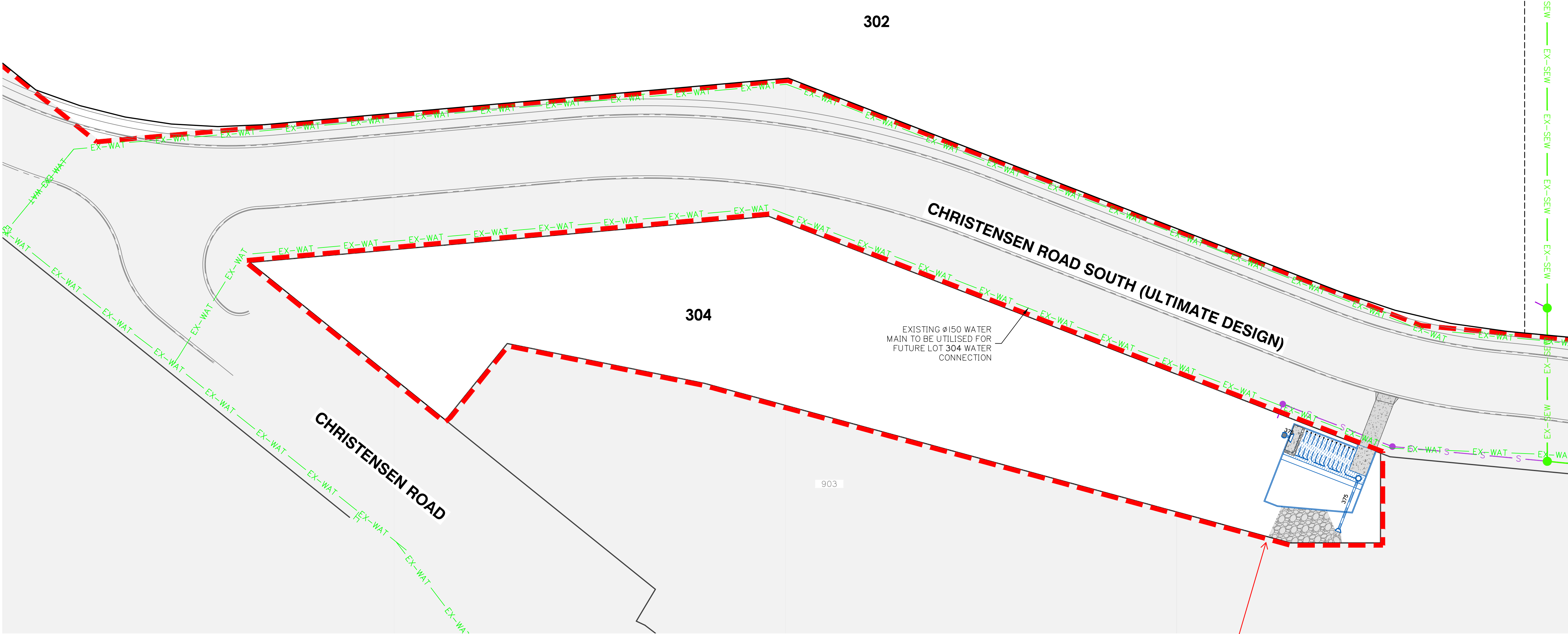
Dated: 14 February 2024

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

KEY PLAN
NOT TO SCALE

CHRISTENSEN ROAD SOUTH (ULTIMATE DESIGN)

The diagram shows a cross-section of a road with multiple lanes. The top lane is marked with a green dashed line and labeled 'EA-WAT'. The middle lane is marked with a green dashed line and labeled 'FX-WAT'. The bottom lane is marked with a green dashed line and labeled 'FX-WAT'. The road is bordered by a red and white striped curb on the left and a green dashed line on the right. The text 'CHRISTENSEN ROAD SOUTH (ULTIMATE DESIGN)' is written across the top of the diagram.



WARNING
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NOTE:
STORMWATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 410 TO 5941 ENG CW3 414 AND 5941 ENG CW3 500 TO 5941 ENG CW3 575
SEWER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 610 TO 5941 ENG CW3 630
WATER INFORMATION AND DETAILS REFER TO SHEET 5941 ENG CW3 700 AND 5941 ENG CW3 710

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Drawing Title:
**OVERALL SERVICES
LAYOUT PLAN
SHEET 5 OF 5**

B	06/11/23	DESIGN UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

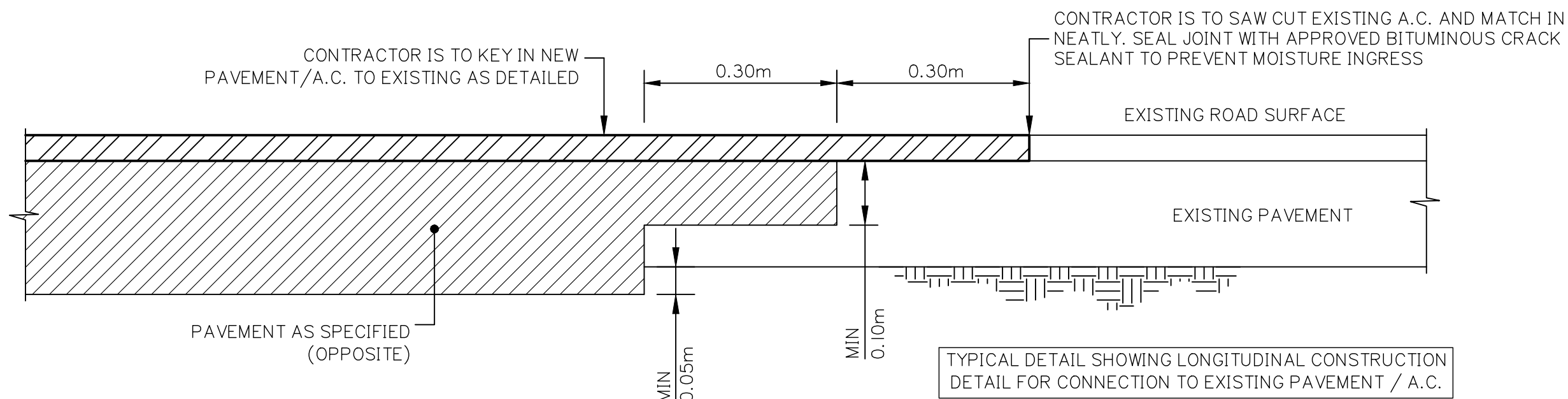
Scale:
0 10 20 30 40m
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PROJECT NORTH POINT



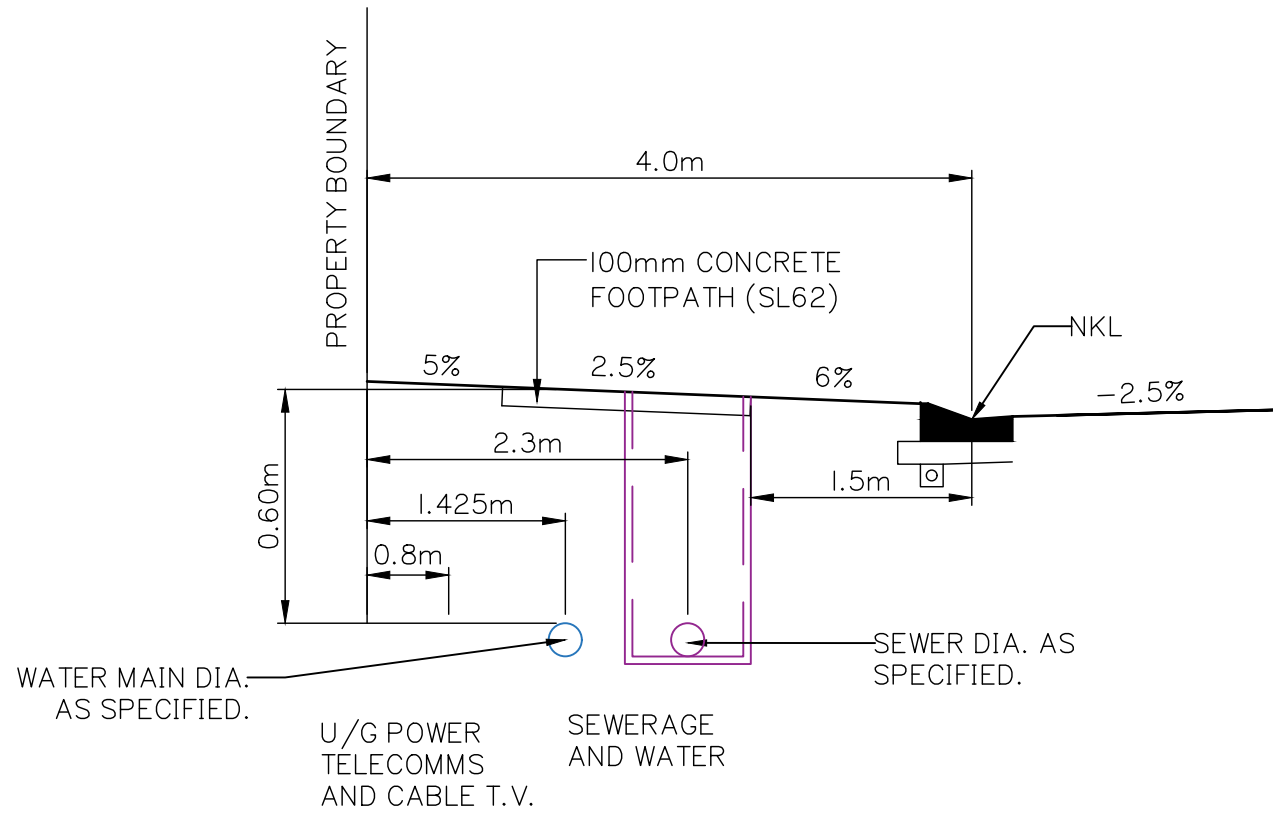
Project No.: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	Revision
5941 ENG CW3 384	B

**PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL**
Application No.: OPW/2023/1136
Dated: 14 February 2024
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



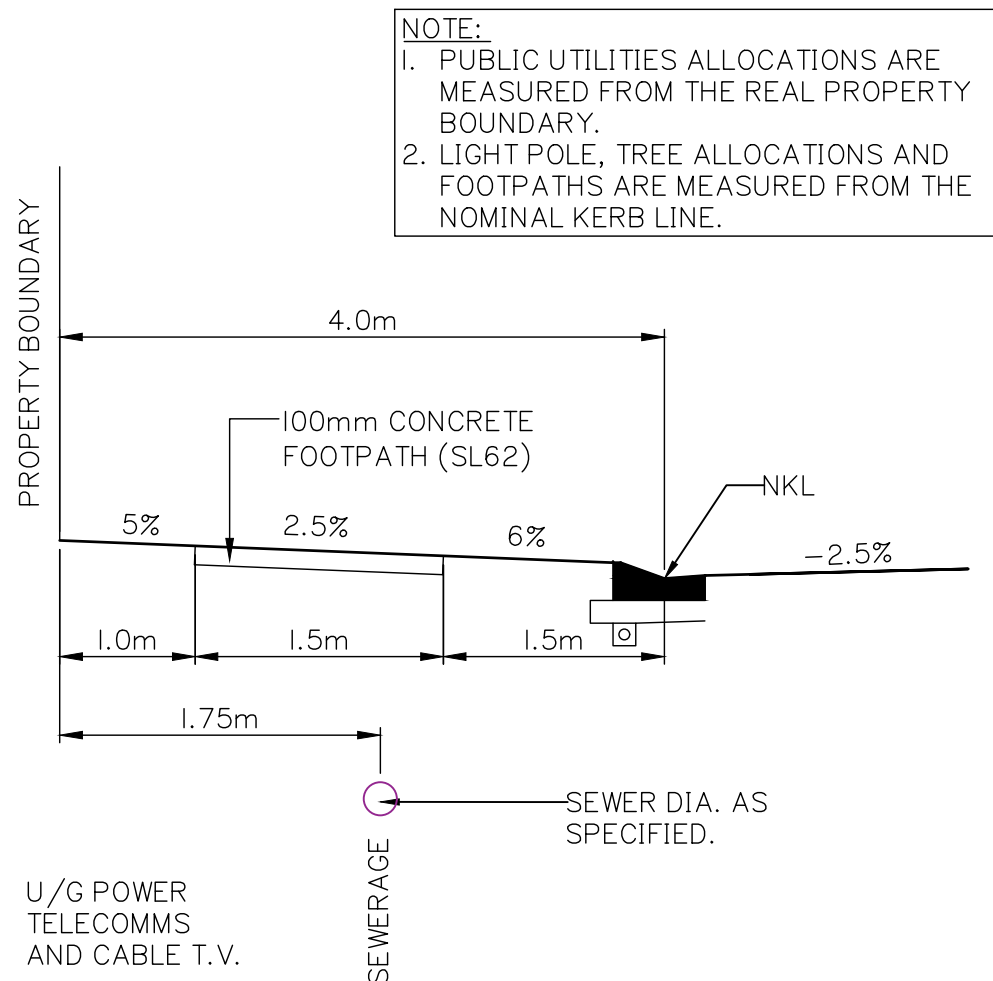
CONNECTION TO EXISTING PAVEMENT

N.T.S



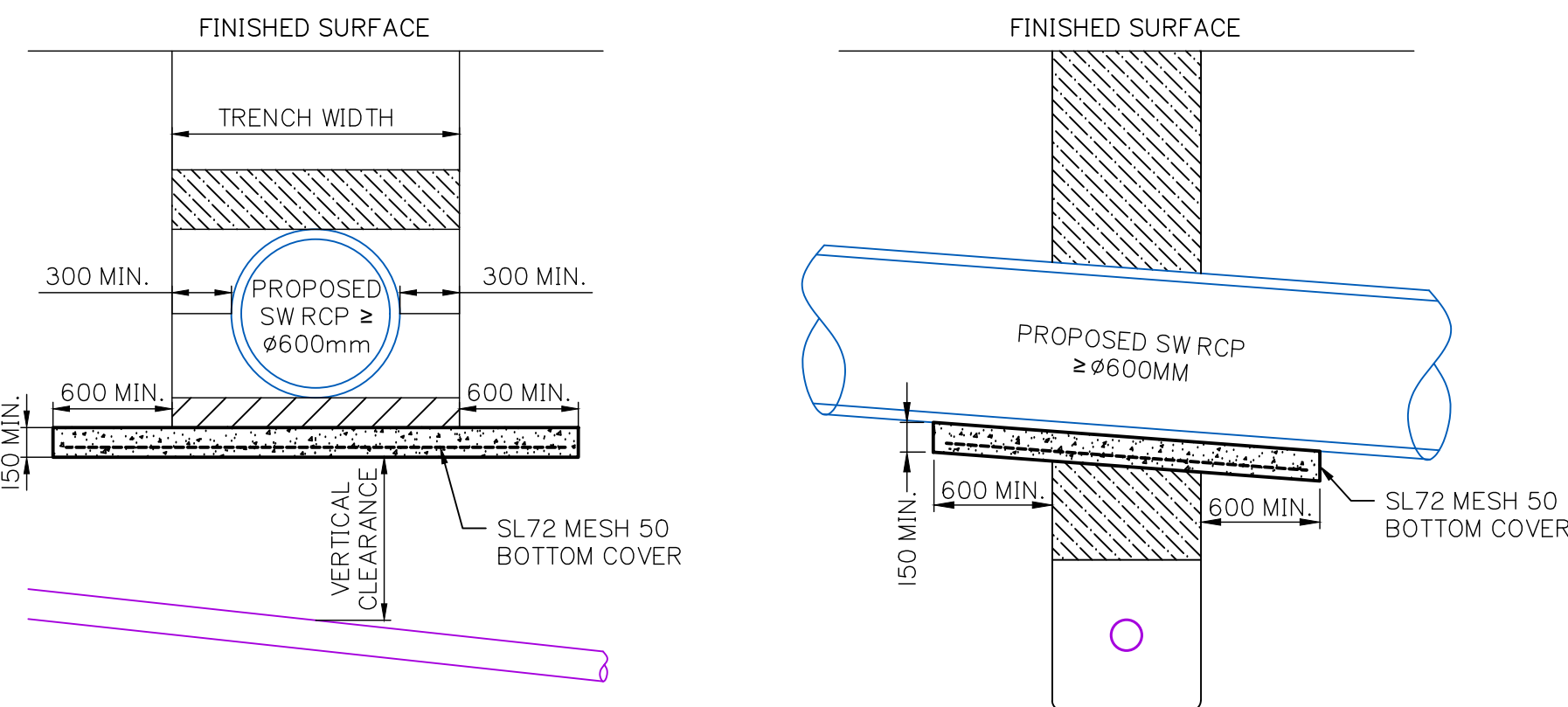
TYPICAL SERVICES POTABLE WATER AND SEWER RETICULATION

SCALE: N.T.S



TYPICAL SERVICES SEWER RETICULATION ONLY

SCALE: N.T.S



LONG-SECTION THROUGH SEWER

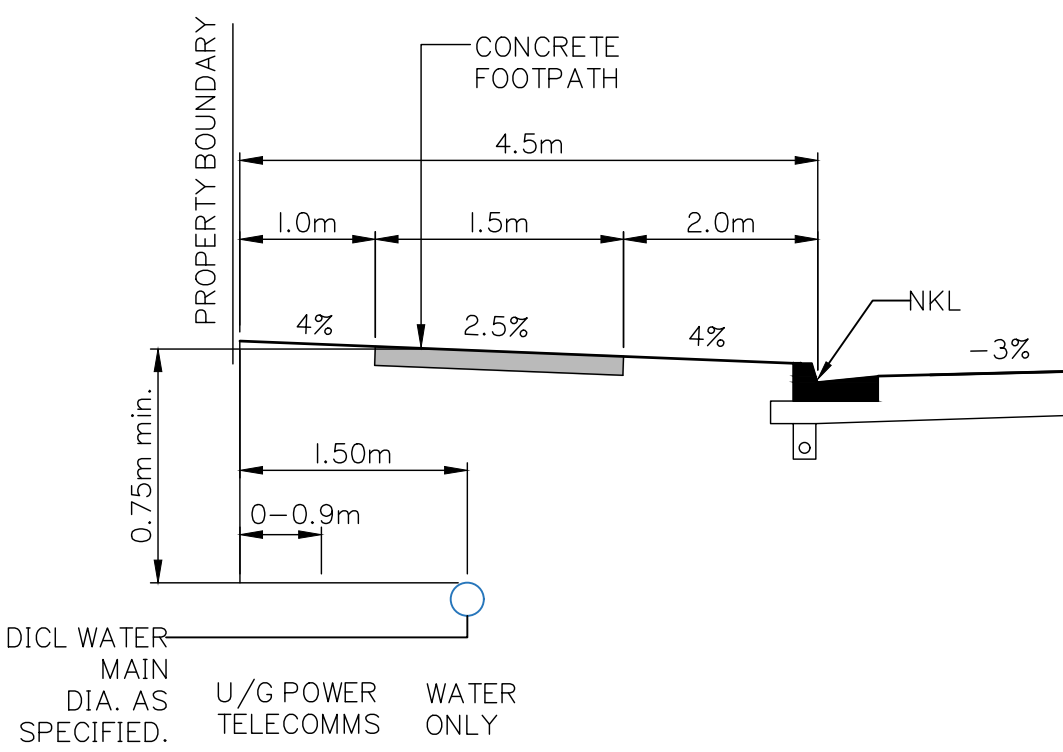
N.T.S

CROSS-SECTION THROUGH SEWER

N.T.S

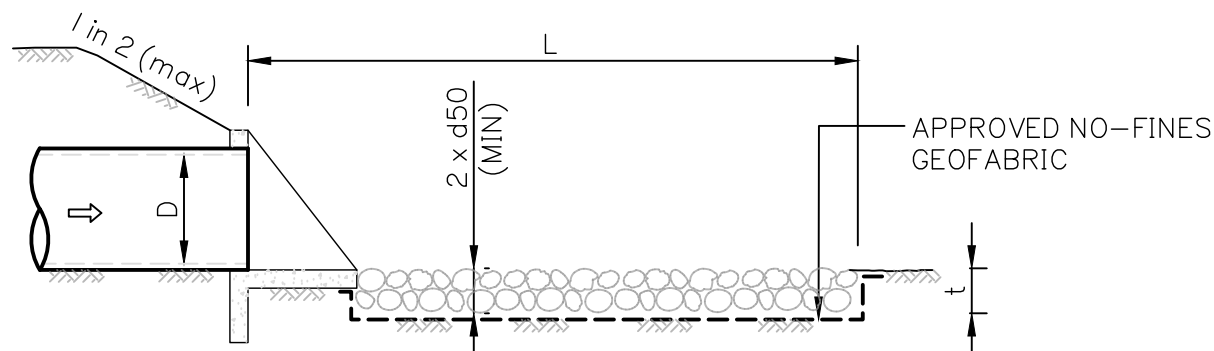
CONCRETE BRIDGING SLAB FOR STORMWATER PIPES $\geq \phi 600$ mm

SCALE: N.T.S



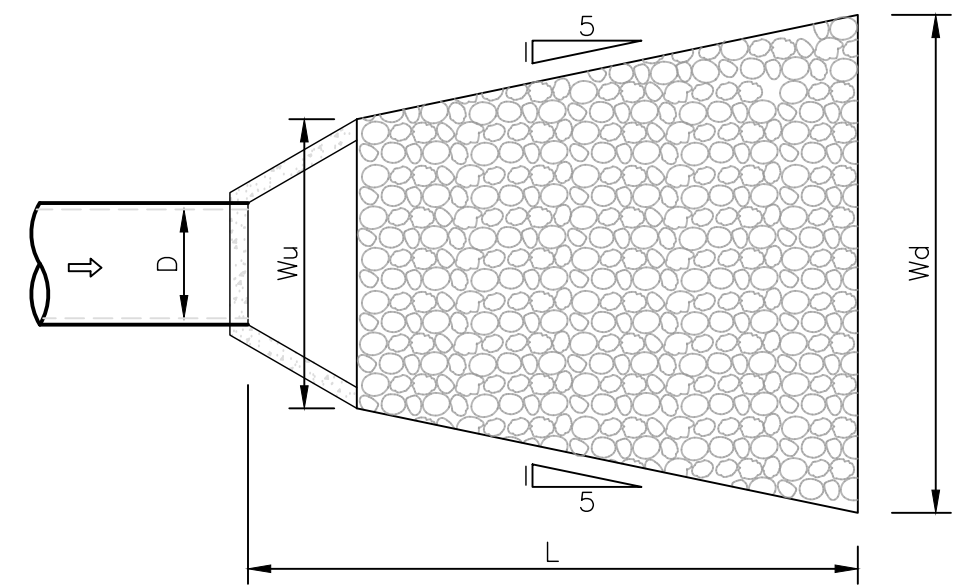
TYPICAL SERVICES IN VERGE POTABLE WATER RETICULATION ONLY

SCALE: N.T.S



TYPICAL STORMWATER OUTLET SECTION

N.T.S



TYPICAL STORMWATER OUTLET PLAN

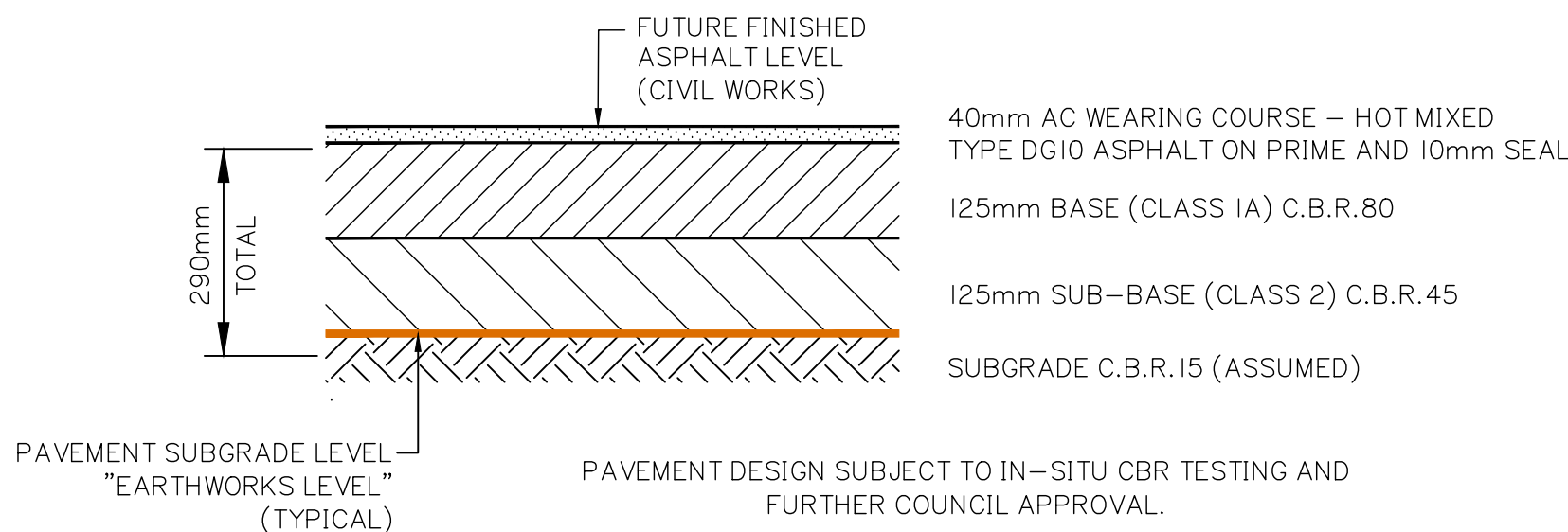
N.T.S

ROCK GRADATION TABLE						
SMALLEST DIMENSION IN (mm)						% OF ROCK SMALLER THAN SIZE SHOWN
150d ₅₀	200d ₅₀	300d ₅₀	400d ₅₀	500d ₅₀	600d ₅₀	
300	380	525	630	750	850	100
200	300	450	550	650	750	50–70
150	200	300	400	500	600	35–50
50	75	100	130	150	175	2–10

ROCK SIZE (M)	ROCK MASS (KG)	MIN. PERCENTAGE OF ROCKS LARGER THAN
0.40	100	0
0.30	35	50
0.15	25	90

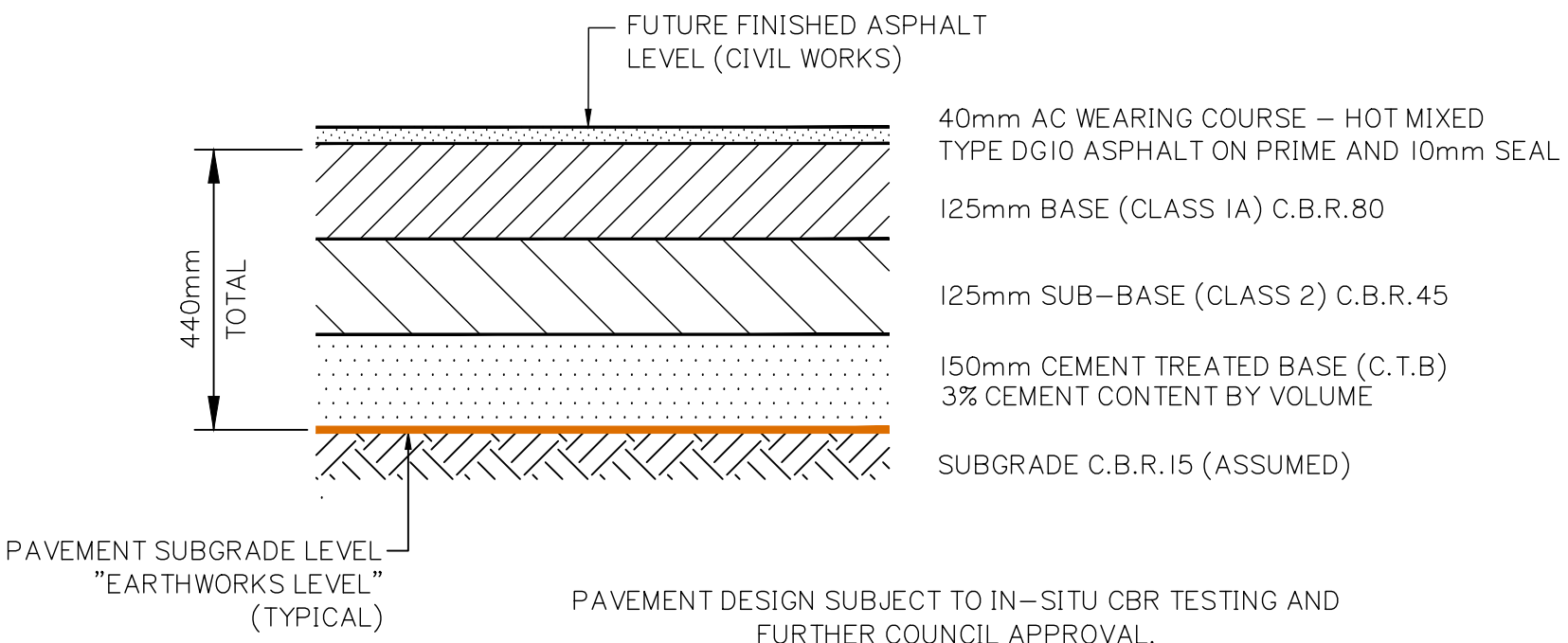
NOTES:

- MINIMUM THICKNESS ROCK PROTECTION: 800mm MIN – UNDERLAY ROCK PROTECTION WITH 'TERRAFIX' XP310 GEOFABRIC OR EQUIVALENT.
- ROCKS SHALL BE DENSE, HARD & DURABLE.
- ANGULAR ROCK TO BE LAYED WITH LARGEST FACE VISIBLE.
- ROCK SIZE TO BE GRADED AS PER TABLE SHOWN.
- REFER ALSO ENERGY DISSIPATION DESIGN CALCULATIONS (ABOVE)



NOMINAL ROAD PAVEMENT DETAIL – IN FILL AREAS INDUSTRIAL COLLECTOR & ACCESS STREET

N.T.S



NOMINAL ROAD PAVEMENT DETAIL – IN CUT AREAS INDUSTRIAL COLLECTOR & ACCESS STREET

N.T.S

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

Client:



Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian: PSM:
RL:

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Drawing Title:

ROADWORKS AND
DRAINAGE TYPICAL
DETAILS SHEET 2 OF 3

Rev	Date	DESCRIPTION	CHK	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED A3 REDUCED

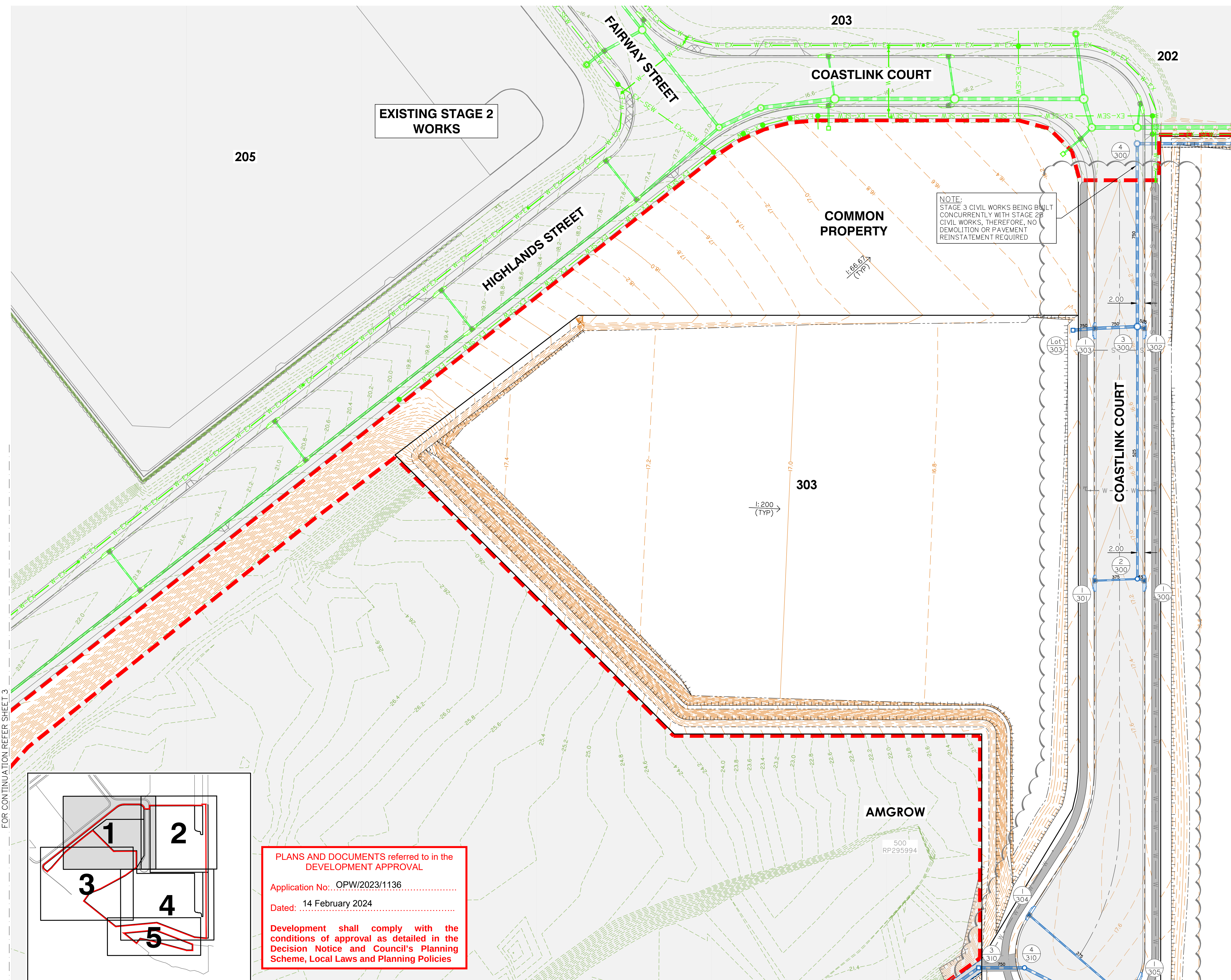
Scale:

NOT TO SCALE

PROJECT NORTH POINT



Project No: 5941	Revision
Designed: JH	Drafted: JH
Approved: MG	
RPEQ: 16939	
Signed:	
Date: 28/09/2023	
Drawing No: 5941 ENG CW3 401	Revision A



Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot:	504
Plan:	SP329485
Local Authority:	CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

ROADWORKS AND
DRAINAGE LAYOUT
PLAN SHEET 1 OF 5

[illegible]

B	08/02/24	FOOTPATH AMENDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



PROJECT NORTH POINT



Project No. 5941

Designed: JH

Drafted: JH

Approved:

MG

RPEQ

16939

Signed:

Michelle K...

Date:

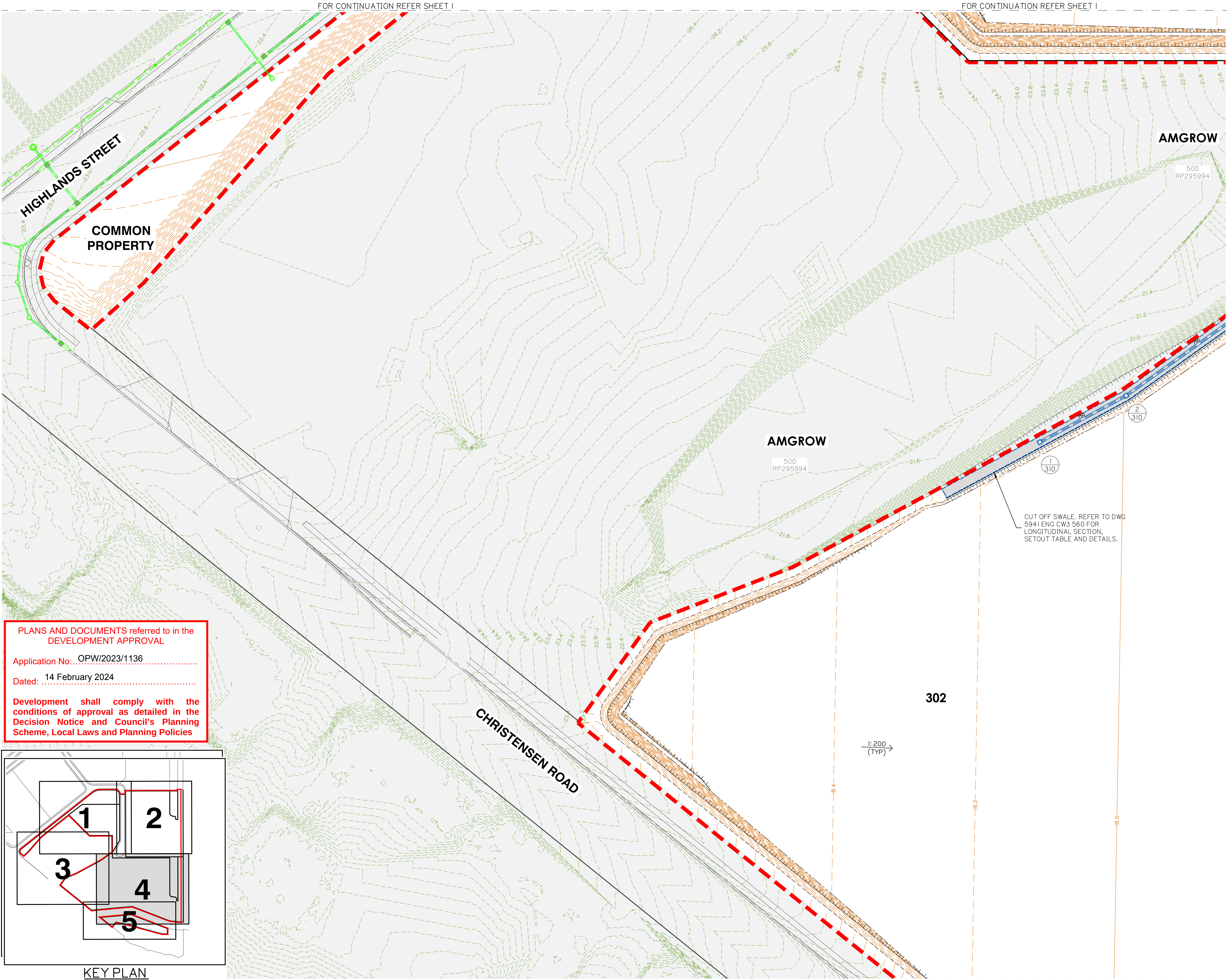
28/09/2023

Drawing No:

Revision

5941 ENG CW3 410

B

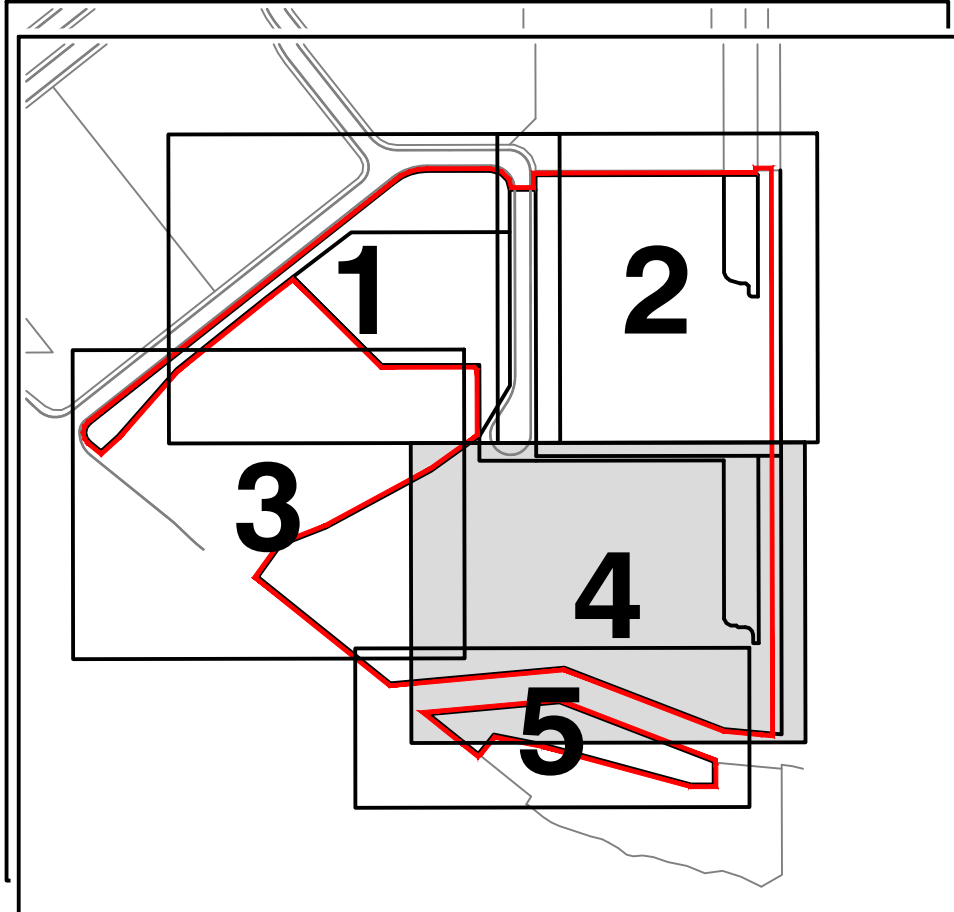


PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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



KEY PLAN
NOT TO SCALE

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

ROADWORKS AND
DRAINAGE LAYOUT
PLAN SHEET 3 OF 5

Rev	Date	DESCRIPTION	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No:	5941
Designed:	JH
Drafted:	JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	5941 ENG CW3 412
Revision	A



Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

ROADWORKS AND
DRAINAGE LAYOUT
PLAN SHEET 5 OF 5

B	06/11/23	DESIGN UPDATED	ML	MG	
A	25/05/23	ORIGINAL ISSUE	JH	MG	
Rev	Date	Description	DRN	CHK	

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:

PROJECT NORTH POINT



Project No. 5941

Designed: JH	Drafted: JH
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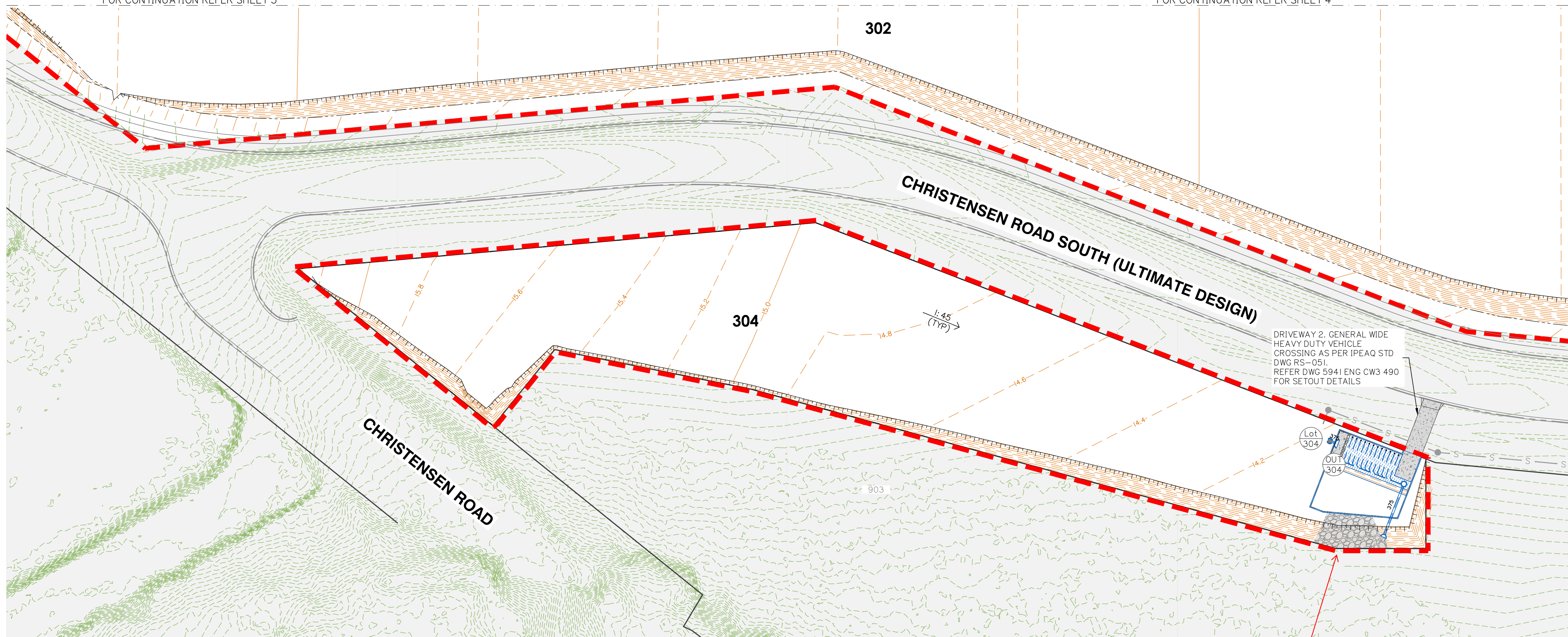
Approved:	MG
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RPEQ	16939
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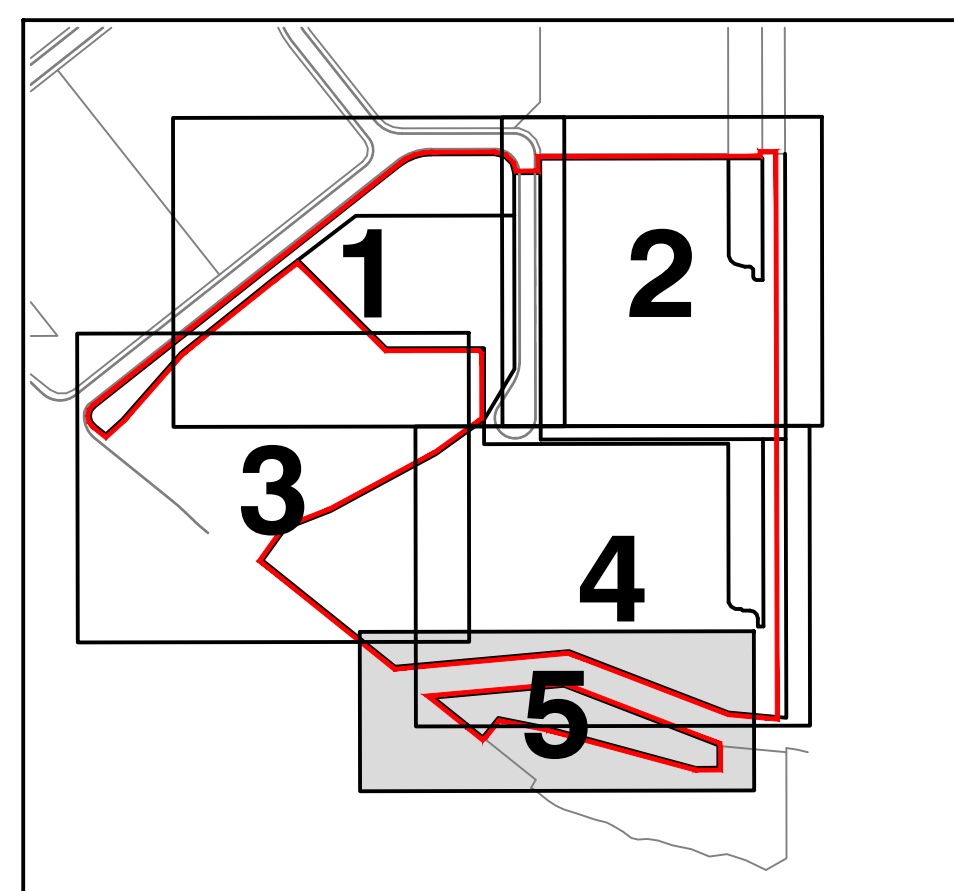
Signed:	
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	20/05/2020
Drawing No:	Revision

Drawing No:	Revision
5941 ENG CW3 414	B



Basin 3 is private and does not form part of this approval.



KEY PLAN
NOT TO SCALE

ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 5 OF 5

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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FPI QUEENSLAND
PTY. LTD.

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

Lot:	504
Plan:	SP329485
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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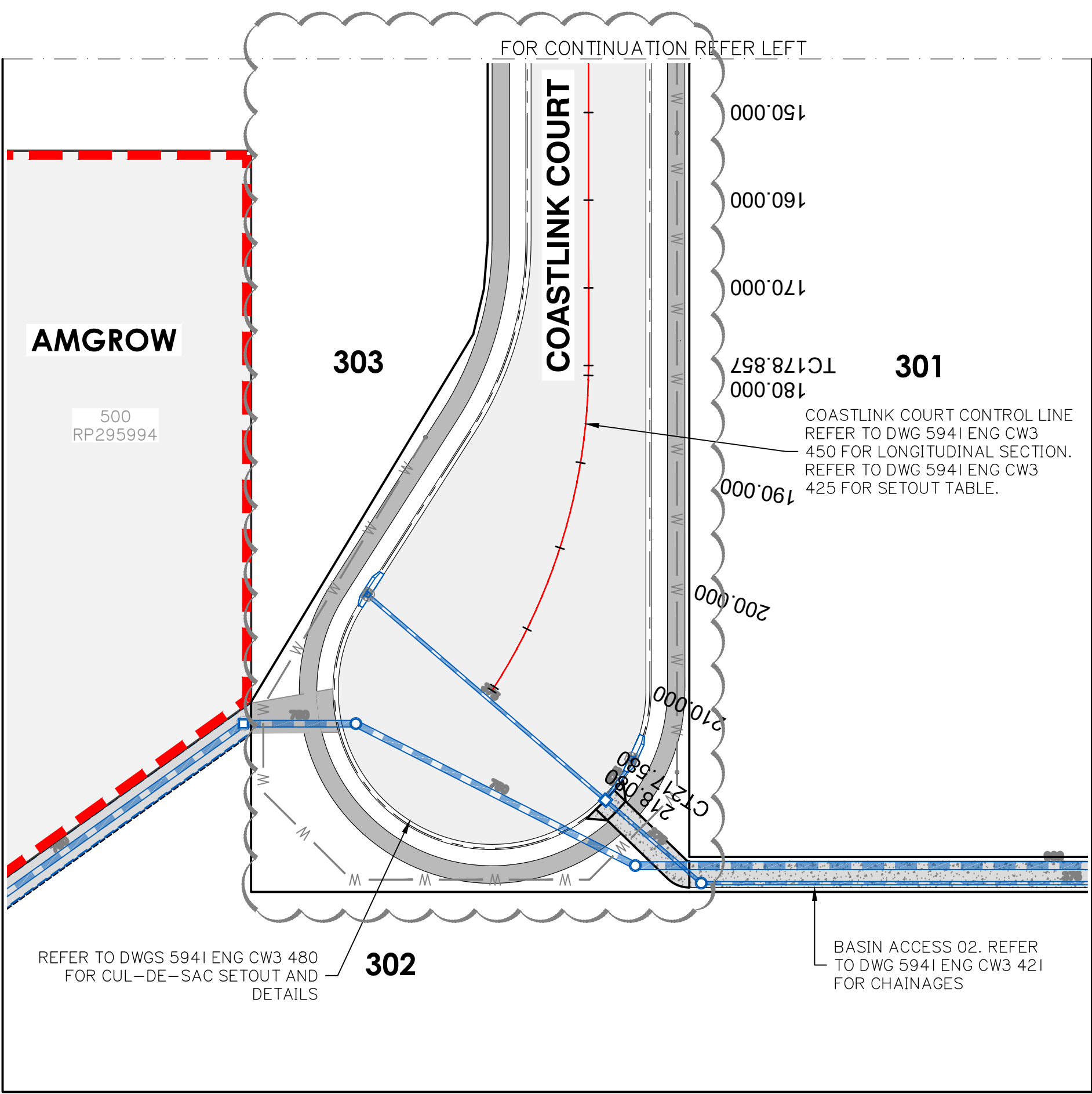
CONTROL LINE LAYOUT PLAN SHEET 1 OF 2

B	08/02/24	FOOTPATH AMENDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
ev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

Designed: JH	Drafted: JH
Approved:	MG
PEQ	16939
Signed:	
Date:	28/09/2023
Drawing No: _____ Revision	
5941 ENG CW3 420	B



g:\Projects\5941\engineering\Acadocivil works stage 3\Current\5941 ENG CW3 420.dwg

COASTLINK COURT – SETOUT TABLE									
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE	STAGE
IP 1	-105.039	2771.372	6552.735	16.713	99°13'15.55"				STAGE 2
	-100.000	2776.345	6551.927	16.662	99°13'15.55"				
	-90.000	2786.216	6550.325	16.562	99°13'15.55"				
	-80.000	2796.087	6548.722	16.462	99°13'15.55"				
	-70.000	2805.958	6547.120	16.362	99°13'15.55"				
	-60.000	2815.828	6545.518	16.262	99°13'15.55"				
	-50.000	2825.699	6543.915	16.162	99°13'15.55"				
	-41.377	2834.211	6542.533	16.076	99°13'15.55"				
	-40.000	2835.563	6542.272	16.062	102°39'05.75"				
	-30.000	2844.547	6538.062	15.971	127°33'46.10"				
IP 2	-23.313	2856.913	6538.848	15.937		R = 23.000	36.127	89°59'51.40"	STAGE 2
	-20.000	2850.922	6530.460	15.929	152°28'26.45"				
	-10.000	2853.501	6520.880	15.940	177°23'06.80"				
CT	-5.250	2853.228	6516.146	15.964	189°13'06.95"				
	0.000	2852.387	6510.964	16.004					
IP 3	10.000	2850.785	6501.093	16.112	189°13'09.83"				
	20.000	2849.183	6491.222	16.224	189°13'09.83"				
	30.000	2847.581	6481.352	16.336	189°13'09.83"				
	40.000	2845.978	6471.481	16.449	189°13'09.83"				
	50.000	2844.376	6461.610	16.561	189°13'09.83"				
	60.000	2842.774	6451.739	16.673	189°13'09.83"				
	70.000	2841.172	6441.868	16.785	189°13'09.83"				
	80.000	2839.570	6431.997	16.897	189°13'09.83"				
	90.000	2837.968	6422.127	17.010	189°13'09.83"				
	100.000	2836.365	6412.256	17.122	189°13'09.83"				
IP 3	110.000	2834.763	6402.385	17.234	189°13'09.83"				STAGE 3
	120.000	2833.161	6392.514	17.346	189°13'09.83"				
	130.000	2831.559	6382.643	17.458	189°13'09.83"				
	140.000	2829.957	6372.773	17.570	189°13'09.83"				
	150.000	2828.355	6362.902	17.683	189°13'09.83"				
	160.000	2826.753	6353.031	17.791	189°13'09.83"				
	170.000	2825.150	6343.160	17.865	189°13'09.83"				
	178.857	2823.731	6334.417	17.895	189°13'09.83"				
	180.000	2823.539	6333.291	17.896	190°10'55.43"				
	190.000	2821.055	6323.613	17.884	198°36'28.49"				
IP 4	198.219	2820.543	6314.772	17.842		R = 68.000	38.722	32°37'36.22"	STAGE 3
	200.000	2817.180	6314.405	17.831	207°02'01.55"				
	210.000	2811.997	6305.863	17.771	215°27'34.61"				
CT	217.580	2807.266	6299.947	17.726	221°50'46.05"				
	218.080	2806.932	6299.574	17.723	221°50'46.05"				

BASIN ACCESS 01 – SETOUT TABLE									
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE	STAGE
IP 1	0.000	2861.659	6524.401	15.699	99°13'15.46"				STAGE 2
	10.000	2871.530	6522.798	15.720	99°13'15.46"				
	20.000	2881.401	6521.196	15.199	99°13'15.46"				
	30.000	2891.271	6519.593	14.677	99°13'15.46"				
	40.000	2901.142	6517.991	14.155	99°13'15.46"				
	50.000	2911.013	6516.389	13.634	99°13'15.46"				
	60.000	2920.884	6514.786	13.530	99°13'15.46"				
	70.000	2930.755	6513.184	13.480	99°13'15.46"				
	80.000	2940.625	6511.581	13.430	99°13'15.46"				
	90.000	2950.496	6509.979	13.380	99°13'15.46"				
	100.000	2960.367	6508.376	13.330	99°13'15.46"				
	110.000	2970.238	6506.774	13.280	99°13'15.46"				
	120.000	2980.108	6505.172	13.230	99°13'15.46"				
	130.000	2989.979	6503.569	13.180	99°13'15.46"				
	140.000	2999.850	6501.967	13.130	99°13'15.46"				
	150.000	3009.721	6500.364	13.080	99°13'15.46"				
	160.000	3019.592	6498.762	13.030	99°13'15.46"				
	170.000	3029.462	6497.159	12.980	99°13'15.46"				
IP 2	180.000	3039.333	6495.557	12.980	99°13'15.46"				STAGE 2
	190.000	3049.204	6493.955	13.141	99°13'15.46"				
	191.142	3050.331	6493.772	13.195	99°13'15.46"				
	200.000	3056.498	6492.771	13.430		R = 6.250	9.815	89°58'38.81"	
	200.957	3055.579	6487.556	13.619	180°25'38.24"				
	210.000	3054.053	6477.676	13.700	189°11'54.27"				
	220.000	3052.455	6467.805	13.700	189°11'54.27"				
	230.000	3050.856	6457.934	13.700	189°11'54.27"				
	240.000	3049.258	6448.062	13.700	189°11'54.27"				
	250.000	3047.659	6438.191	13.700	189°11'54.27"				
IP 3	260.000	3046.061	6428.319	13.700	189°11'54.27"				STAGE 3
	270.000	3044.462	6418.448	13.700	189°11'54.27"				
	280.000	3042.864	6408.577	13.700	189°11'54.27"				
	290.000	3041.265	6398.705	13.700	189°11'54.27"				
	300.000	3039.667	6388.834	13.700	189°11'54.27"				
	300.103	3039.650	6388.732	13.700	189°11'54.27"				

BASIN ACCESS 02 – SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2817.700	6285.150	17.114	143°15'26.80"			
	10.000	2823.682	6277.137	17.642	143°15'26.80"			
TC	11.163	2824.378	6276.205	17.688	143°15'26.80"			
IP 2	12.123	2824.982	6275.395	17.727		R = -2.500	1.921	44°02'05.33"
	13.084	2825.980	6275.233	17.754	99°13'21.47"			
CT	20.000	2832.807	6274.125	17.639	99°13'21.47"			
	30.000	2842.678	6272.522	17.472	99°13'21.47"			
	40.000	2852.548	6270.919	17.306	99°13'21.47"			
	50.000	2862.419	6269.316	17.140	99°13'21.47"			
	60.000	2872.290	6267.714	16.973	99°13'21.47"			
	70.000	2882.160	6266.111	16.807	99°13'21.47"			
	80.000	2892.031	6264.508	16.641	99°13'21.47"			
	90.000	2901.902	6262.906	16.475	99°13'21.47"			
	100.000	2911.773	6261.303	16.308	99°13'21.47"			
	110.000	2921.643	6259.700	16.142	99°13'21.47"			
IP 3	120.000	2931.514	6258.097	15.976	99°13'21.47"			
	130.000	2941.385	6256.495	15.809	99°13'21.47"			
	140.000	2951.256	6254.892	15.643	99°13'21.47"			
	150.000	2961.126	6253.289	15.477	99°13'21.47"			
	160.000	2970.997	6251.687	15.310	99°13'21.47"			
	170.000	2980.868	6250.084	15.144	99°13'21.47"			
	180.000	2990.739	6248.481	15.000	99°13'21.47"			
	190.000	3000.609	6246.878	15.000	99°13'21.47"			
	196.917	3007.437	6245.770	15.000	99°13'21.47"			
	200.000	3010.336	6244.766	15.000	118°57'37.43"	R = 8.950	14.055	89°58'32.80"
IP 3	203.944	3016.267	6244.336	15.000				
	210.000	3014.940	6236.471	15.000	182°58'40.90"			
CT	210.972	3014.837	6235.505	15.000	189°11'54.26"			
	220.000	3013.394	6226.593	15.000	189°11'54.26"			
	230.000	3011.795	6216.721	15.000	189°11'54.26"			
	240.000	3010.197	6206.850	15.000	189°11'54.26"			
	250.000	3008.598	6196.978	15.000	189°11'54.26"			
	260.000	3007.000	6187.107	15.000	189°11'54.26"			
	270.000	3005.401	6177.236	15.000	189°11'54.26"			
	280.000	3003.803	6167.364	15.000	189°11'54.26"			
	290.000	3002.204	6157.493	15.000	189°11'54.26"			
	300.000	3000.606	6147.621	14.700	189°11'54.26"			
IP 4	310.000	2999.007	6137.750	15.000	189°11'54.26"			
	320.000	2997.409	6127.879	15.000	189°11'54.26"			
	330.000	2995.810	6118.007	15.000	189°11'54.26"			
	340.000	2994.211	6108.136	15.000	189°11'54.26"			
	350.000	2992.613	6098.264	15.000	189°11'54.26"			
	360.000	2991.014	6088.393	15.000	189°11'54.26"			
	364.619	2990.276	6083.833	15.000	189°11'54.26"			

BASIN ACCESS 01a – SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	3041.832	6402.206	13.700	279°11'53.97"
	10.000	3031.961	6403.805	13.700	279°11'53.97"
IP 2	13.250	3028.753	6404.324	13.700	279°11'53.97"

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian: PSM:
RL:

ISSUED FOR APPROVAL

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GENERAL NOTES.

Drawing Title:

COASTLINK COURT
LONGITUDINAL SECTION

A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

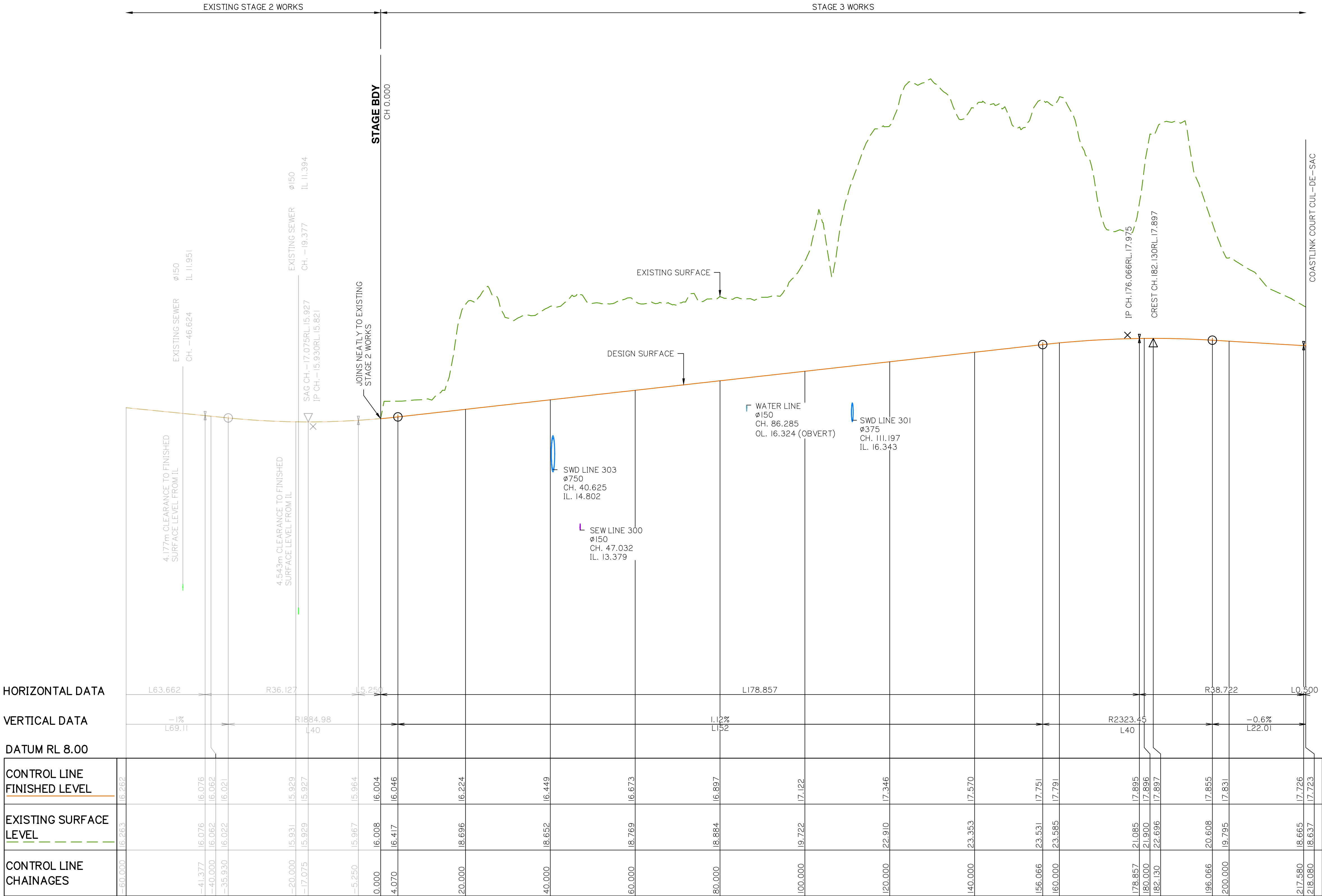
DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES A3 REDUCED

Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)
0 1 2 3 4m
1:50 (A1) 1:100 (A3)

PROJECT NORTH POINT



Project No. 5941	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No: 5941 ENG CW3 450	Revision A



COASTLINK COURT – LONGITUDINAL SECTION

A1 HORZ SCALE 1: 500
A1 VERT SCALE 1: 50

COASTLINK COURT LONGITUDINAL SECTION

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

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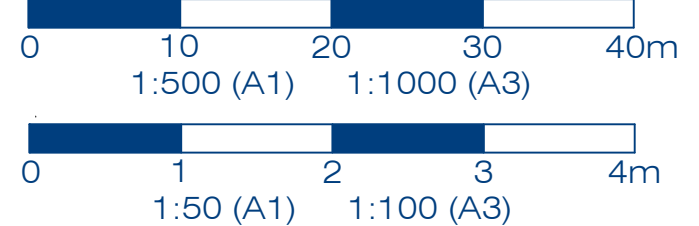
Drawing Title:

BASIN ACCESS 01
LONGITUDINAL SECTION

B	08/01/24	NOTES ADDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	JH	MG
			DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:



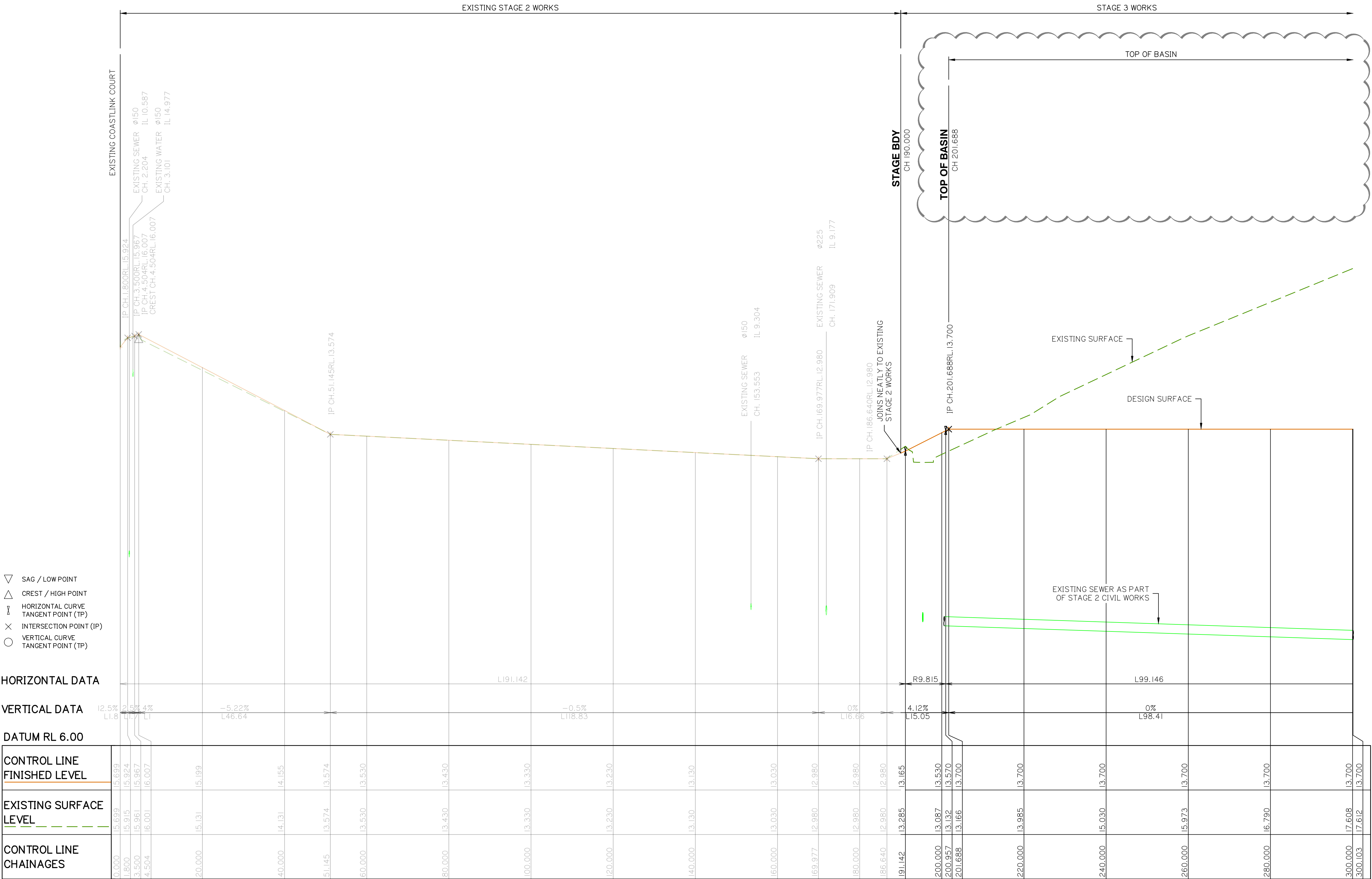
PROJECT NORTH POINT



Project No.: 5941

Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023

Drawing No: 5941 ENG CW3 451
Revision: B



BASIN ACCESS 01 – LONGITUDINAL SECTION

A1 HORZ SCALE 1: 500
A1 VERT SCALE 1: 50

BASIN ACCESS 01 LONGITUDINAL SECTION

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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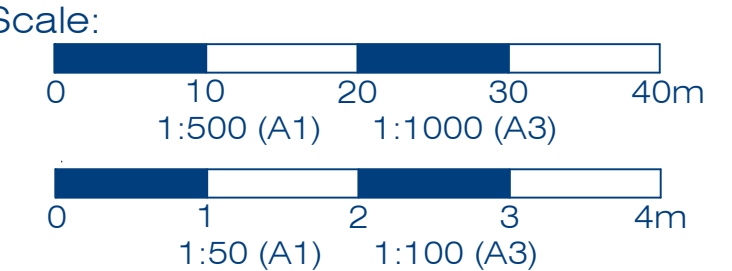
Drawing Title:

BASIN ACCESS 01a
LONGITUDINAL SECTION

B	08/01/24	NOTES ADDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED



PROJECT NORTH POINT



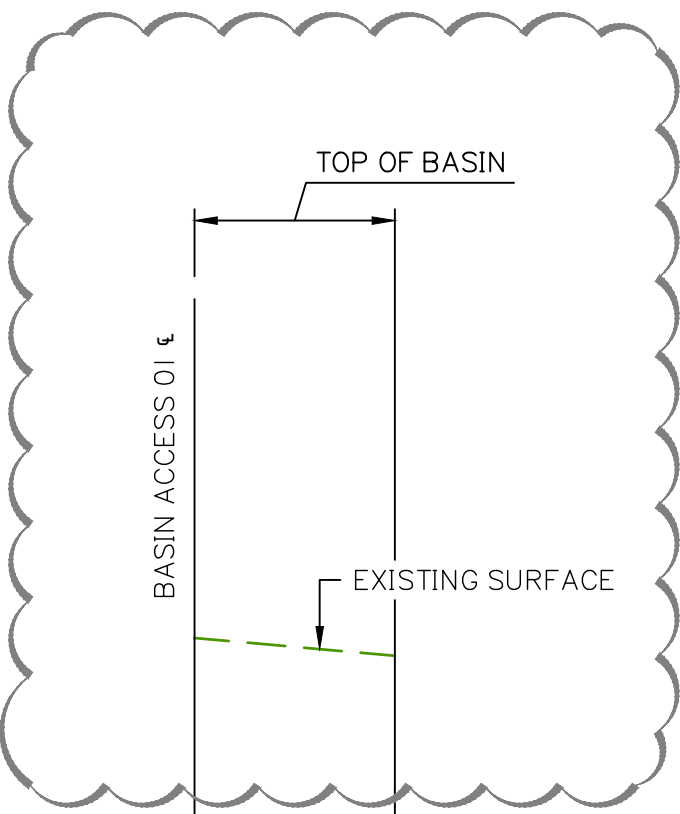
Project No. 5941	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No: 5941 ENG CW3 452	Revision: B

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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



DESIGN SURFACE

- ▽ SAG / LOW POINT
- △ CREST / HIGH POINT
- ⋈ HORIZONTAL CURVE TANGENT POINT (TP)
- × INTERSECTION POINT (IP)
- VERTICAL CURVE TANGENT POINT (TP)

HORIZONTAL DATA

L13.250

VERTICAL DATA

0%
L13.25

DATUM RL 6.00

CONTROL LINE FINISHED LEVEL	13.700	13.700
EXISTING SURFACE LEVEL	17.054	16.936
CONTROL LINE CHAINAGES	-0.000	13.250

BASIN ACCESS 01a – LONGITUDINAL SECTION

A1 HORZ SCALE 1: 500
A1 VERT SCALE 1: 50

BASIN ACCESS 01a LONGITUDINAL SECTION



FPI QUEENSLAND
PTY. LTD.

project:

VANTAGE YATALA
STAGE 3

ite Address:
LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

Level Datum: AHD
Meridian:
PSM:
RL:

rawing Title:

BASIN ACCESS 02
LONGITUDINAL SECTION

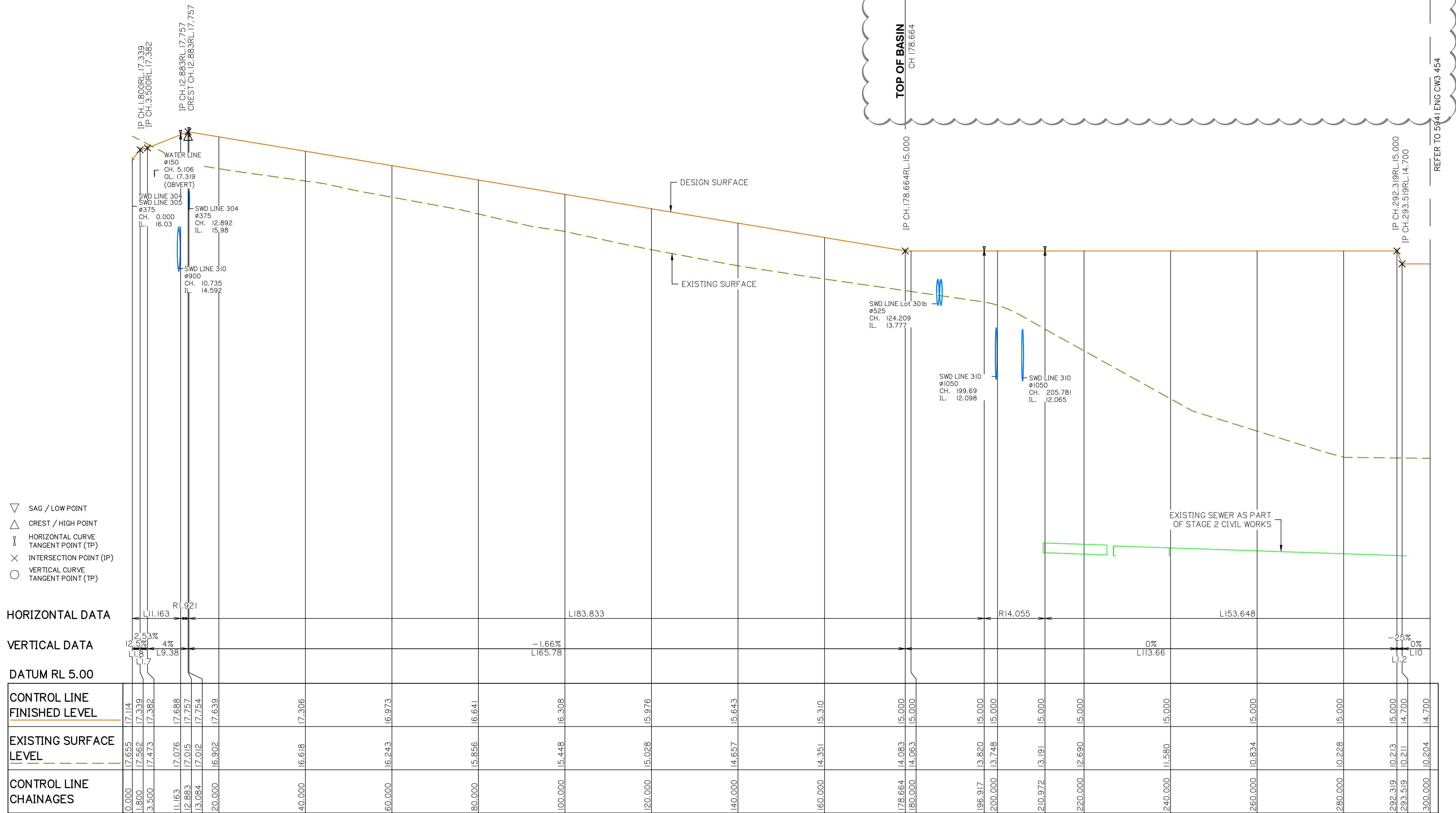
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Case No. 5941	
Signed: JH	Drafted: ML
Approved:	MG
EQ	16939
Signed:	
Date:	28/09/2023
Following No:	Revision
5941 ENG CW7 453	C



AI HORZ SCALE 1: 500
AI VERT SCALE 1: 50

BASIN ACCESS 02 LONGITUDINAL SECTION

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

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

ROADWORKS CROSS
SECTIONS SHEET 2 OF 5

C	08/02/24	FOOTPATH AMENDED	JH	MG
B	06/11/23	SECTION UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

Scale:

0 2 4 6 8m
1:100 (A1) 1:200 (A3)

0 2 4 6 8m
1:100 (A1) 1:200 (A3)

PROJECT NORTH POINT



Project No.: 5941

Designed: JH
Drafted: ML

Approved: MG

RPEQ 16939

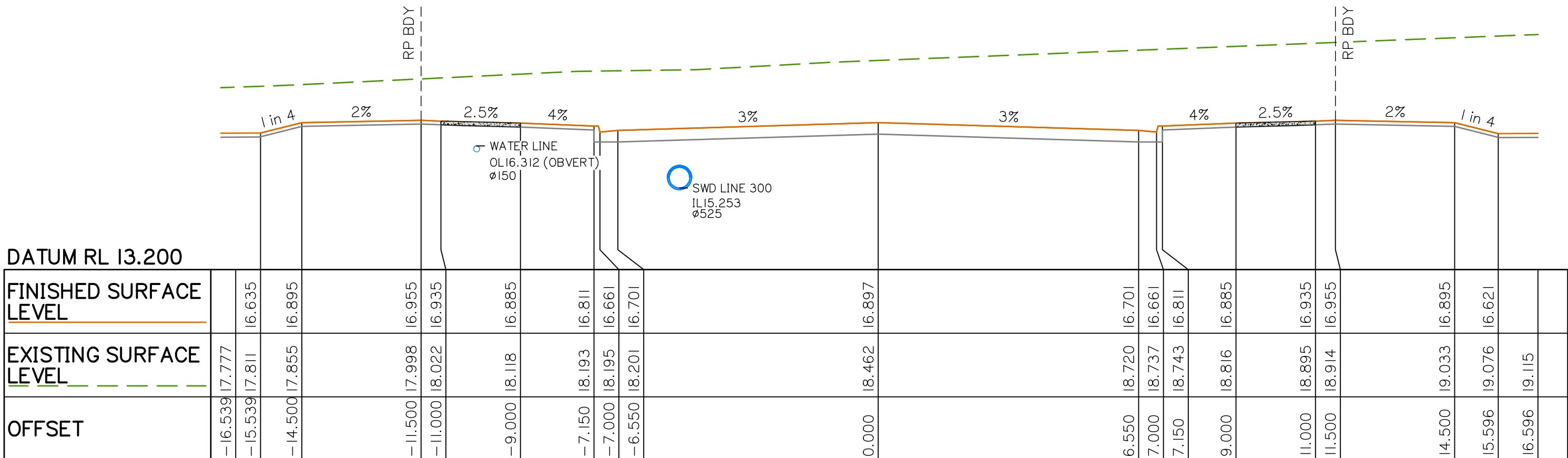
Signed:

Date: 28/09/2023

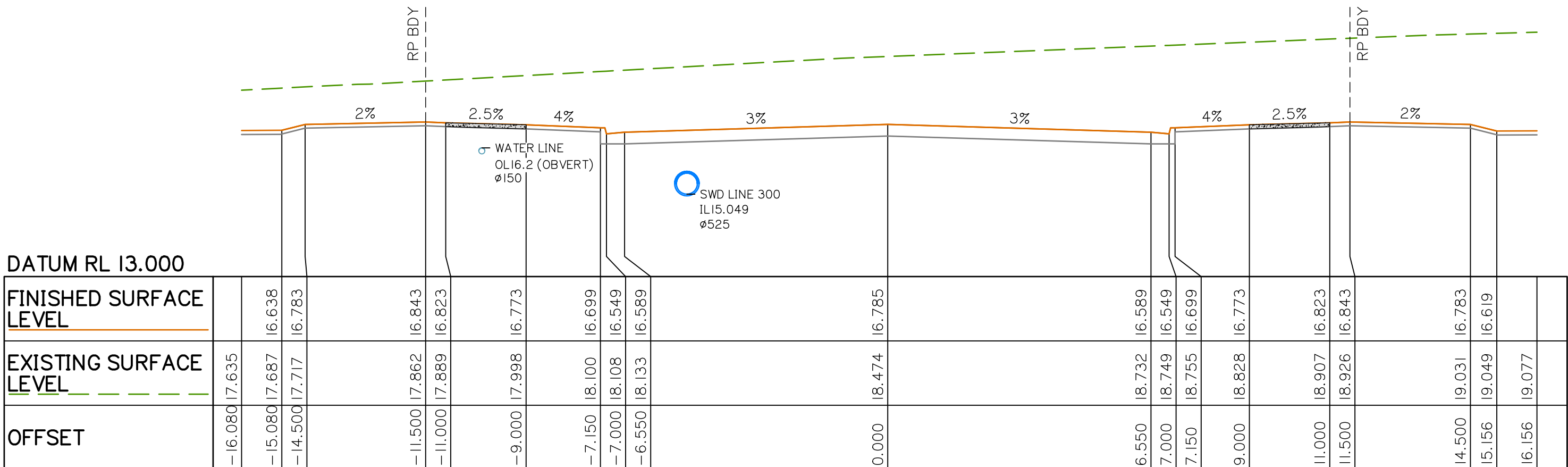
Drawing No: 5941 ENG CW3 471

Revision

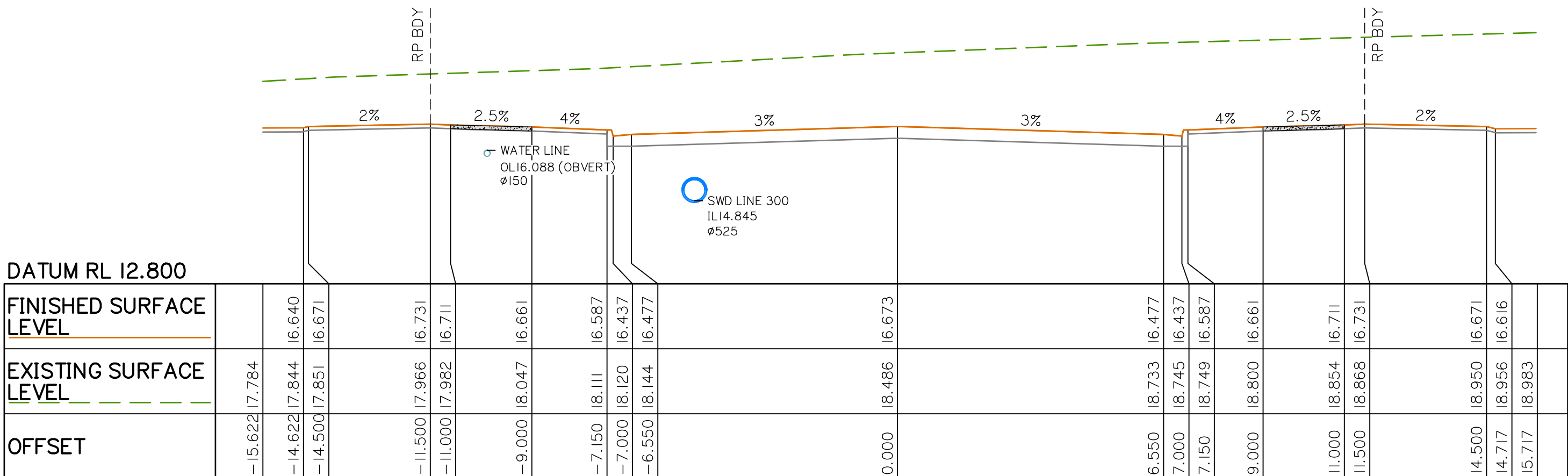
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CH 80.000



CH 70.000



CH 60.000

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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

FPI QUEENSLAND
PTY. LTD.

VANTAGE YATALA STAGE 3

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

Level Datum: AHD
Meridian:
PSM:
RL:

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CUL-DE-SAC
LONGITUDINAL SECTION

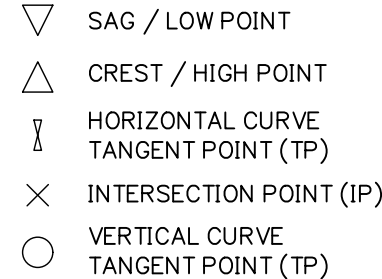
A Rev	25/05/23 Date	ORIGINAL ISSUE Description	JH DRN	MG CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

ale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

0 1 2 3 4m
1:50 (A1) 1:100 (A3)

Project No: 5941	
Designed: JH	Drafted: ML
Approved:	MG
PEQ	16939
Designed:	
Date:	28/09/2023
Drawing No:	Revision
5941 ENG CW3 481	A



VERTICAL DATA

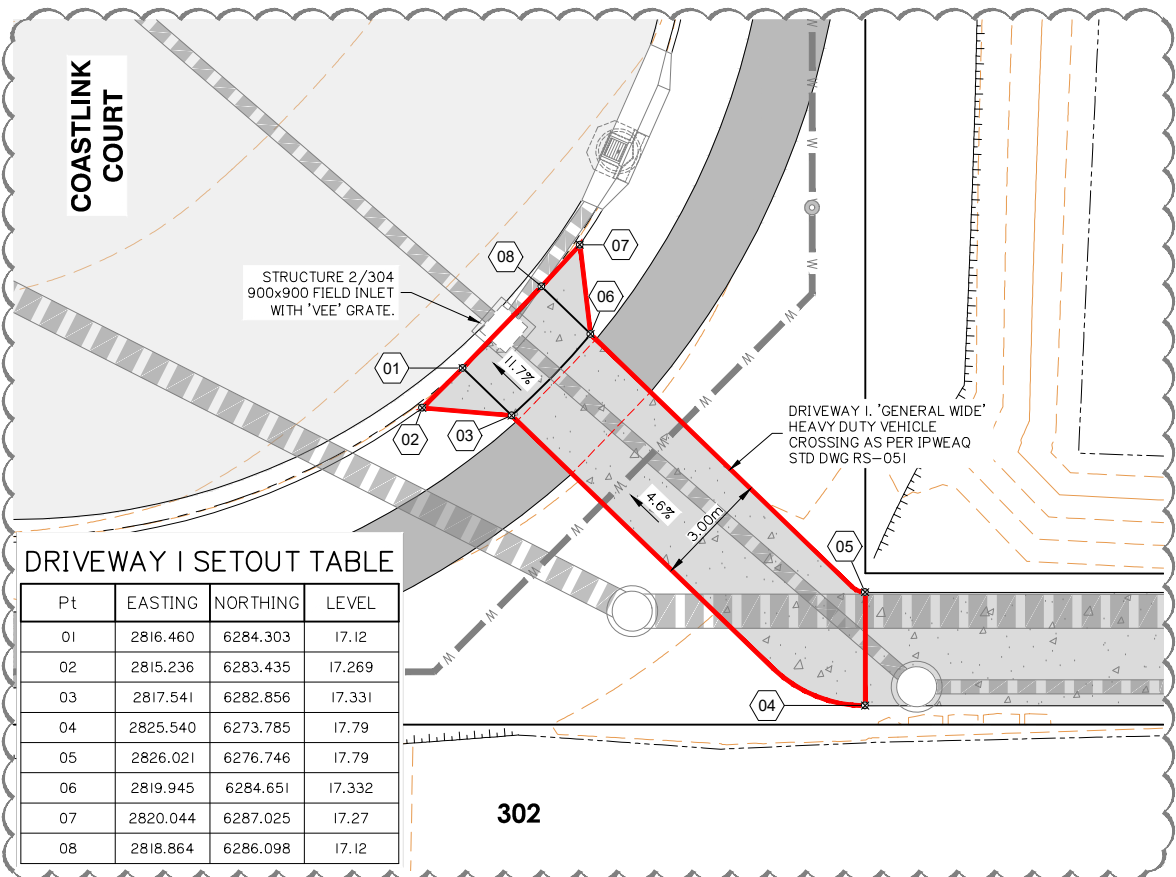
DATUM RL 12.00

[illegible]

AI HORIZ SCALE 1:500
AI VERT SCALE 1:50

CUL-DE-SAC LONGITUDINAL SECTION

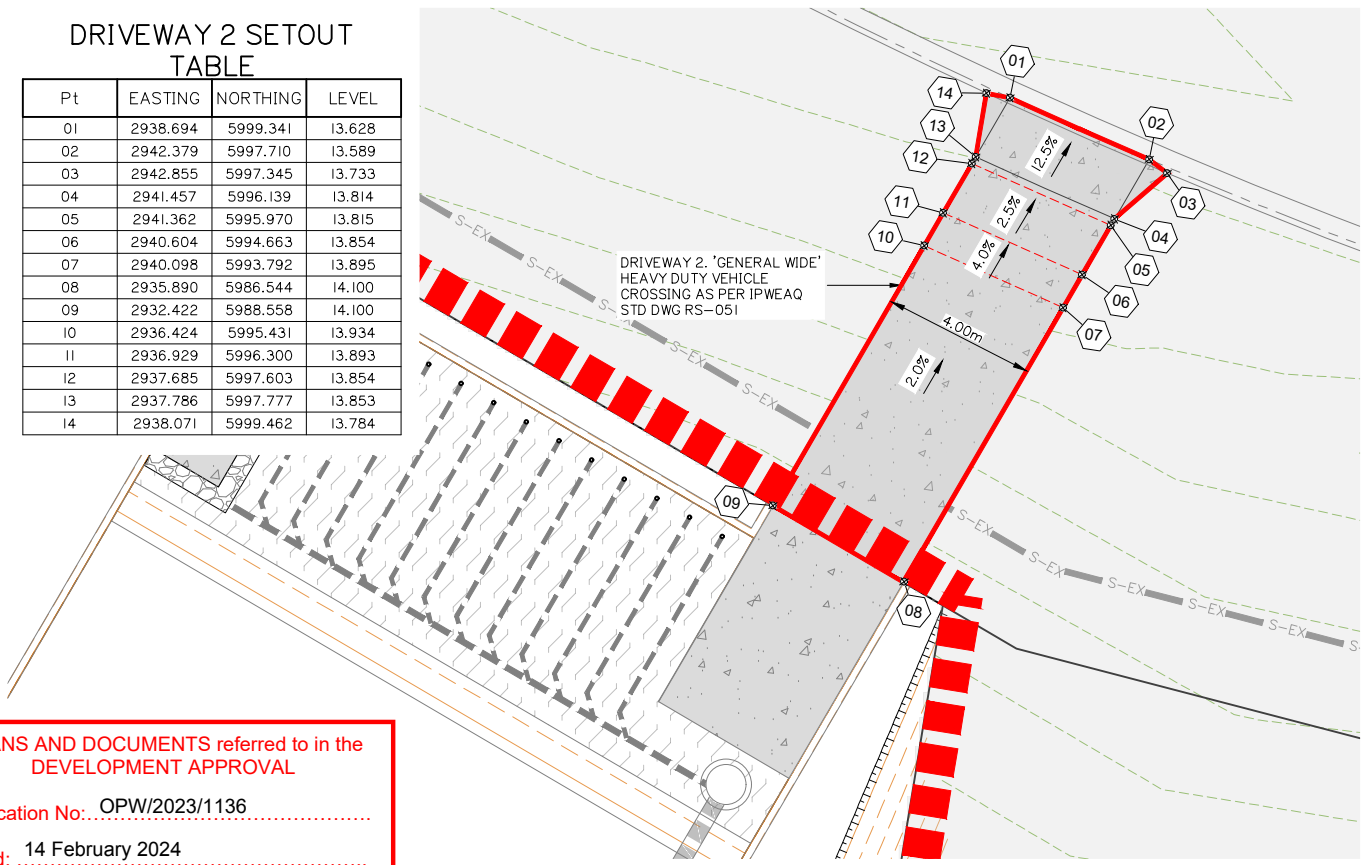
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



DRIVEWAY 1 SETOUT TABLE			
Pt	EASTING	NORTHING	LEVEL
01	2816.460	6284.303	17.12
02	2815.236	6283.435	17.269
03	2817.541	6282.856	17.331
04	2825.540	6273.785	17.79
05	2826.021	6276.746	17.79
06	2819.945	6284.651	17.332
07	2820.044	6287.025	17.27
08	2818.864	6286.098	17.12

DRIVEWAY 1 SETOUT PLAN
SCALE 1:100

DRIVEWAY 2 SETOUT TABLE			
Pt	EASTING	NORTHING	LEVEL
01	2938.694	5999.341	13.628
02	2942.379	5997.710	13.589
03	2942.855	5997.345	13.733
04	2941.457	5996.139	13.814
05	2941.362	5995.970	13.815
06	2940.604	5994.663	13.854
07	2940.098	5993.792	13.895
08	2935.890	5986.544	14.100
09	2932.422	5988.558	14.100
10	2936.424	5995.431	13.934
11	2936.929	5996.300	13.893
12	2937.685	5997.603	13.854
13	2937.786	5997.777	13.853
14	2938.071	5999.462	13.784



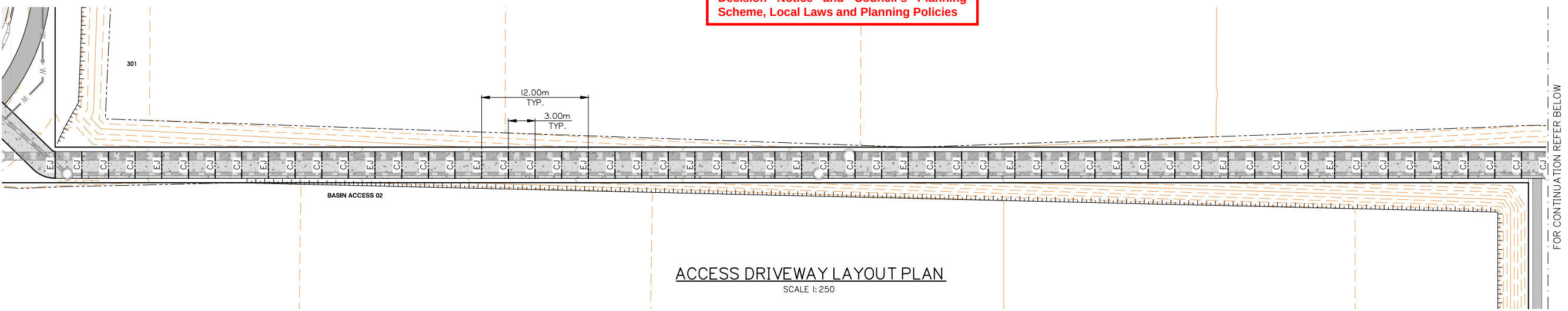
DRIVEWAY 2 SETOUT PLAN
SCALE 1:100

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

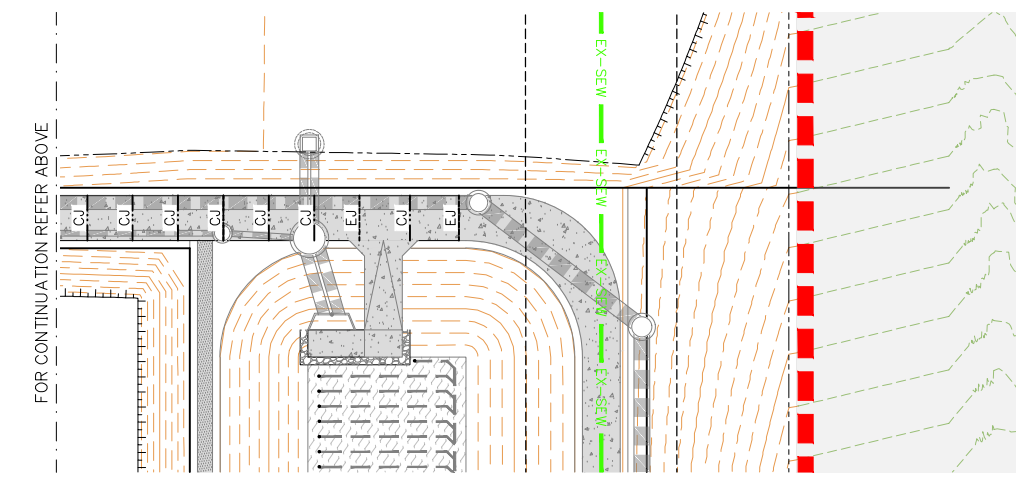
Application No: OPW/2023/1136

Dated: 14 February 2024

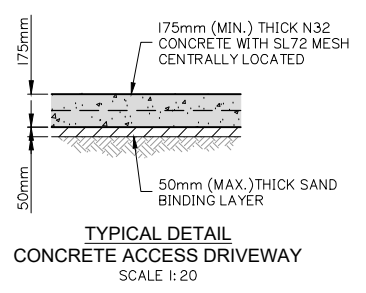
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



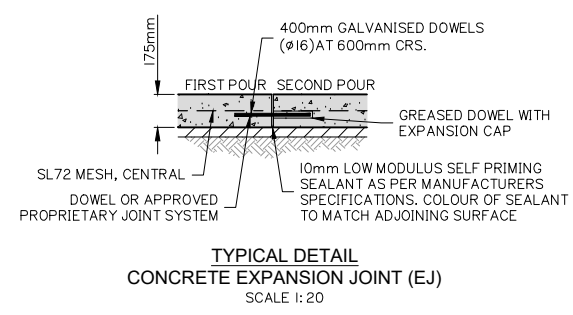
ACCESS DRIVEWAY LAYOUT PLAN
SCALE 1:250



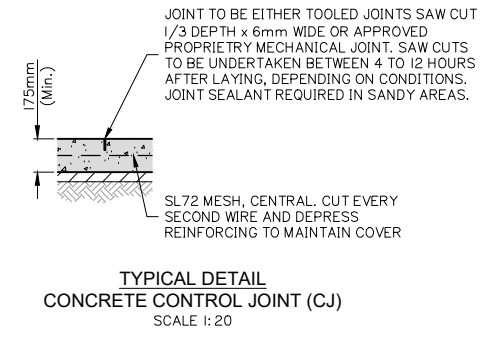
ACCESS DRIVEWAY LAYOUT PLAN
SCALE 1:250



TYPICAL DETAIL
CONCRETE ACCESS DRIVEWAY
SCALE 1:20



TYPICAL DETAIL
CONCRETE EXPANSION JOINT (EJ)
SCALE 1:20



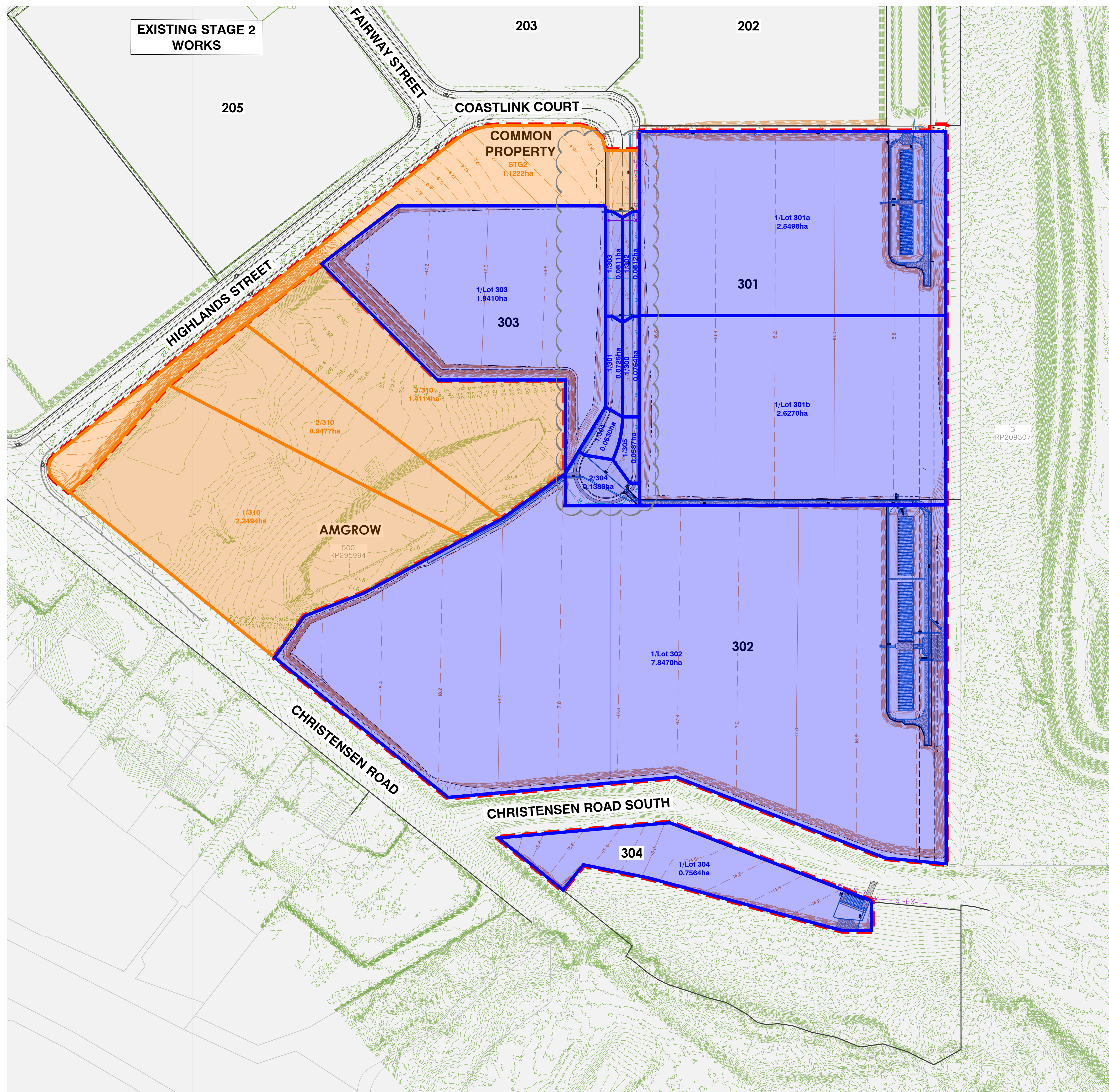
TYPICAL DETAIL
CONCRETE CONTROL JOINT (CJ)
SCALE 1:20

VEHICLE CROSSING AND ACCESS DRIVEWAY LAYOUT PLAN

Rev	Date	Description	DRN	CHK
C	08/02/24	FOOTPATH AMENDED	JH	MG
B	06/11/23	LAYOUT UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE:
CULVERT AND PIPE SIZES IN MILLIMETRES

Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)



STORMWATER DRAINAGE CATCHMENT PLAN

STORMWATER CATCHMENT TABLE

CATCHMENT	AREA (ha)
1/300	0.0764
1/301	0.0726
1/302	0.0812
1/303	0.0811
1/304	0.0630
2/304	0.1383
1/305	0.0578
1/310	2.2494
2/310	0.9477
3/310	1.4114
1/Lot301a	2.5498
1/Lot301b	2.6270
1/Lot302	7.8470
1/Lot303	1.9410
1/Lot304	0.7564
STG2	1.1222



Client:



Project:

VANTAGE YATALA STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot:	504
Plan:	SP329485
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	
PSM:	
RL:	

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Drawing Title:

STORMWATER DRAINAGE CATCHMENT PLAN

C	08/02/24	FOOTPATH AMENDED	JH	MG	
B	06/11/23	LAYOUT UPDATED	ML	MG	
A	25/05/23	ORIGINAL ISSUE	JH	MG	
ev	Date	Description	DRN	CHK	

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



PROJECT NORTH POINT



Project No. 5941

Designed: JH

Drafted: JH

Approved:

MG

RPEQ

6939

Signed:

Michelle K...

Date:

28/09/2023

Drawing No:

Revision

5941 ENG CW3 500

C

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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

STRUCTURE NAME

STRUCTURE DESCRIPTION

1/300

2/300

00E/E

4/300

5/300

STD IPWEA GULLY BARRIER
KERB ON GRADE

LINTEL (S) 2.4m L.I.L.
HINGED BIKESAFE GALV GRATE C.I.D

STD IPWEA ACCESS CHAMBER
1050mm DIA WITH CLASS D LID

STD IPWEA ACCESS CHAMBER
1500mm DIA WITH CLASS D LID

STD IPWEA ACCESS CHAMBER
1350mm DIA WITH CLASS D LID

STD IPWEA ACCESS CHAMBER
1050mm DIA WITH CLASS D LID

DESIGN OF STORMWATER
DRAINAGE PIPEWORK

THE FOLLOWING DESIGN CRITERIA HAVE BEEN
USED FOR THE DESIGN AND SPECIFICATION OF
THE STORMWATER DRAINAGE PIPEWORK.

(i) SUPPORT TYPE:

HS2

(ii) CONSTRUCTION:

VIBRATORY RAMMER

(iii) EQUIPMENT LOADING:

(UP TO 75kg)

(iv) MINIMUM COMPACTED
COVER OVER PIPE:

300mm

PROVIDE BRIDGING SLAB UNDER
STORMWATER PIPE, REFER TO
DWG. 5941 ENG CW3 401

SHAFT / PIT BASE

IN FAVOURABLE GROUND
CONDITIONS PROVIDE PRECAST
CONCRETE 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 SHAFTS 1200ø, 1500ø, 1800ø

PIPE / BOX SIZE (mm)

TYPE / CLASS

PIPE / BOX GRADE (%)

PIPE / BOX SLOPE (I in X)

PIPE / BOX FLOW (cumecs) (39% AEP)

CAPACITY FLOW (cumecs)

PIPE / BOX FLOW VELOCITY (m/s)

CAPACITY FLOW VELOCITY (m/s)

DATUM RL

450

525

750

750

3

3

3

3

0.35%

2.00%

2.00%

0.50%

284.1

50.0

50.0

200.0

0.019

0.036

0.545

0.537

0.169

0.608

1.575

0.788

0.12

0.17

1.23

1.21

0.70

1.54

3.24

1.92

9.000

5.000

13.784

13.203

16.020

15.072

13.827

12.650

16.013

15.105

13.827

12.650

1.110

1.842

2.373

1.400

1.189

1.862

2.620

1.400

15.913

14.462

13.419

12.750

15.906

14.442

13.172

12.750

17.022

16.303

15.792

14.150

2841.346 E

2850.847 E

2858.988 E

2942.275 E

6399.809 N

6470.269 N

6520.759 N

6507.250 N

0.000

72.546

123.688

208.063

1.974

70.572

51.142

84.375

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LINE304



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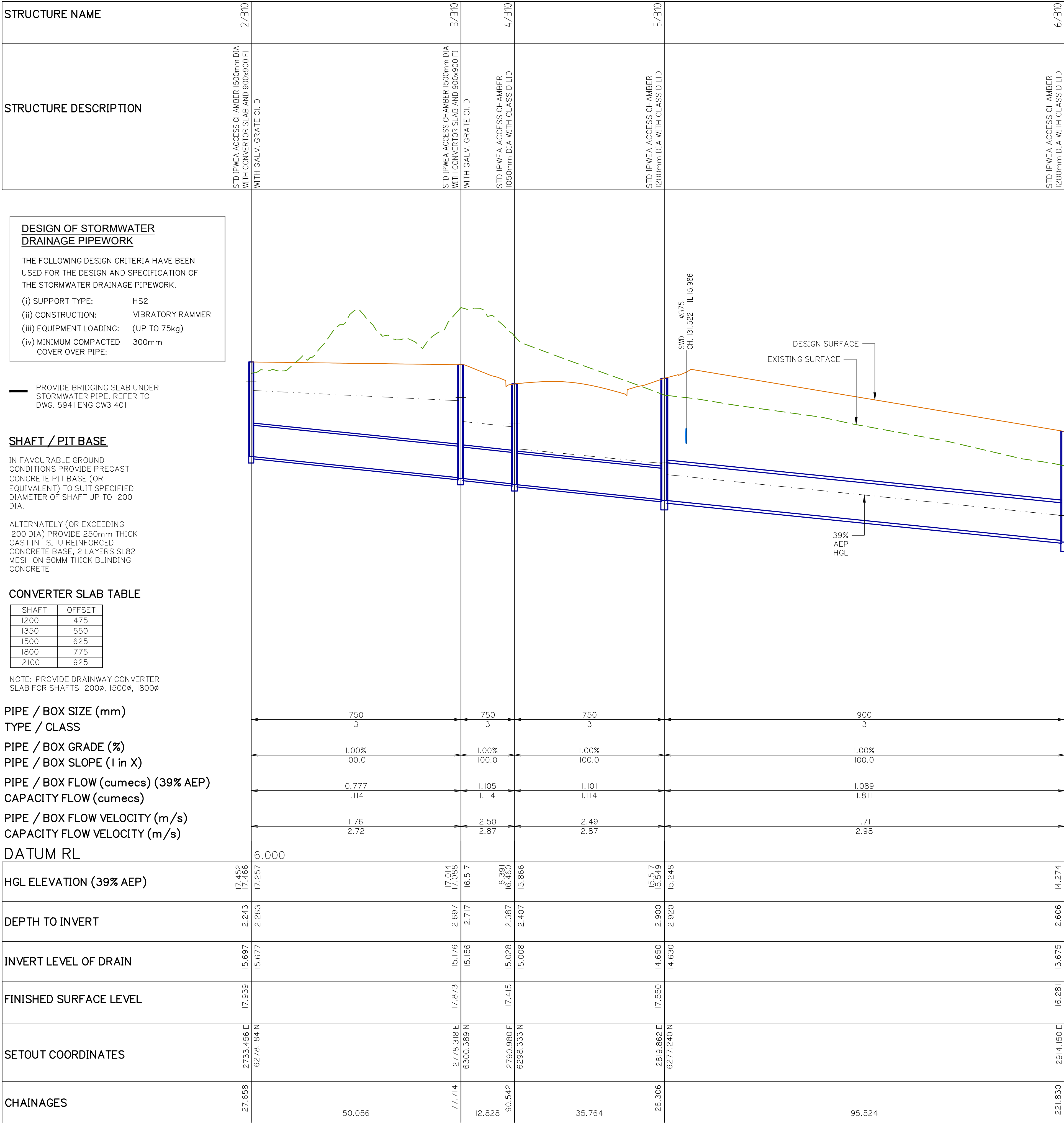


Project No:	5941
Designed:	JH
Drafted:	ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	Revision
5941 ENG CW3 511	C

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STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 3 OF 6

LINE310



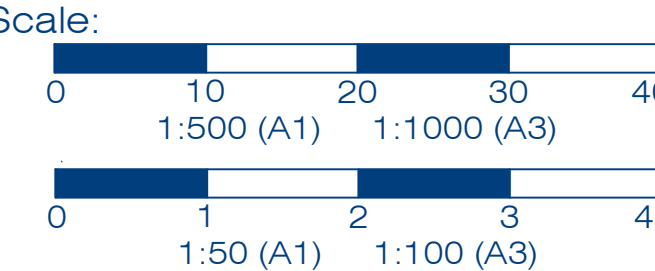
B	06/11/23	SECTION UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE

A1 UNREDUCED

CULVERT AND PIPE SIZES IN MILLIMETRES

A3 REDUCED



PROJECT NORTH POINT

Project No.: 5941	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	Revision
5941 ENG CW3 513	B

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No:..OPW/2023/1136.....

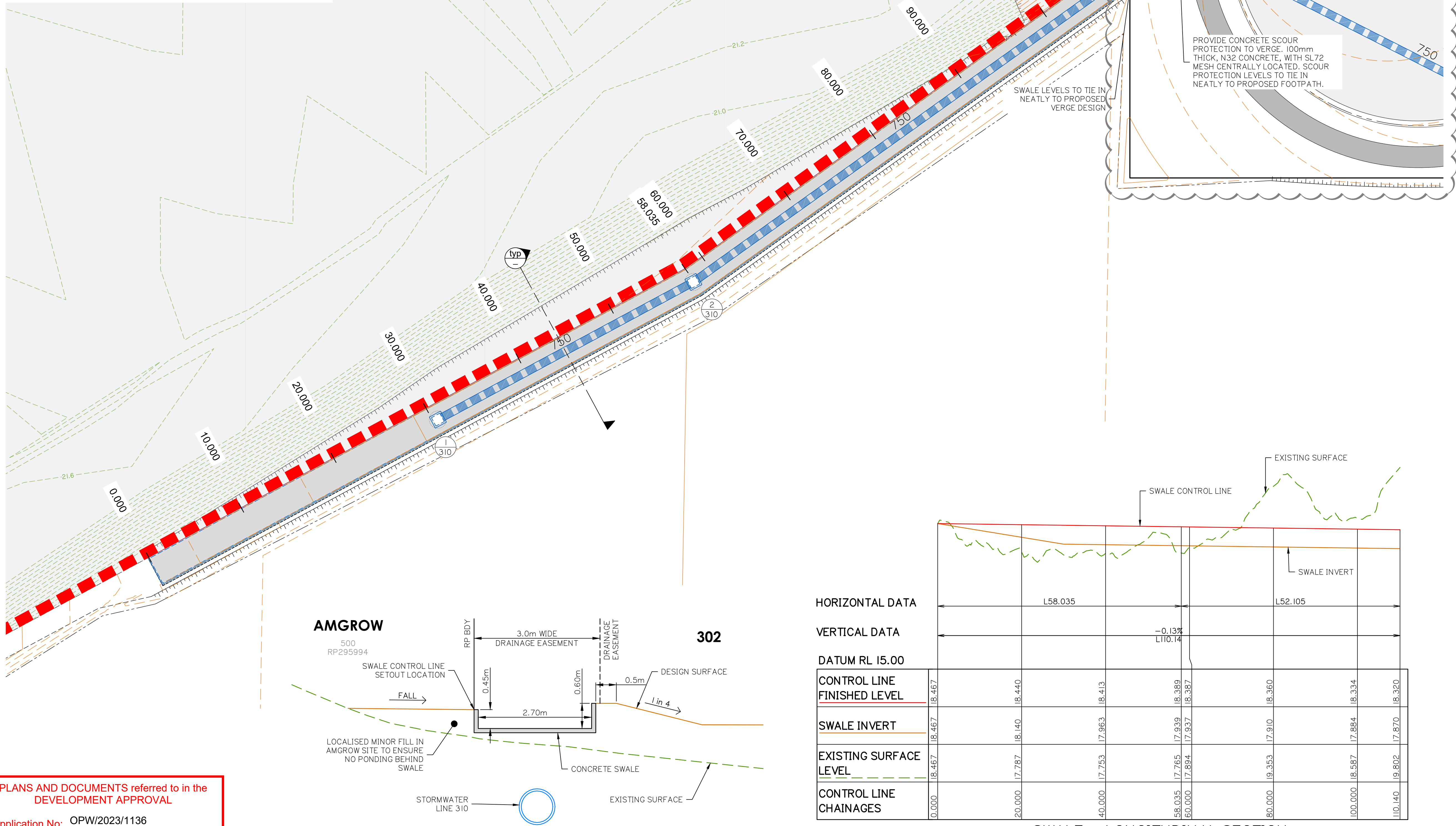
Dated: 14 February 2024.....

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

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SWALE CL SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2678.027	6260.605	18.467	70°55'32.00"
	10.000	2687.478	6263.873	18.453	70°55'32.00"
	20.000	2696.929	6267.141	18.440	70°55'32.00"
	30.000	2706.380	6270.409	18.427	70°55'32.00"
	40.000	2715.831	6273.677	18.413	70°55'32.00"
IP 2	50.000	2725.282	6276.945	18.400	70°55'32.00"
	58.035	2732.876	6279.571	18.389	
	60.000	2734.637	6280.443	18.387	63°40'02.00"
	70.000	2743.599	6284.878	18.373	63°40'02.00"
	80.000	2752.562	6289.314	18.360	63°40'02.00"
	90.000	2761.524	6293.750	18.347	63°40'02.00"
	100.000	2770.486	6298.186	18.334	63°40'02.00"
IP 3	110.000	2779.449	6302.622	18.320	63°40'02.00"
	110.140	2779.574	6302.684	18.320	63°40'02.00"



HORIZONTAL DATA

VERTICAL DATA

DATUM RL 15.00

CONTROL LINE FINISHED LEVEL	18.467	18.440	18.413	18.389	18.387	18.360	18.334	18.320
SWALE INVERT	18.467	18.140	17.963	17.839	17.937	17.910	17.884	17.870
EXISTING SURFACE LEVEL	18.467	17.787	17.753	17.765	17.894	19.353	18.587	19.802
CONTROL LINE CHAINAGES	0.000	20.000	40.000	58.035	60.000	80.000	100.000	110.140

SWALE – LONGITUDINAL SECTION

A1 HORZ SCALE 1:500
A1 VERT SCALE 1:50

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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SWALE LAYOUT AND DETAILS PLAN



planning | environment | landscape | engineering | survey
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Gold Coast | 78 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



FPI QUEENSLAND
PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

SWALE LAYOUT AND
DETAILS PLAN

B	08/02/24	FOOTPATH AMENDED	JH	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	JH	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



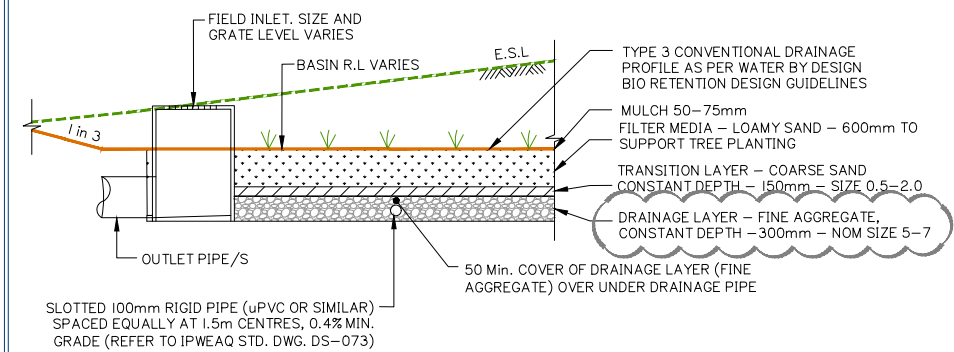
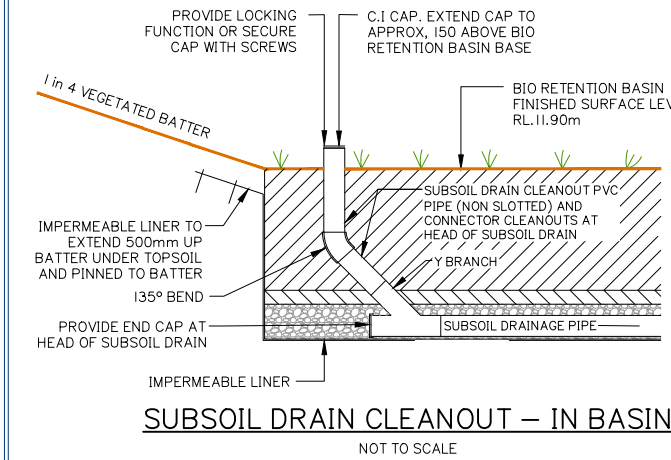
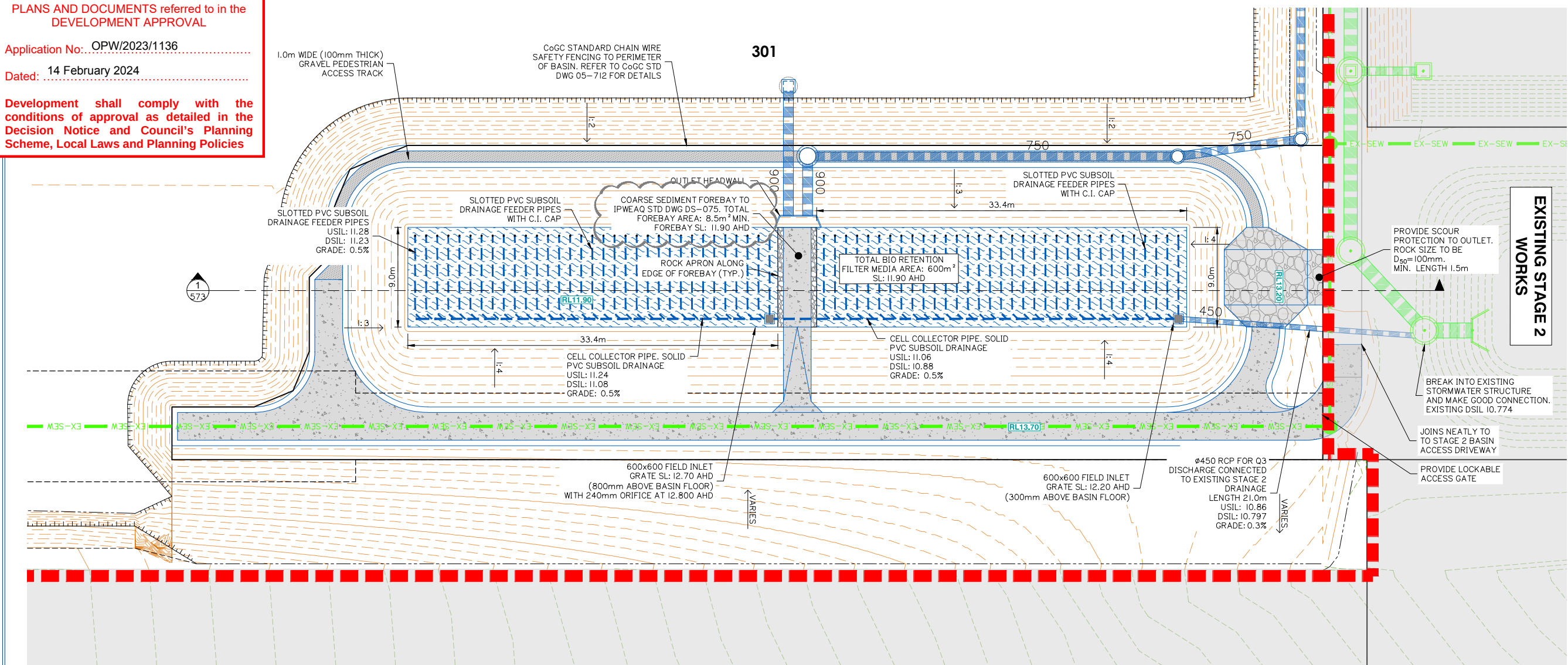
Project No: 5941	
Designed: JH	Drafted: JH
Approved: MG	
RPEQ	16939
Signed:	
Date: 28/09/2023	
Drawing No: 5941 ENG CW3 560	Revision: B

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1136

Dated: 14 February 2024

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



TYPICAL BIO-RETENTION BASIN DETAIL
N.T.S

WATER SURFACE LEVEL TABLE

EVENT (ARI)	LEVEL (AHD)
Q1	12.871
Q2	12.984
Q5	13.099
Q10	13.148
Q20	13.260
Q50	13.341
Q100	13.388

BIO RETENTION I - COARSE SEDIMENT FOREBAY SIZING GUIDE CALCULATIONS

$$V_s = A_c \times R \times L_o \times F = 2.525 \text{ m}^3$$

$$R = 1 - \left[1 - \frac{1}{n} \times \frac{V_s}{0.7A_c} \right]^n$$

$$0.8 = 1 - \left[1 - \frac{0.10}{0.5 \times 0.30/A_c} \right]^{0.5} \quad A_f = 36 \text{ m}^2$$

$$D_s = \frac{V_s}{A_f} \quad D_s = \frac{2.5248}{36.00} = 0.070 \text{ m}$$

OPTIMIZATION OF MINIMUM FOREBAY SIZE:

$$D_s = 0.3 \text{ m} \quad A_f = \frac{2.5248 \text{ m}^3}{0.3} = 8.419 \text{ m}^2$$

CALCULATED FOR 1 FOREBAY AT 8.419m².

$$V_s = 2.5248 \text{ m}^3 \text{ (Works Above)}$$

$$A_c = 5.263 \text{ ha (Refer Catchment Plans)}$$

UNMITIGATED POST-DEVELOPMENT FLOW
 $Q = 0.3 \text{ m}^3/\text{s}$ (3 month ARI)

$$V_s = 0.1 \text{ m/s (Recommended for Imm Particle)}$$

$$R = 0.8 \text{ (Recommended 80% Capture)}$$

$$L_o = 0.6 \text{ (From Healthy Waterways Guide)}$$

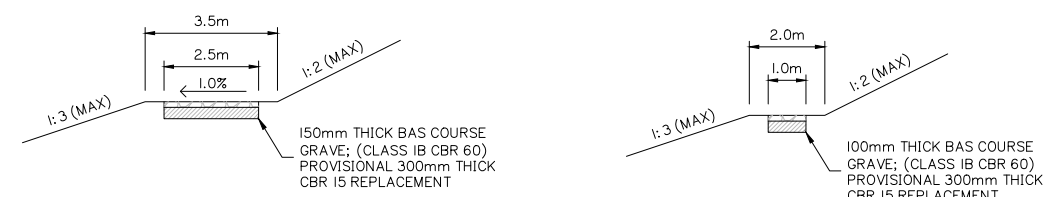
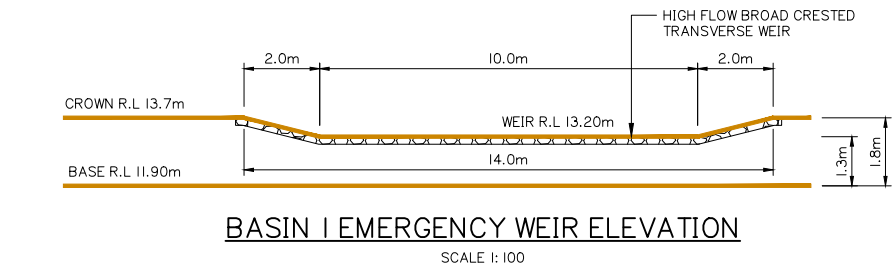
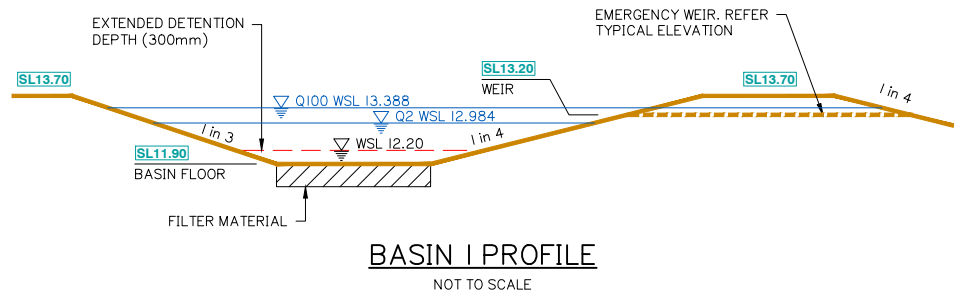
$$n = 0.5 \text{ (Recommended Turbulence)}$$

$$F_o = 1.0 \text{ (Frequency of Clean Out / Yr)}$$

REFER TO BIO RETENTION TECHNICAL DESIGN GUIDELINES FOR FURTHER INFORMATION

NOTE:

- FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
- FOR GENERAL NOTES, REFER TO SHEETS 002 AND 003



TYPICAL SECTION
MAINTENANCE ACCESS TRACK FOR VEHICLES
SCALE 1:100

TYPICAL SECTION
MAINTENANCE ACCESS TRACK FOR PEDESTRIANS
SCALE 1:100

OPERATIONAL PHASE BIO RETENTION BASIN I LAYOUT PLAN

Client:



Project: VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST
Level Datum: AHD
Meridian:
PSM:
RL:

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Drawing Title:

OPERATIONAL PHASE
BIO RETENTION BASIN 1
LAYOUT PLAN

Rev	Date	Description	JH	MG
D	08/02/24	FOREBAY DETAILS ADDED	JH	MG
C	08/01/24	NOTES ADDED	JH	MG
B	06/11/23	LAYOUT UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

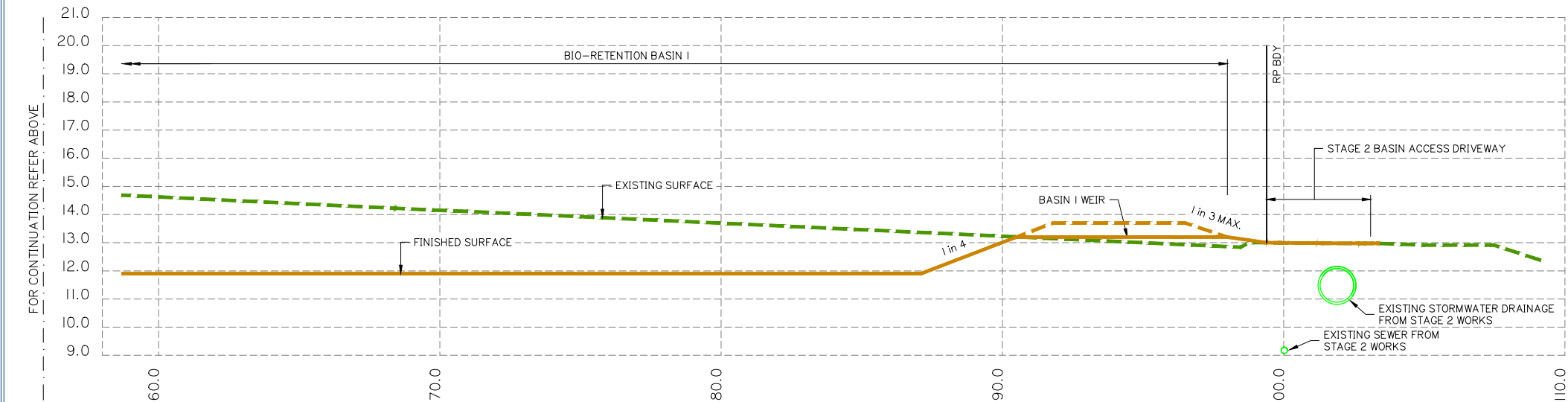
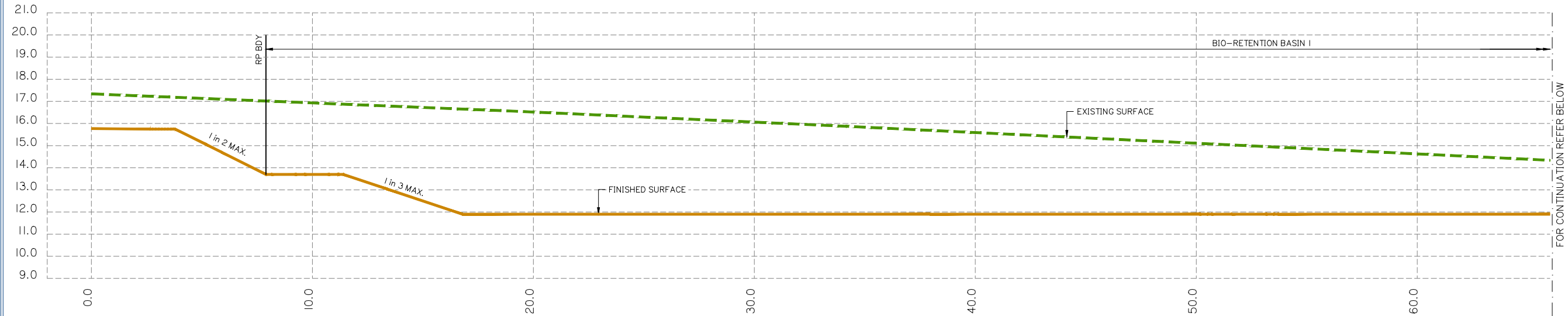
Scale:

0 4 8 12 16m
1:200 (A1) 1:400 (A3)

PROJECT NORTH POINT



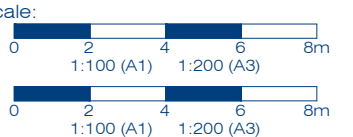
Project No: 5941	
Designed: JH	Drafted: JH
Approved: MG	
RPEQ: 16939	
Signed: [Signature]	
Date: 28/09/2023	
Drawing No: 5941 ENG CW3 570	Revision: D



SECTION 1
SCALE:
1: 100 HORIZ.
1: 100 VERT.

A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED



PROJECT NORTH POINT

Project No.	5941
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No:	Revision
5941 ENG CW3 573	A

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: OPW/2023/1136

Dated: 14 February 2024

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

Client:



Project:

VANTAGE YATALA
STAGE 3

Site Address:

LOT 504 HOMESTEAD
DRIVE, STAPYLTON
QLD, 4207

RPD:

Lot: 504
Plan: SP329485
Local Authority: CITY OF GOLD COAST

Level Datum: AHD
Meridian:
PSM:
RL:

ISSUED FOR APPROVAL

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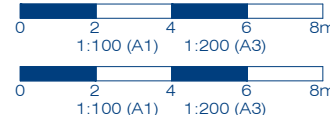
Drawing Title:

BIO RETENTION BASIN
SECTIONS
SHEET 2 OF 2

B	06/11/23	SECTION UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

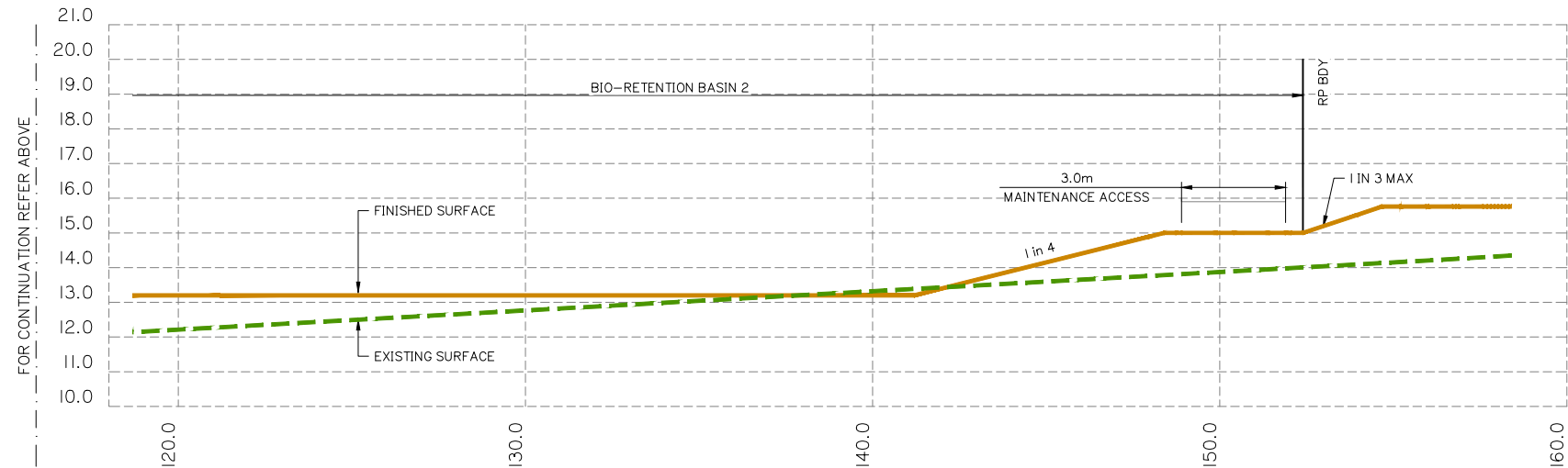
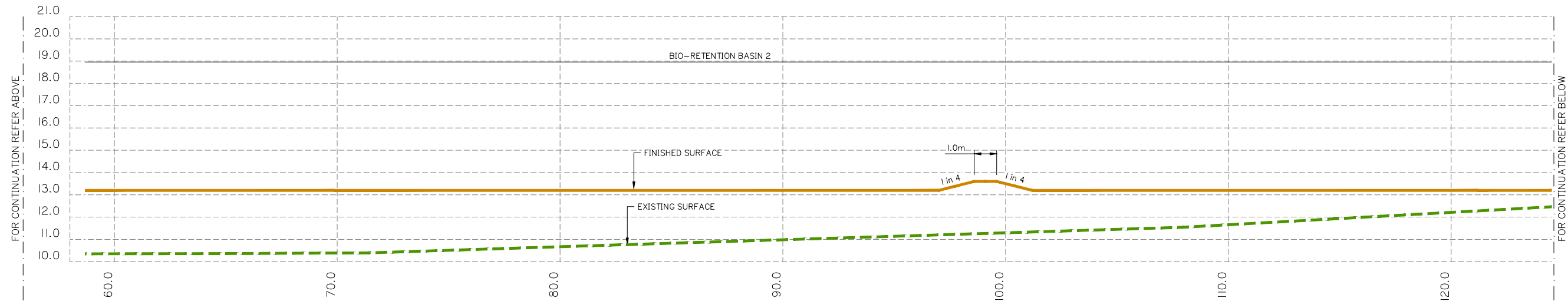
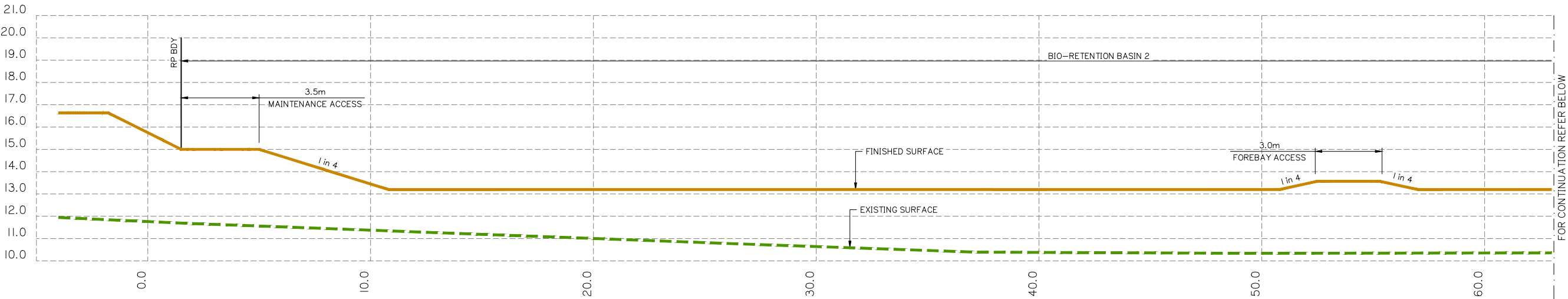
DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES
A1 UNREDUCED
A3 REDUCED

Scale:



PROJECT NORTH POINT

Project No:	5941	Revision	
Designed:	JH	Drafted:	JH
Approved:			MG
RPEQ			16939
Signed:			
Date:			28/09/2023
Drawing No:	5941 ENG CW3 574	Revision	B



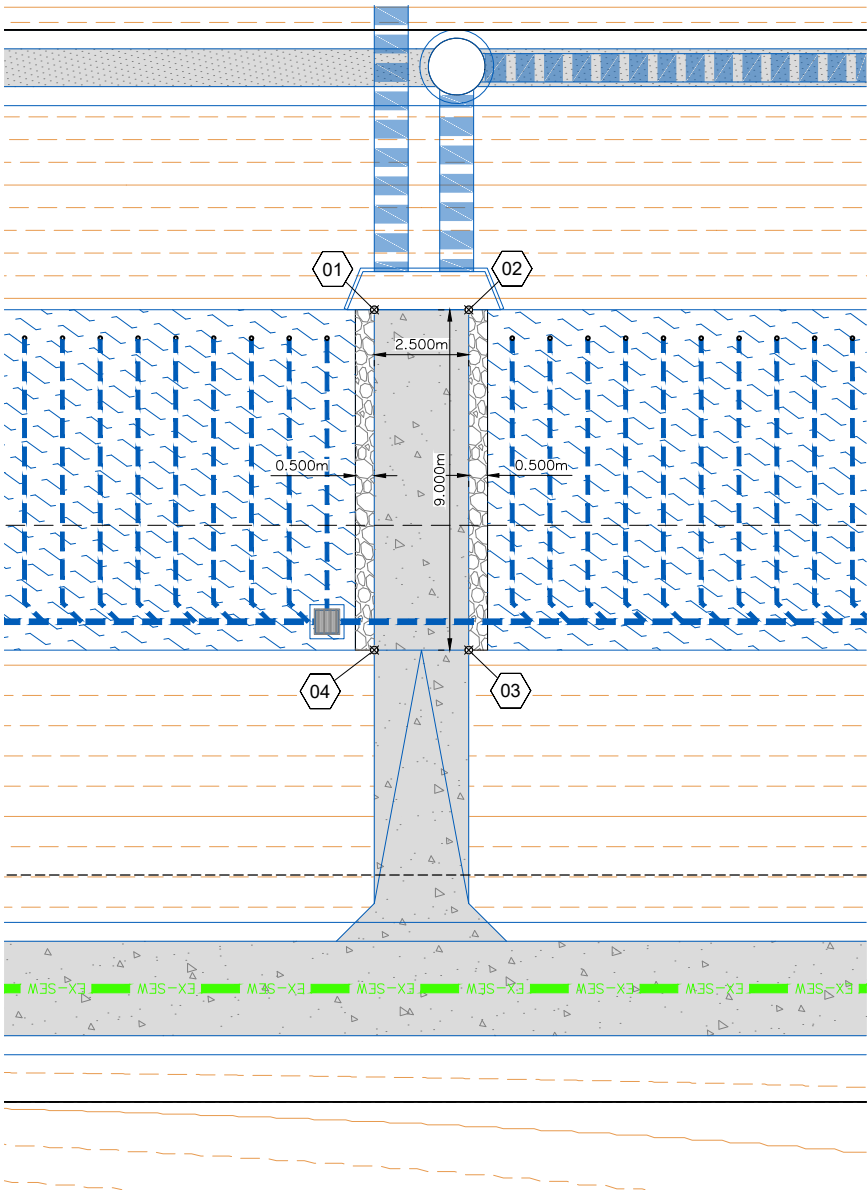
SECTION 2
SCALE:
1: 100 HORIZ.
1: 100 VERT.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

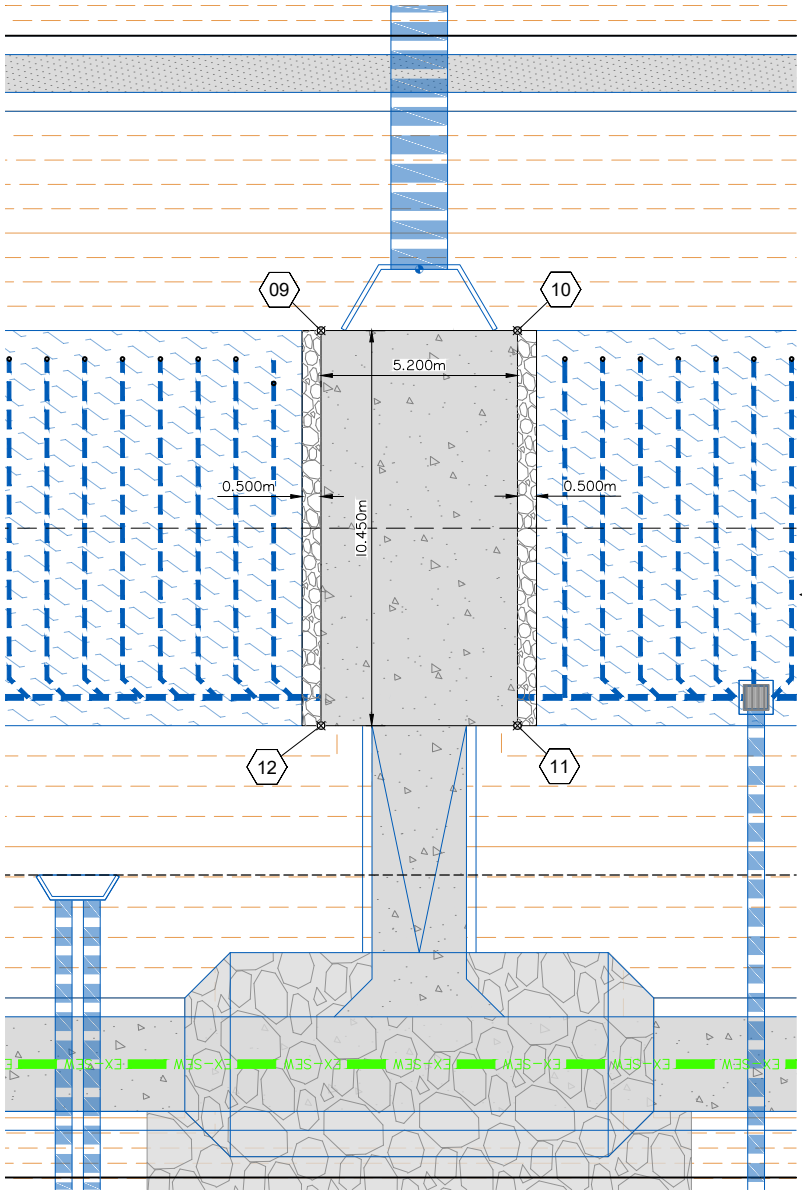
Application No: OPW/2023/1136

Dated: 14 February 2024

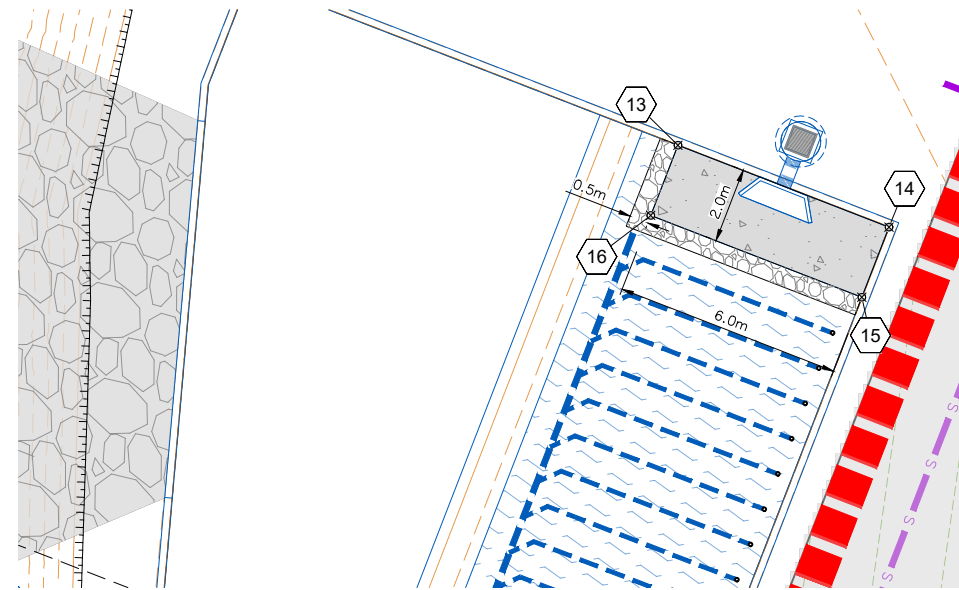
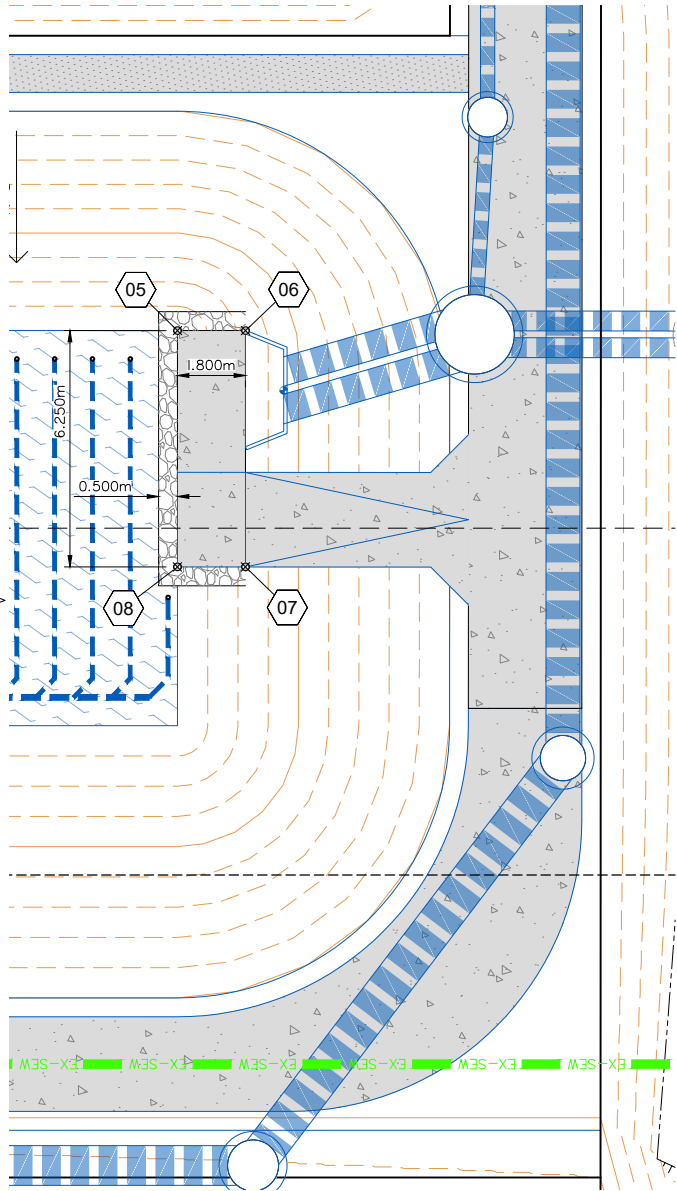
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BASIN 1 FOREBAY SETOUT PLAN
SCALE 1: 100



BASIN 2 FOREBAY SETOUT PLAN
SCALE 1: 100



BASIN 3 FOREBAY SETOUT PLAN
SCALE 1: 100

FOREBAY SETOUT TABLE			
POINT	EASTING	NORTHING	LEVEL (AHD)
01	3030.675	6445.598	11.900
02	3031.075	6448.066	11.900
03	3039.959	6446.627	11.900
04	3039.559	6444.159	11.900
05	2995.647	6238.362	13.200
06	2995.935	6240.138	13.200
07	3002.105	6239.137	13.200
08	3001.816	6237.361	13.200
09	2981.276	6149.618	13.200
10	2982.108	6154.751	13.200
11	2992.423	6153.080	13.200
12	2991.592	6147.947	13.200
13	2916.039	5990.062	12.700
14	2919.072	5995.228	12.700
15	2920.788	5994.221	12.700
16	2917.758	5989.054	12.700

BIO RETENTION BASIN FOREBAY SETOUT PLAN

B	06/11/23	LAYOUT UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE
SHOWN OTHERWISE
CULVERT AND PIPE SIZES IN MILLIMETRES

A1 UNREDUCED
A3 REDUCED

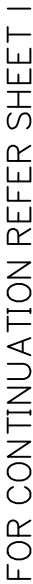
Scale:
0 4 8 12 16m
1:200 (A1) 1:400 (A3)

PROJECT NORTH POINT



Project No.: 5941	
Designed: JH	Drafted: JH
Approved:	MG
RPEQ	16939
Signed:	
Date:	28/09/2023
Drawing No.: 5941 ENG CW3 575	Revision: B

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL
Application No.: OPW/2023/1136
Dated: 14 February 2024
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FOR CONTINUATION REFER SHEET 3

NEW 150Ø PROPERTY CONNECTION
TO BE INSTALLED AS PART OF
STAGE 3 CIVIL WORKS. REFER TO
LIVE WORKS TABLE FOR DETAILS

LOT
301

1
S24

STRUCTURE No.	EASTING	NORTHING
LOT 303	2831.516	6466.543
2/300	2835.773	6466.014
1/300	2853.935	6463.066
EX 53/7	2863.615	6522.690
LOT 302	2817.358	6267.792
EX S24/5	3019.779	6266.019
LOT 301	2976.189	6013.561
EX S21/5	2978.609	6011.788
LOT 304	2915.561	5997.286
2/500	2917.230	6000.133
1/500	2939.751	5986.751
EX S20/5	2973.170	2973.170

LIVE WORKS SCHEDULE – SEWER										
No	DESCRIPTION	DIA SEWER	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	FSL	ESL	IL	DEPTH TO INVERT
1(A)	CONTRACTOR TO BREAK INTO EXISTING STRUCTURE S3/7, COMPLETE BENCHING AND LAY LINE 300 INCLUDING 150Ø LOT 303 HOUSE CONNECTION	DN150	S3/7	P3	D/C	–	15.931	15.931	11.955	3.976
2(A)	CONTRACTOR TO BREAK INTO EXISTING STRUCTURE S24/5, AND INSTALL 150Ø LOT 301 HOUSE CONNECTION	DN150	S24/5	C	D/C	301	15.690	15.690	11.820	3.870
3(A)	CONTRACTOR TO BREAK INTO EXISTING STRUCTURE S21/5, AND INSTALL 150Ø LOT 302 HOUSE CONNECTION	DN150	S21/5	C	D/C	302	16.565	16.565	11.720	4.845
4(A)	CONTRACTOR TO BREAK INTO EXISTING STRUCTURE S20/5, COMPLETE BENCHING AND LAY LINE 500 INCLUDING 150Ø LOT 503 HOUSE CONNECTION	DN150	S20/5	P3	D/C	–	13.264	13.264	7.036	6.228



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GENERAL NOTES.

Drawing Title:

SEWER RETICULATION
LAYOUT PLAN
SHEET 2 OF 4

[illegible]

A	25/05/23	ORIGINAL ISSUE	JH	MG
Rev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT



Project No. 5941

Designed: JH | Drafted: JH

Approved: MG

RPEQ	16939
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Signed: 

Date: 28/09/2023

Drawing No: Revision

5941 ENG CW3 611

A

PIPE DN.	FITTING	MAX. THRUST IN KN	THRUST BLOCK HEIGHT	STIFF CLAY 50 kPa.	VERY STIFF CLAY SANDY LOAM 100kPa.	SAND & GRAVEL HARDCLAY 150kPa.	SAND & GRAVEL CEMENTED WITH CLAY 200kPa.	ROCK 240kPa
100	90° BEND	19.8	400	1000	●	●	●	●
	60° BEND	14.0		700	●	●	●	●
	45° BEND	10.7		●	●	●	●	●
	22.5° BEND	5.5		●	●	●	●	●
	11.25° BEND	2.7		●	●	●	●	●
	TEE OR CLOSED END	14.0		700	●	●	●	●
150	90° BEND	41.7	450	1860	930	●	●	●
	60° BEND	29.5		1320	660	●	●	●
	45° BEND	22.6		1000	●	●	●	●
	22.5° BEND	11.5		●	●	●	●	●
	11.25° BEND	5.8		●	●	●	●	●
	TEE OR CLOSED END	29.5		1300	660	●	●	●
200	90° BEND	71.7	550	*	1300	870	650	●
	60° BEND	50.7		1850	920	●	●	●
	45° BEND	38.8		1410	700	●	●	●
	22.5° BEND	19.8		720	●	●	●	●
	11.25° BEND	9.9		●	●	●	●	●
	TEE OR CLOSED END	50.7		1850	920	●	●	●
225	90° BEND	89.4	600	*	1500	1000	750	●
	60° BEND	63.2		2110	1060	700	●	●
	45° BEND	48.4		1620	810	●	●	●
	22.5° BEND	24.6		830	●	●	●	●
	11.25° BEND	12.4		●	●	●	●	●
	TEE OR CLOSED END	63.2		210	1060	700	●	●
250	90° BEND	109.0	650	*	1700	1120	840	700
	60° BEND	77.1		2400	1200	800	●	●
	45° BEND	59.0		1820	910	●	●	●
	22.5° BEND	30.1		930	●	●	●	●
	11.25° BEND	15.1		●	●	●	●	●
	TEE OR CLOSED END	77.1		2400	1200	800	●	●
300	90° BEND	158.6	700	*	2270	1510	1140	950
	60° BEND	112.2		*	1600	1070	800	670
	45° BEND	85.9		2453	1230	820	●	●
	22.5° BEND	43.8		1250	630	●	●	●
	11.25° BEND	22.0		630	●	●	●	●
	TEE OR CLOSED END	112.2		*	1600	1070	800	750

PIPE DN.	FITTING	MAX. THRUST IN KN	THRUST BLOCK HEIGHT	STIFF CLAY 50 KPa.	VERY STIFF CLAY SANDY LOAM 100KPa.	SAND & GRAVEL HARDCLAY 150KPa.	SAND & GRAVEL CEMENTED WITH CLAY 200KPa.	ROCK 240KPa
375	90° BEND	241.9	800	*	*	2220	1510	1260
	60° BEND	171.0		*	2140	1430	1070	890
	45° BEND	130.9		*	1640	1090	820	680
	22.5° BEND	66.7		1670	840	●	●	●
	11.25° BEND	33.5		840	●	●	●	●
	TEE OR CLOSED END	171.0		*	2140	1430	1070	890
450	90° BEND	342.6	900	*	*	2540	1900	1590
	60° BEND	242.3		*	2690	1800	1350	1120
	45° BEND	185.4		*	2060	1375	1030	860
	22.5° BEND	94.5		2100	1050	700	●	●
	11.25° BEND	47.5		1060	●	●	●	●
	TEE OR CLOSED END	242.3		*	2690	1800	1350	1120
500	90° BEND	418	1000	*	*	2790	2090	1740
	60° BEND	295.6		*	*	1970	1480	1230
	45° BEND	226.2		*	2260	1510	1130	940
	22.5° BEND	115.3		2310	1150	770	●	●
	11.25° BEND	58.0		1160	●	●	●	●
	TEE OR CLOSED END	295.5		*	*	1970	1480	1230
600	90° BEND	593	1100	*	*	*	2700	2250
	60° BEND	419		*	*	2540	1910	1590
	45° BEND	320		*	2920	1950	1460	1220
	22.5° BEND	164		2980	1490	990	750	620
	11.25° BEND	82.2		1500	750	●	●	●
	TEE OR CLOSED END	419		*	*	2540	1910	1590
750	90° BEND	909	1300	*	*	*	*	2920
	60° BEND	643		*	*	*	2480	2060
	45° BEND	492		*	*	2530	1890	1580
	22.5° BEND	251		*	1930	1290	970	810
	11.25° BEND	126.1		1940	970	650	●	●
	TEE OR CLOSED END	643		*	*	*	2480	2060
900 (Ø960 MSCL)	90° BEND	1.228	1500	*	*	*	*	3420
	60° BEND	868		*	*	*	2900	2420
	45° BEND	664		*	*	2960	2220	1850
	22.5° BEND	339		*	2260	1510	1130	940
	11.25° BEND	170		2270	1140	760	●	●
	TEE OR CLOSED END	868		*	*	*	3300	2650

• INDICATES BLOCK LENGTH OF 600
* = SPECIAL DESIGN

THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK.

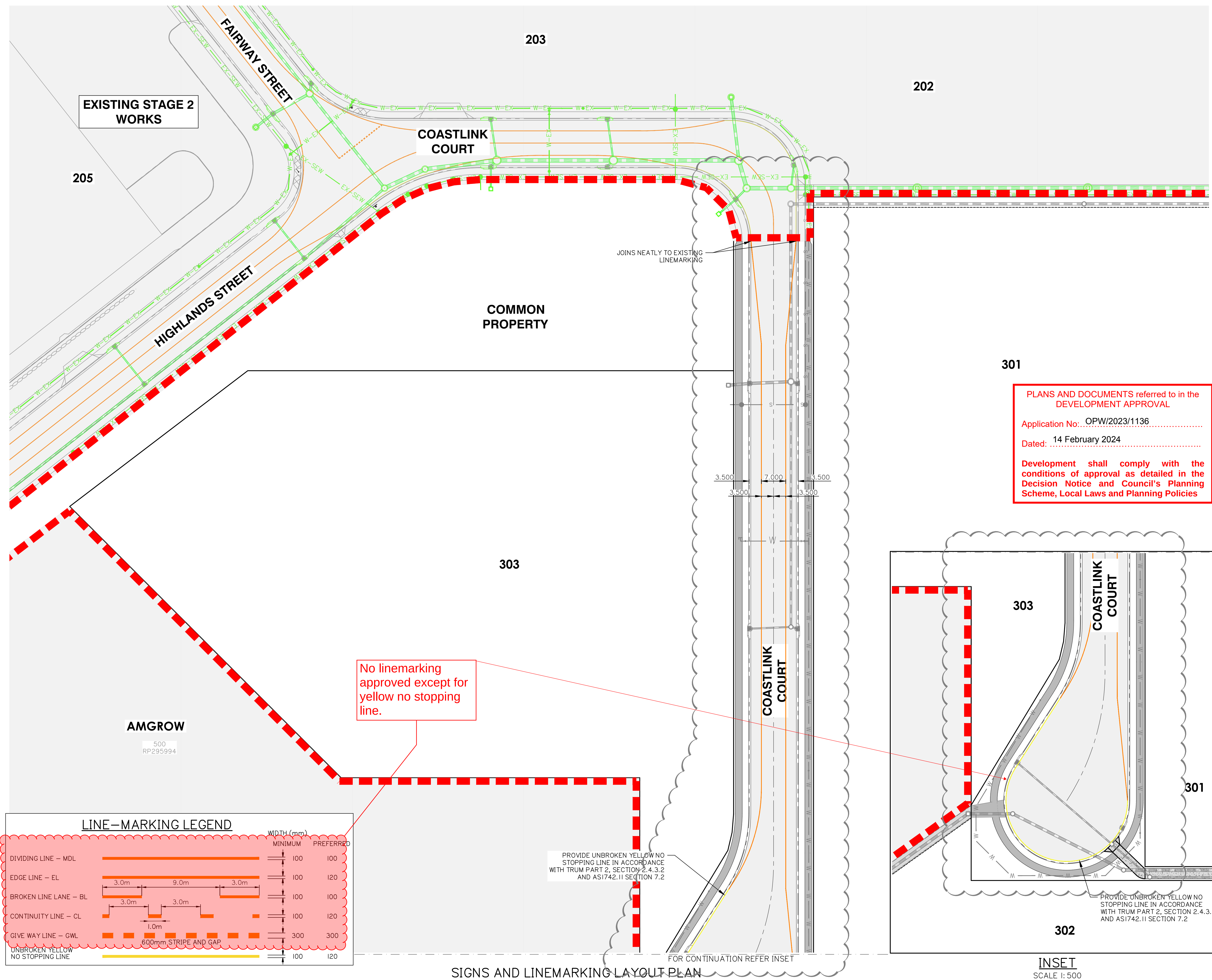
NOTE:
CONTRACTOR TO CONFIRM LOCATIONS AND LEVELS OF EXISTING
SERVICES PRIOR TO COMMENCEMENT OF WORKS AND NOTIFY
SUPERINTENDENT IF DIFFERENT FROM THOSE SHOWN.

The image contains three sets of technical drawings for thrust blocks, each with a plan and elevation view.

- THRUST BLOCK FOR TEES (FOR HORIZONTAL THRUST):**
 - PLAN:** Shows a tee fitting with a 45° chamfer. Dimensions include a 150mm width, a 600mm length (L = 600), and a note "L = > 600 REFER TABLE". A "CORROSION PROTECTION" area is indicated.
 - ELEVATION:** Shows the block with a 100mm height, a 250mm width, and a 150mm height. A note "HEIGHT REFER TABLE" is present. The block is labeled "DN".
- THRUST BLOCK FOR BENDS (FOR HORIZONTAL THRUST):**
 - PLAN:** Shows a 90° bend fitting with a 45° chamfer. Dimensions include a 150mm width, a 600mm length (L = 600), and a note "L = > 600 REFER TABLE". A "CORROSION PROTECTION" area is indicated.
 - ELEVATION:** Shows the block with a 100mm height, a 250mm width, and a 150mm height. A note "HEIGHT REFER TABLE" is present. The block is labeled "DN".
- FLUSHING/WASHOUT BEND THRUST BLOCK (FOR HORIZONTAL THRUST) (MINIMUM):**
 - PLAN:** Shows a flush/washout bend fitting. Dimensions include a 150mm width, a 300mm bearing area, and a note "BEARING AREA 300 MIN". A "CORROSION PROTECTION" area is indicated.
 - ELEVATION:** Shows the block with a 100mm height, a 250mm width, and a 150mm height. A note "HEIGHT REFER TABLE" is present. The block is labeled "DI PIPE".

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. CAST THE THRUST AREA OF ALL THRUST BLOCKS AGAINST A CLEAN FACE OF UNDISTURBED NATURAL SOIL. SOIL CLASSIFICATIONS USED ON THIS DRAWING ARE EXPLAINED IN SEQ-WAT-1200-1. DO NOT USE STANDARD THRUST BLOCKS AS SPECIFIED IN THIS DRAWING IN SOILS WITH < 50kPa BEARING CAPACITY EG;
 - VERY SOFT, SOFT OR FIRM CLAY.
 - LOOSE CLEAN SAND,
 - UNCOMPACTED FILL OR REFUSE,A GEOTECHNICAL ASSESSMENT AND INDIVIDUAL DESIGN IS REQUIRED FOR THESE SOILS.
3. THRUST BLOCKS NOT TO INTERFERE WITH OTHER SERVICES OR BE LOCATED OUTSIDE THE WATER MAIN ALLOCATION WITHOUT WATER AGENCY APPROVAL.
4. ALL CONCRETE GRADE N20. TABLE OF DIMENSIONS BASED ON REQUIRED TEST PRESSURE OF 1200kPa AND ACTUAL DICL PIPE DIAMETERS.
5. THE MINIMUM THRUST AREA FOR TAPER THRUST BLOCKS TO BE EQUAL TO THE DIFFERENCE BETWEEN THE THRUST AREAS FOR TEES OR CLOSED ENDS OF EQUIVALENT DIAMETER TO THOSE EACH SIDE OF TAPER. THE DETAIL SHOWN IS FOR < OR = DN150 MAINS. FOR LARGER MAINS, THE TAPER THRUST BLOCK SHALL BE REINFORCED AND OF A SIZE AS SHOWN IN SEQ-WAT-1206-1.
6. FOR DOWNWARD VERTICAL THRUST, THE ALLOWABLE BEARING PRESSURES FOR VARIOUS SOILS MAY BE TAKEN AS TWICE THAT FOR HORIZONTAL THRUST SHOWN.
7. WHEN POURING CONCRETE AGAINST FITTINGS PLACE A MEMBRANE OF POLYETHYLENE, PVC OR FELT BETWEEN THE FITTING AND CONCRETE TO PREVENT DAMAGE TO THE FITTING. PIPE JOINTS TO BE CLEAR OF CONCRETE.
8. CONCRETE THRUST BLOCK ANCHORS FOR VALVES TO BE AS DETAILED ON SEQ-WAT-1206-1.

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C	08/02/24	FOOTPATH AMENDED	JH	MG
B	06/11/23	LEGEND UPDATED	ML	MG
A	25/05/23	ORIGINAL ISSUE	JH	MG
ev	Date	Description	DRN	CHK

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.	A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMETRES	A3 REDUCED

Scale:



0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

