

VANTAGE YATALA

STAGE 3 PUBLIC WORKS

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



LOCALITY PLAN

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

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development
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PROVIDE ANNUAL MAINTENANCE COSTINGS FOR ALL
LANDSCAPE ITEMS ON PUBLIC LAND RELEVANT TO THE
DEVELOPMENT FOR THE DURATION OF THE
'ESTABLISHMENT' AND 'ON MAINTENANCE PERIODS. REFER
CONDITION 11,a,xv OF COM/2023/82

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1492

Dated: 19 March 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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Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 352, Beerleigh 4207

Client:

FRASERS
PROPERTY

FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

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

ISSUED FOR TENDER

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DRAWING TITLE

Cover Page

C	14.12.23	For Approval	JLS	MD
B	28.06.23	For Tender	JLS	MD
A	25.05.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK
Scale at A1:				
Designed:	JLS			
Drafted:	JLS			
Checked:	MG			
RPEQ:	16939			
Signed:				
Date:	14.12.23			
Drawing No:	5941-3-L-PUB-OPW-CP01			Rev. No: C



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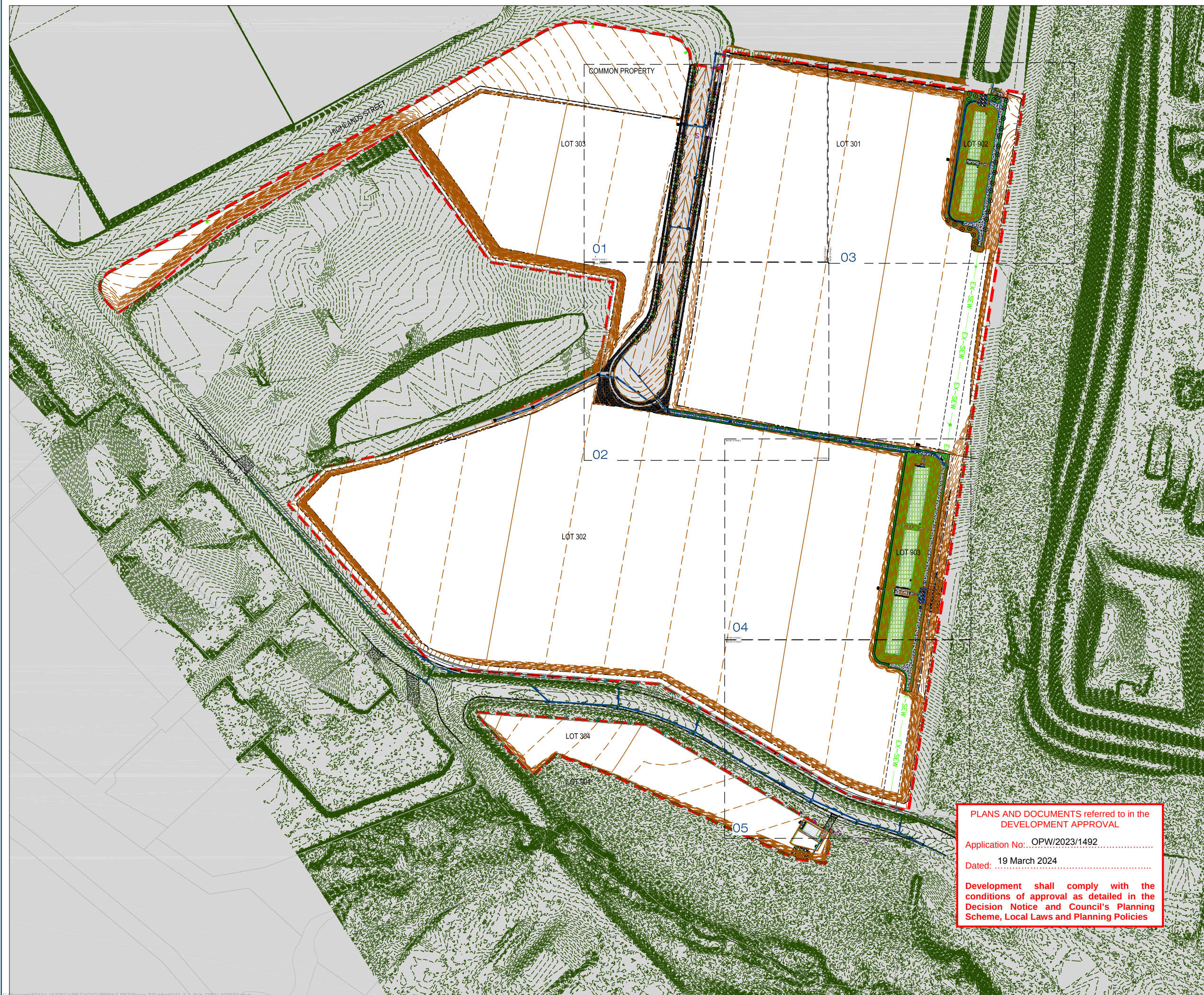
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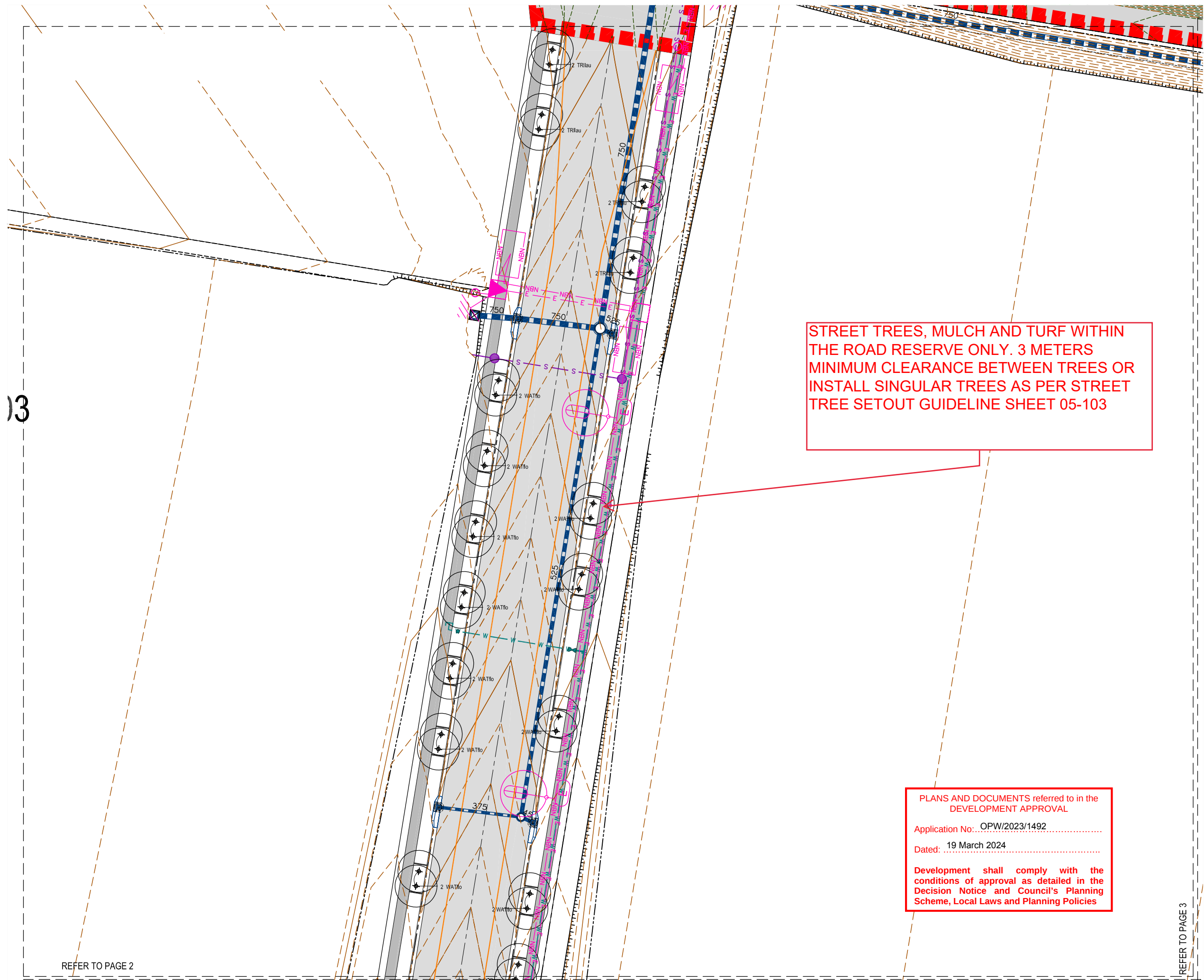
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A	25.05.23	For Tender	JLS	MC
Issue	Date	Description	DRN	CH

Scale at A1:

Date:	14 12 23
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Drawing No:	Rev. No:
5941-3-L-PUB-OPW-CP02	C





13

STREET TREES, MULCH AND TURF WITHIN THE ROAD RESERVE ONLY. 3 METERS MINIMUM CLEARANCE BETWEEN TREES OR INSTALL SINGULAR TREES AS PER STREET TREE SETOUT GUIDELINE SHEET 05-103

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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REFER TO PAGE 2

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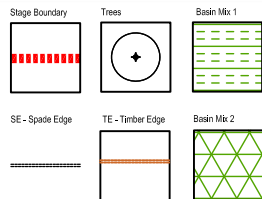
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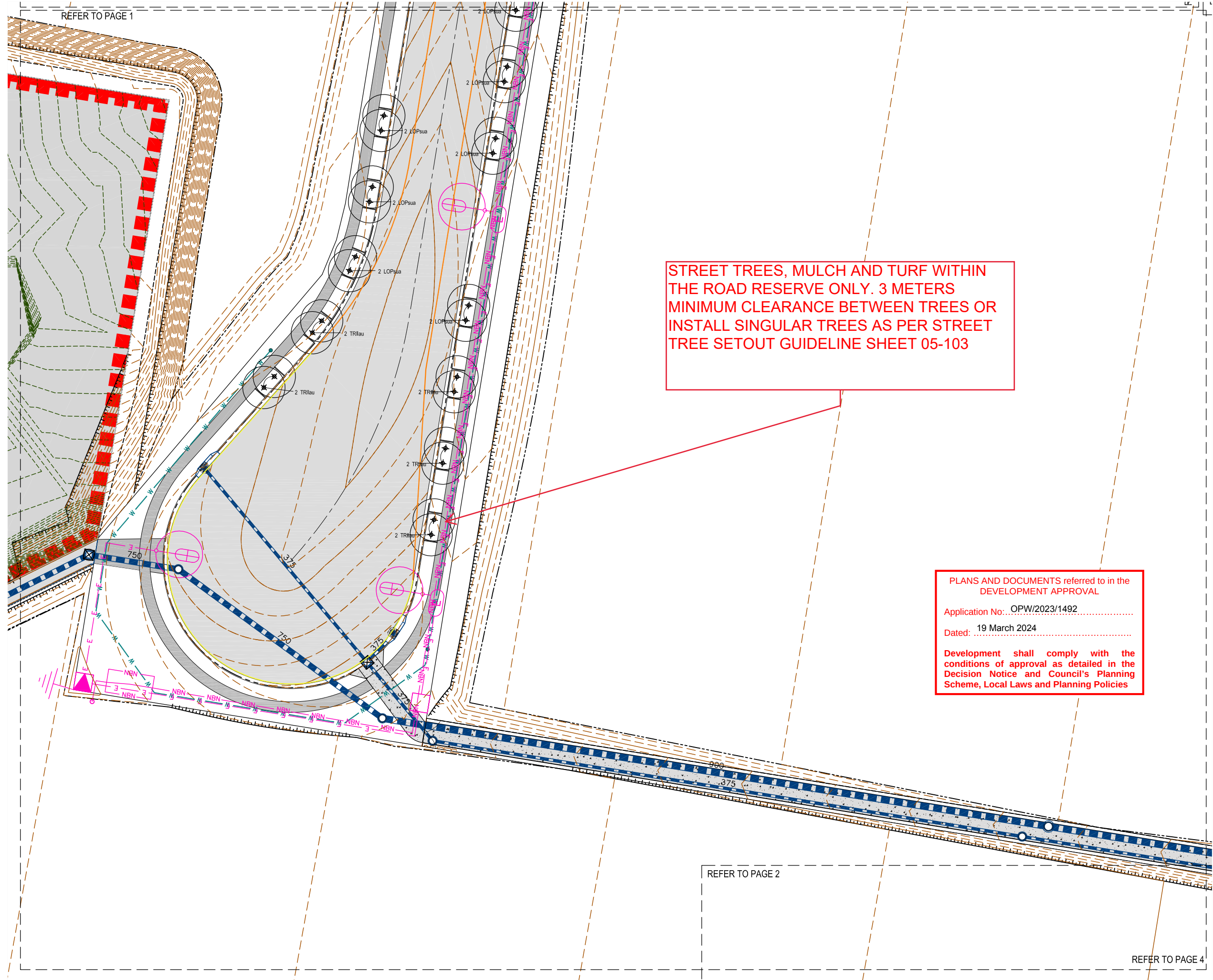
Planting Plan

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Drawing No: 5941-3-L-PUB-OPW-PP01 Rev. No: C



LEGEND

Stage Boundary	Trees	Basin Mix 1
SE - Spade Edge	TE - Timber Edge	Basin Mix 2

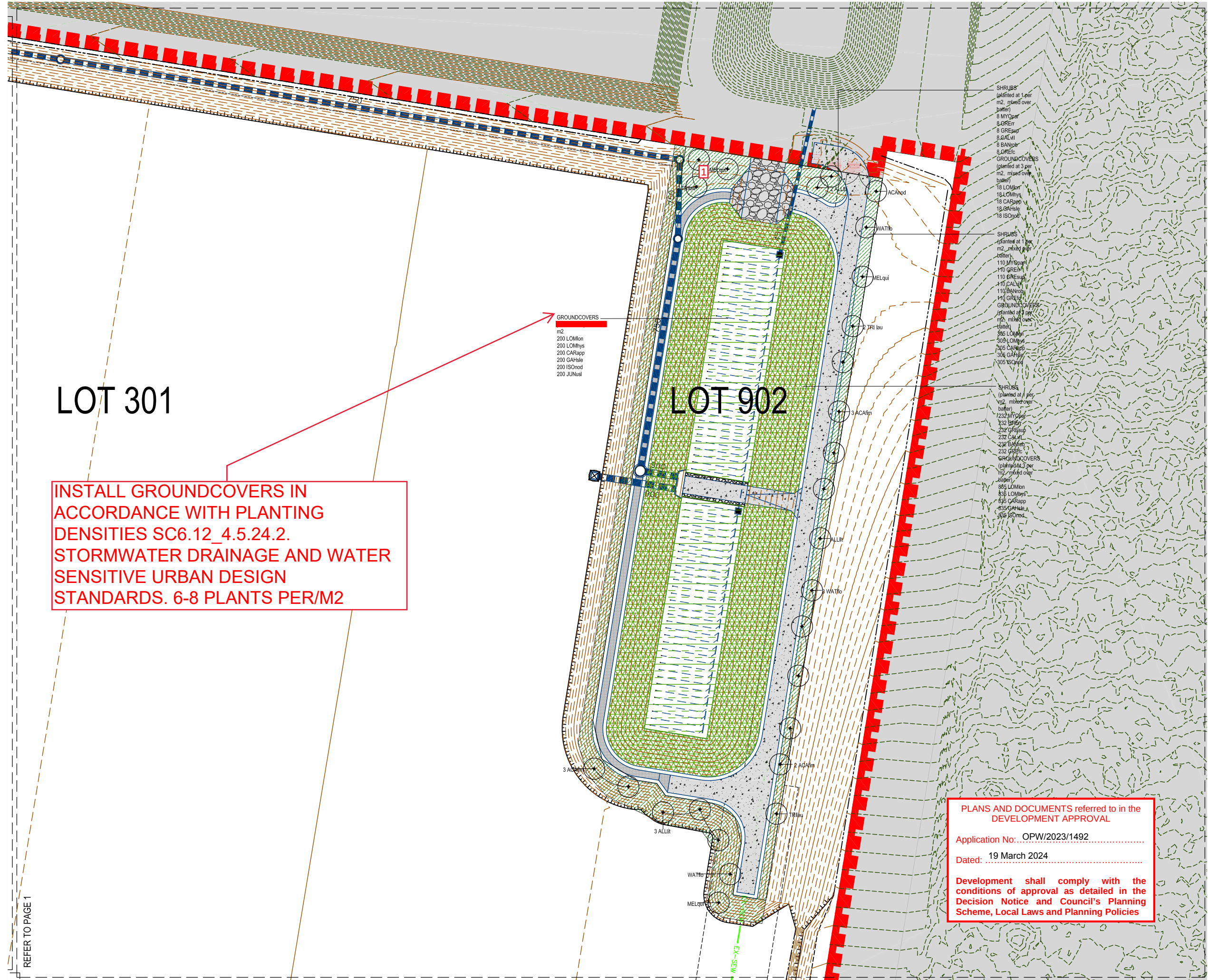
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Drawing No: 5941-3-L-PUB-OPW-PP02 Rev. No: C



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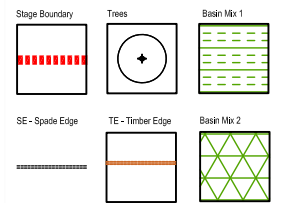
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REFER TO PAGE 2

REFER TO PAGE 4

REFER TO PAGE 5

G:\Projects\5941\LANDSCAPE\CAD\CURRENT SET\Stage 3\Public\5941-3-L-Pub-OPW-190623.dwg

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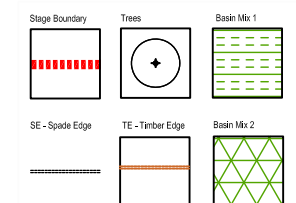
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Drawing No: 5941-3-L-PUB-OPW-PP04 Rev. No: C

INSTALL GROUNDCOVERS IN
ACCORDANCE WITH PLANTING
DENSITIES SC6.12_4.5.24.2.
STORMWATER DRAINAGE AND WATER
SENSITIVE URBAN DESIGN
STANDARDS. 6-8 PLANTS PER/M2

PLANS AND DOCUMENTS referred to in the
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LOT 903

REFER TO PAGE 3
REFER TO PAGE 4

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DENSITIES SC6.12_4.5.24.2.
STORMWATER DRAINAGE AND WATER
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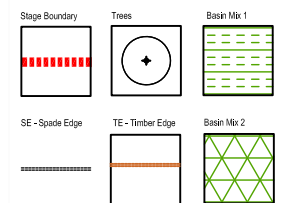
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Drawing No: 5941-3-L-PUB-OPW-PP05 Rev. No: C

LANDSCAPE SPECIFICATIONS

GENERAL

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

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

LEVELS

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

EDGING

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

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

GROWING MEDIA (Deep Planting Beds)

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

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

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

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

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

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

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

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

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

MULCH (Deep Planting Areas)

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

All mulch to be free from stones and soils.

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

JUTE NET

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

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N:P:K / 20:4.3:4.1) tablet at a rate of 1 per 140mm pot or smaller pot, 2 per 200mm pot, 3 per 300mm pot or larger. Place fertilizer at plant rootball as indicated within detail drawings found within this set of plans.

PLANT MATERIAL

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

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

TURF

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

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

TREE PLANTING

Supply and install street trees in accordance with Gold Coast City Council street tree placement guidelines. Trees are to be installed in locations as shown on this plan and as per the planting schedule located on this page. All trees to be placed within 48hours of delivery.

Plant as per typical planting detail located on SP02.

TREE STAKING

Supply and install unpainted 180mm, 38mm x 38mm straight hardwood embedded 600mm into the soil. Stake all trees supplied in 25L or greater.

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

SHRUBS AND GROUND COVERS

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

FURNITURE, FENCING AND GATES

GATE TYPE 1 :

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

GATE TYPE 1 :

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

BOLLARD TYPE 1 :

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

PARK GATE LOCK WITH BOX TYPE 1 :

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

ESTABLISHMENT / MAINTENANCE PERIOD

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

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

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

General

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

Weed Control

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

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

Pruning

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

Groundcovers

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

Dusting and Spraying

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

Replacements

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

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

Mulch

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

Log Book

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

PLANTING SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	MIN HEIGHT AND SPREAD (AT TIME OF PLANTING)	STAKE	POT SIZE	QTY
ROAD RESERVE						
TREES						
TR1lau	Tristaniopsis laurina luscious	water gum	2000mm x 800mm	Y	200lt	18
WATflo	Waterhousia floribunda	weeping lilly pilly	2000mm x 1200mm	Y	200lt	22
LOPspua	Lophostemon suaveolens	swamp mahogany	2000mm x 1200mm	Y	200lt	14
BIO RETENTION - UPPER BATTERS AND ACCESS ROAD						
TREES						
TR1lau	Tristaniopsis laurina	water gum			75mm	5
AL1lit	Allocasuarina littoralis	black sheoak			75mm	6
WATflo	Waterhousia floribunda	weeping lilly pilly			75mm	5
MELqui	Melaleuca quinquenervia	small leafed paper bark			75mm	4
ACAfim	Acacia fimbriata	fringed wattle			75mm	9
SHRUBS						
MYOpar	Myoporum parvifolium	creeping boobialla			75mm	948
GRErr	Grevillea red robin	red robin			75mm	948
GREsup	Grevillea superb	superb			75mm	948
BANrob	Banksia robur	swamp banksia			75mm	948
CALsal	Callistemon salignus	willow bottlebrush			75mm	948
CALvim	Callistemon viminalis	little john			75mm	948
GREfc	Grevillea 'fire cracker'	fire cracker			75mm	948
GROUNDCOVERS						
LOMlon	Lomandra longifolia	mat rush			75mm	2595
LOMhys	Lomandra hystrix	spiney headed mat rush			75mm	2595
ISOnod	Isoplepis nodosa	knobby club rush			75mm	2595
GAHsie	Gahnia sieberiana	red fruited saw sedge			75mm	2595
CARapp	Carex appressa	tall sedge			75mm	2595
BIO RETENTION - DELAYED WORKS - LOWER BATTERS AND BASIN FLOOR						
GROUNDCOVERS AND TUFTING GRASS SPECIES						
LOMlon	Lomandra longifolia	mat rush	75mm		75mm	616
LOMhys	Lomandra hystrix	spiney headed mat rush	75mm		75mm	616
GAHsie	Gahnia sieberiana	red fruited saw sedge	75mm		75mm	616
CARapp	Carex appressa	tall sedge	75mm		75mm	616
ISOnod	Isoplepis nodosa	knobby club rush	75mm		75mm	616
JUNusi	Juncus usitatus	common rush	75mm		75mm	616

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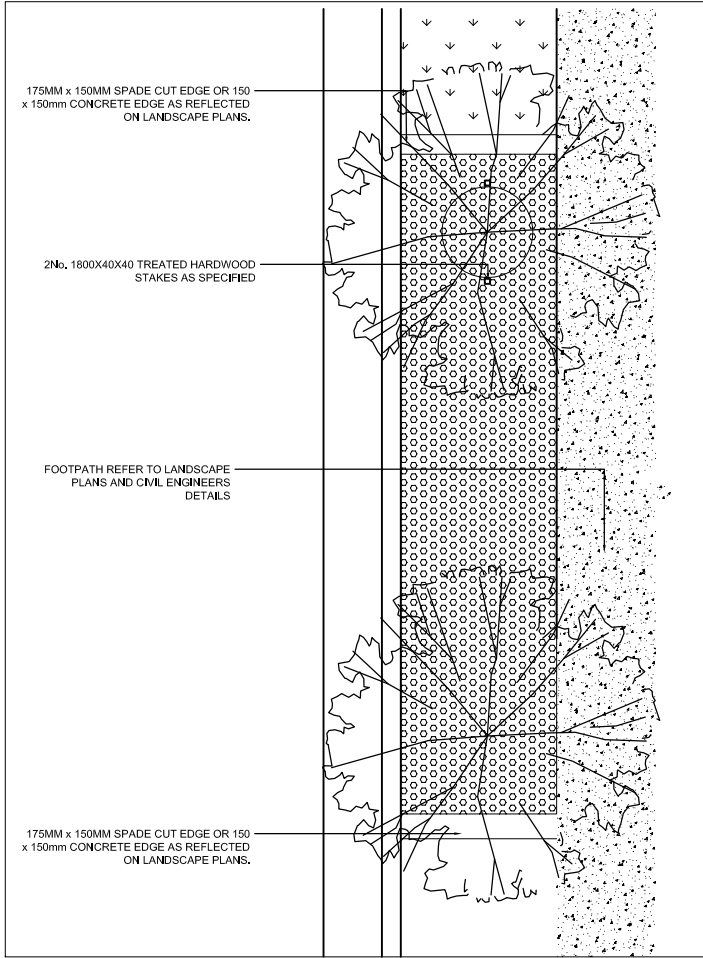
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Issue	Date	Description	DRN	CHK

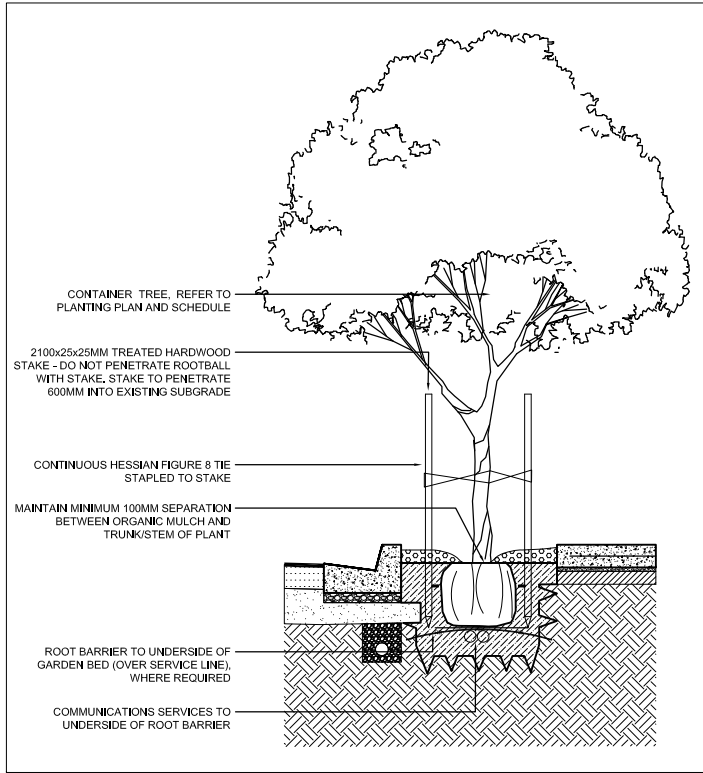
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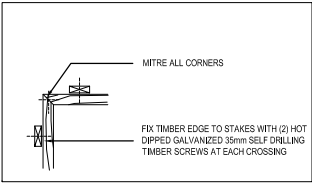
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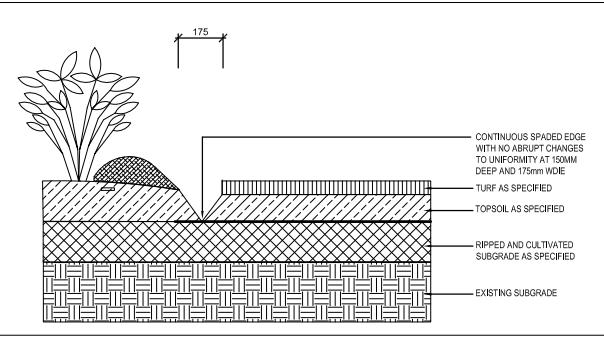
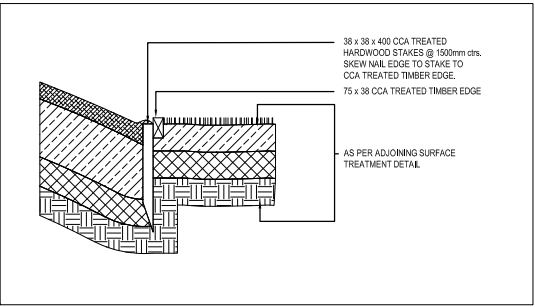
STREET TREE SET OUT DRAWING



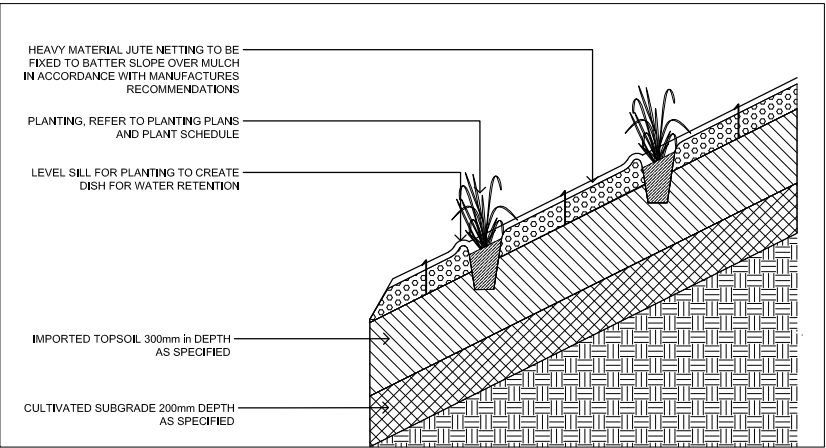
STREET TREE PLANTING DETAIL



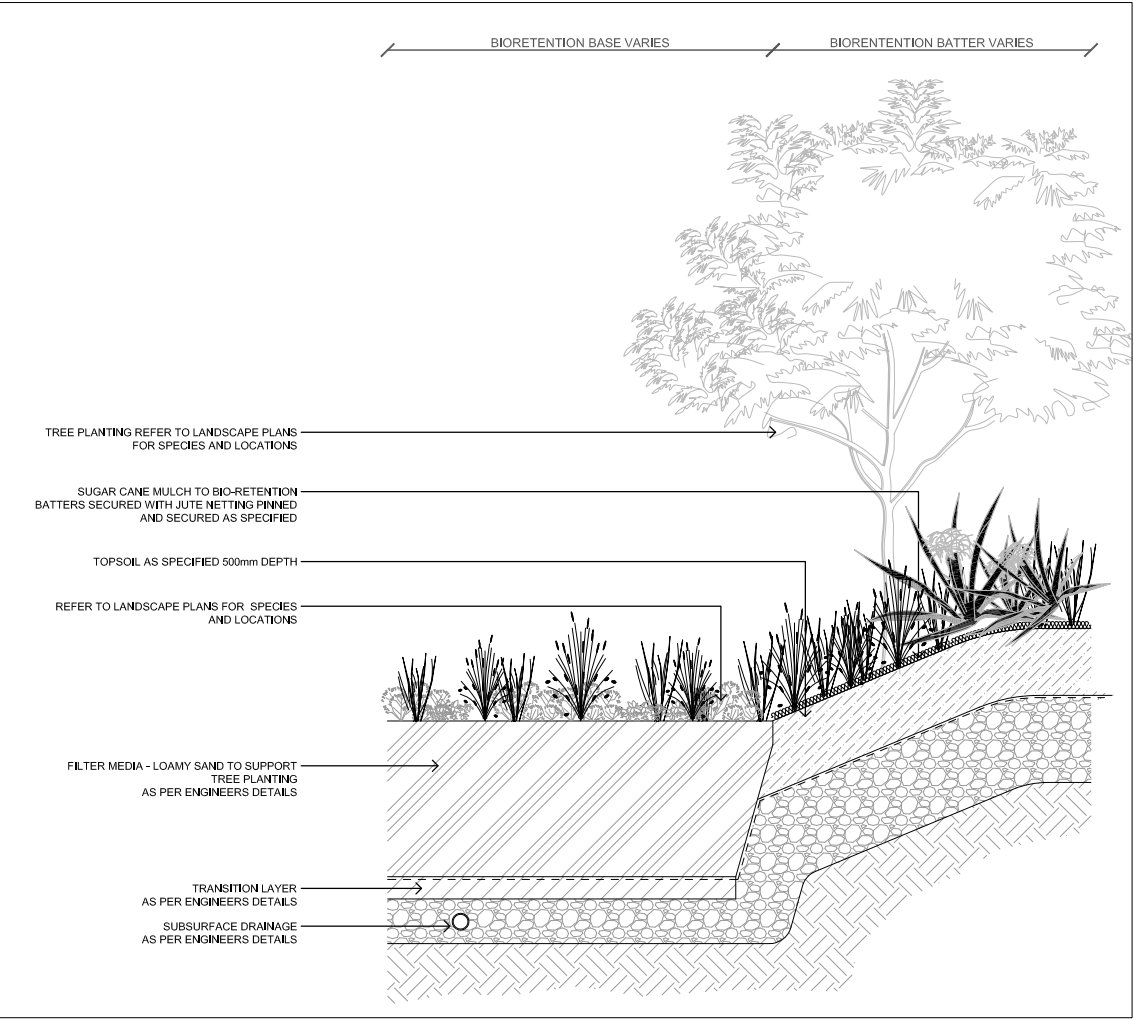
TIMBER EDGE DETAIL



SPADED EDGE DETAIL



BATTER PLANTING DETAIL



BIO RETENTION BASIN PLANTING DETAIL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1492

Dated: 19 March 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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Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

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

ISSUED FOR TENDER

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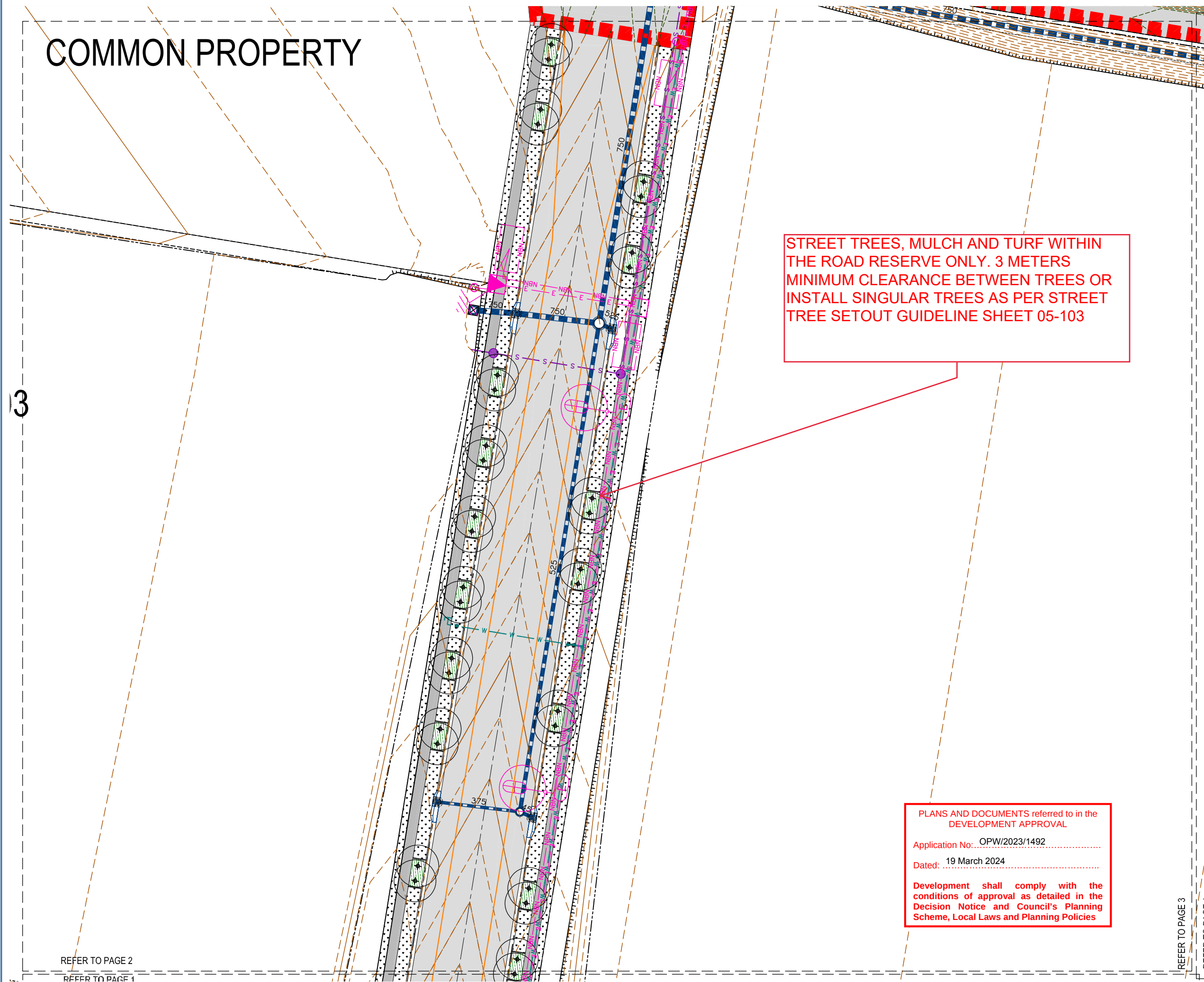
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B	28.08.23	For Tender	JLS	MG
A	28.05.23	For Tender	JLS	MG
Issue	Date	Description	DRN	CHK

Scale at A1:

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Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	14.12.23

Drawing No: 5941-3-L-PUB-OPW-SP02 Rev. No: C

COMMON PROPERTY



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

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

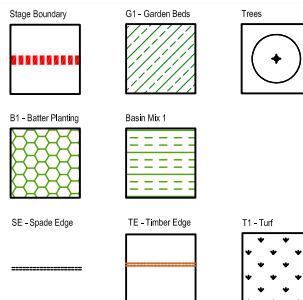
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LEGEND



DRAWING TITLE

Surface Treatment

Issue	Date	Description	DRN	CHK
C	14.12.23	For Approval	JLS	MG
B	28.06.23	For Tender	JLS	MG
A	25.05.23	For Tender	JLS	MG

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

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Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	14.12.23

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

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

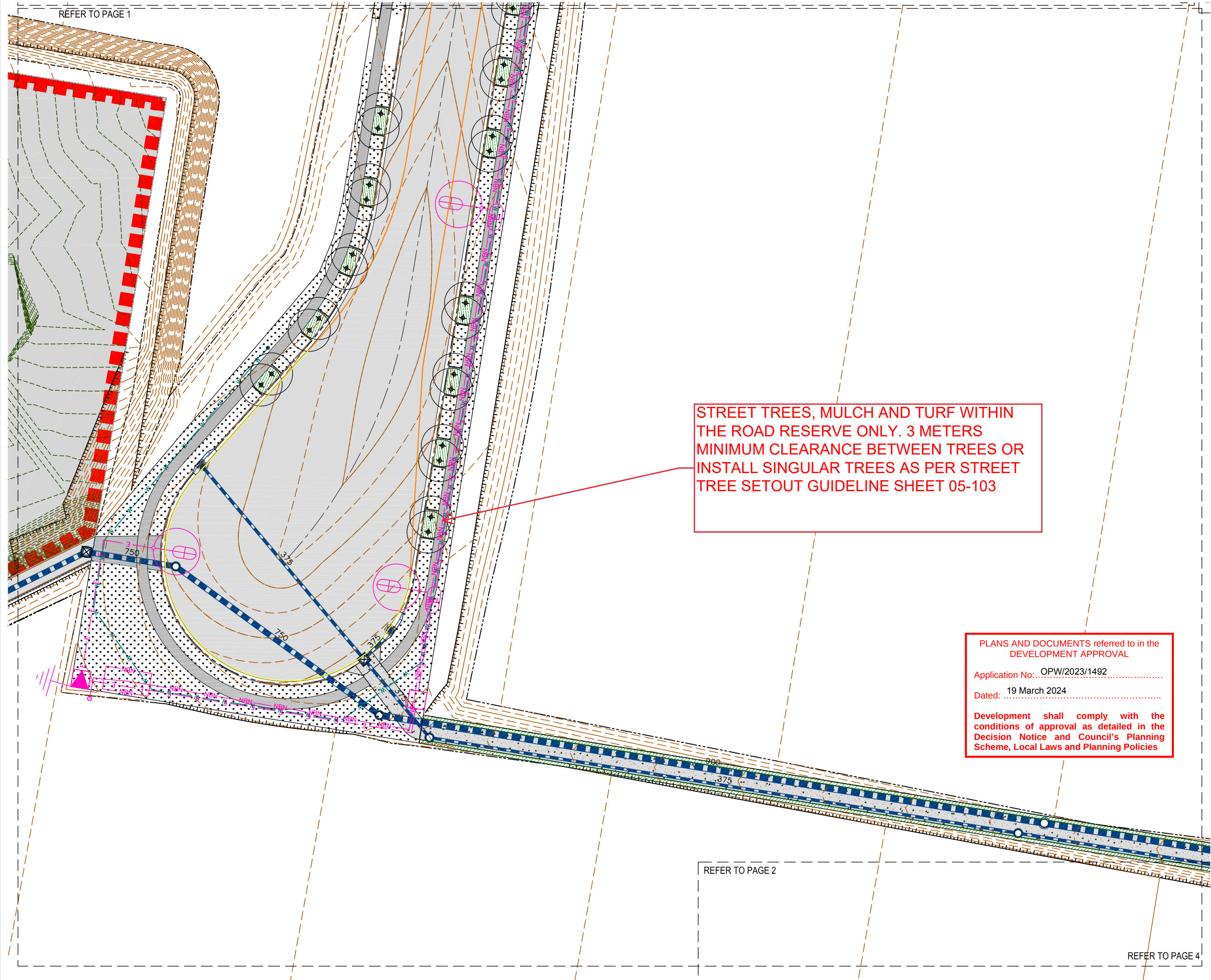
Application No: OPW/2023/1492

Dated: 19 March 2024

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

REFER TO PAGE 2

REFER TO PAGE 1

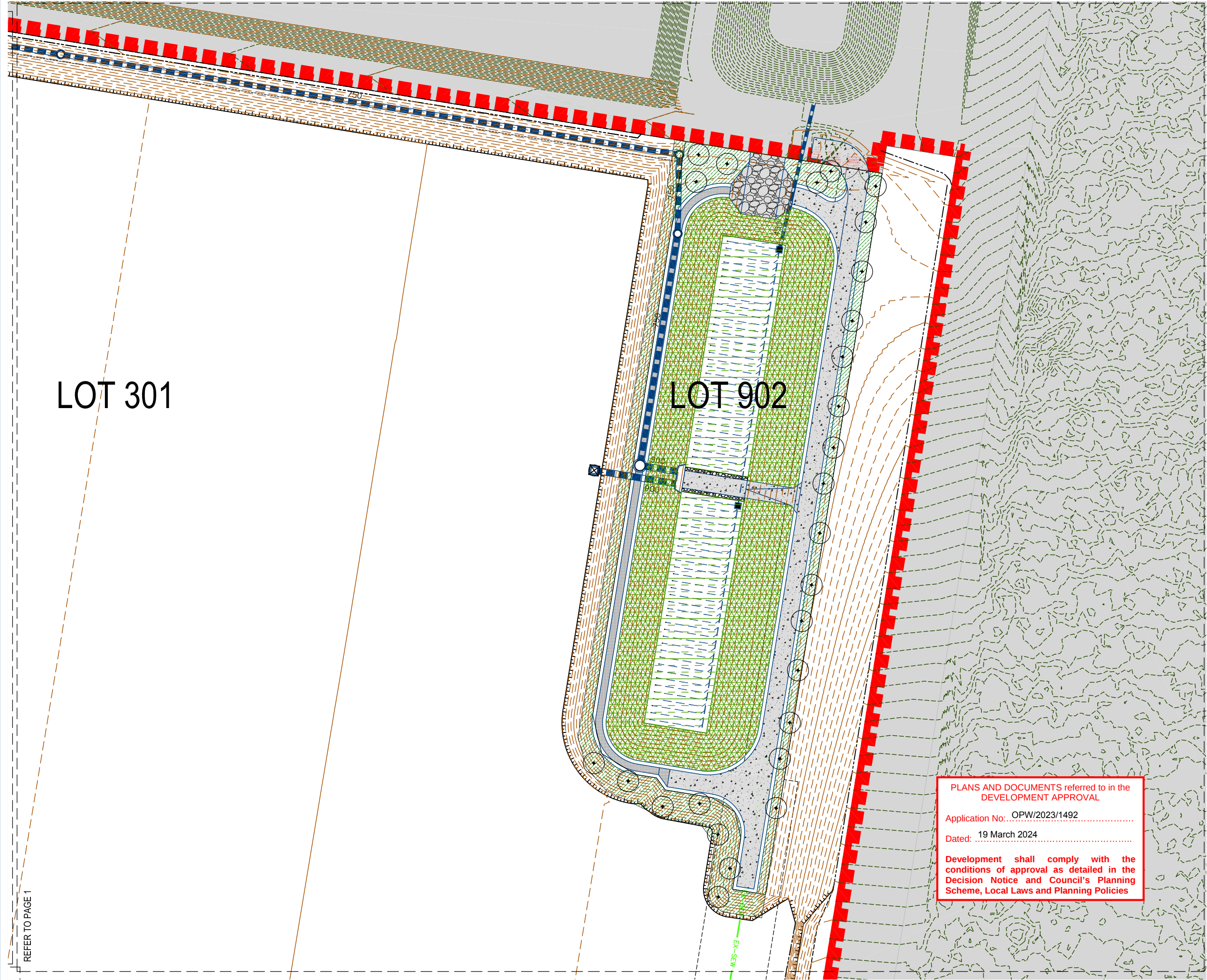


LEGEND		
	G1 - Garden Beds	Trees
	Basin Mix 1	
	TE - Timber Edge	T1 - Turf
		

DRAWING TITLE
Surface Treatment

C	14.12.23	For Approval	JLS	MD
B	28.06.23	For Tender	JLS	MD
A	25.05.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK

Scale at A1: 1:250, 1:500 at A3	
Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	14.12.23



LOT 301

LOT 902

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1492

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Project:

VANTAGE YATALA
STAGE 3

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

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

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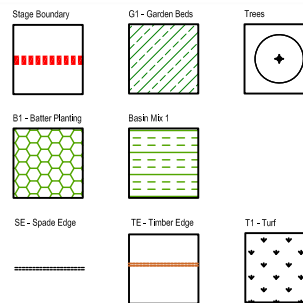
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LEGEND



DRAWING TITLE

Surface Treatment

Issue	Date	Description	DRN	CHK
C	14.12.23	For Approval	JLS	MG
B	28.06.23	For Tender	JLS	MG
A	25.05.23	For Tender	JLS	MG

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

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RPEQ:	16939
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Date:	14.12.23

Drawing No: 5941-3-L-PUB-OPW-ST03 Rev. No: C

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REFER TO PAGE 2

REFER TO PAGE 4

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1492

Dated: 19 March 2024

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LOT 903

REFER TO PAGE 5

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

ISSUED FOR TENDER

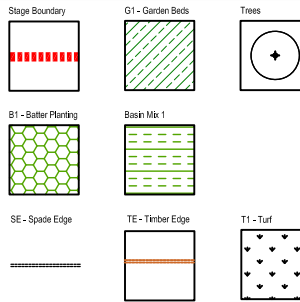
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LEGEND



DRAWING TITLE

Surface Treatment

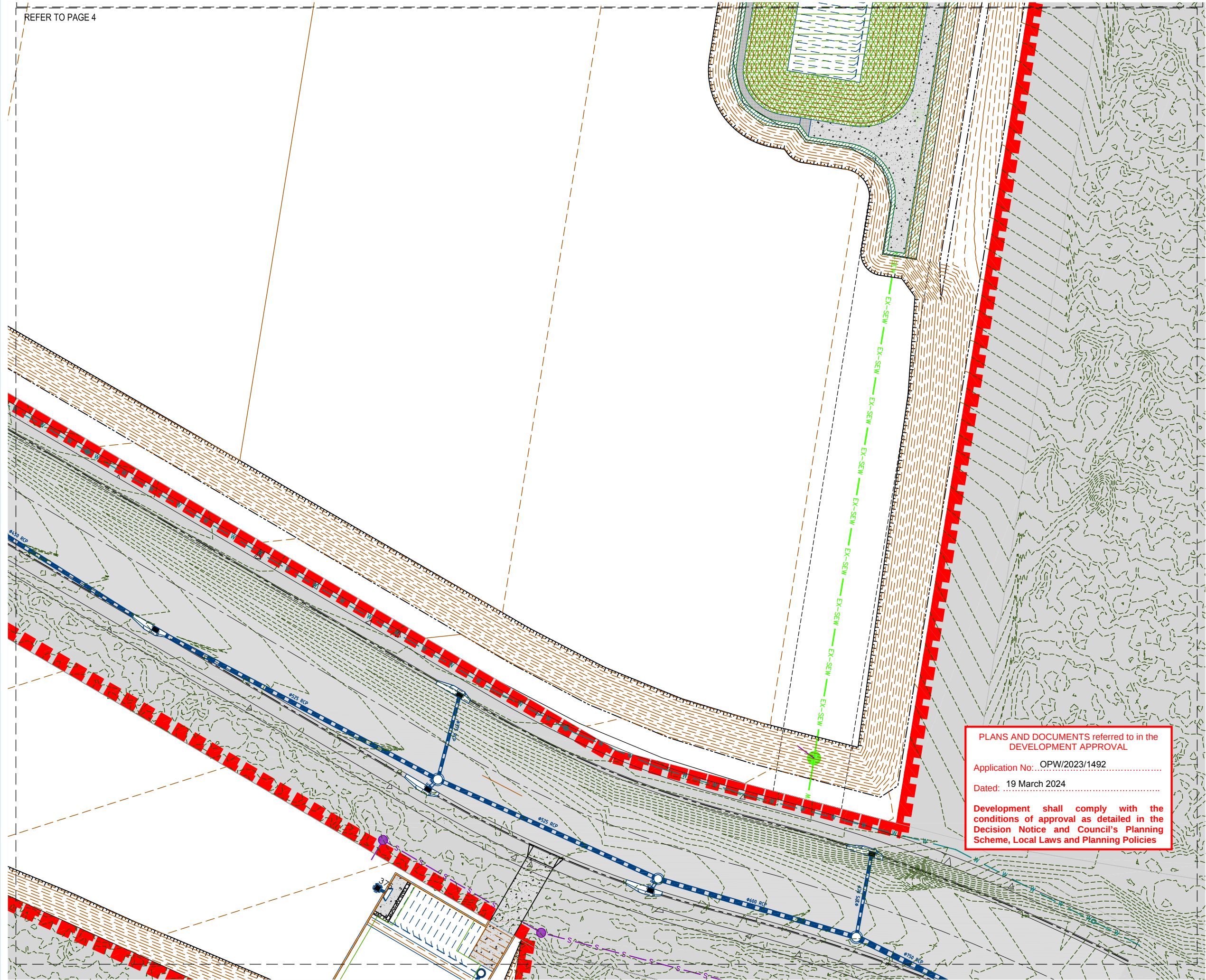
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A	25.05.23	For Tender	JLS	MD
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Date:	14.12.23

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

REFER TO PAGE 4



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Project:

VANTAGE YATALA
STAGE 3

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ROAD, STAPYLTON QLD 4207

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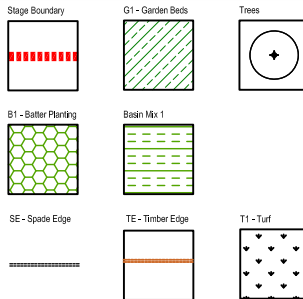
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LEGEND



DRAWING TITLE

Surface Treatment

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C	14.12.23	For Approval	JLS	MG
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A	25.05.23	For Tender	JLS	MG

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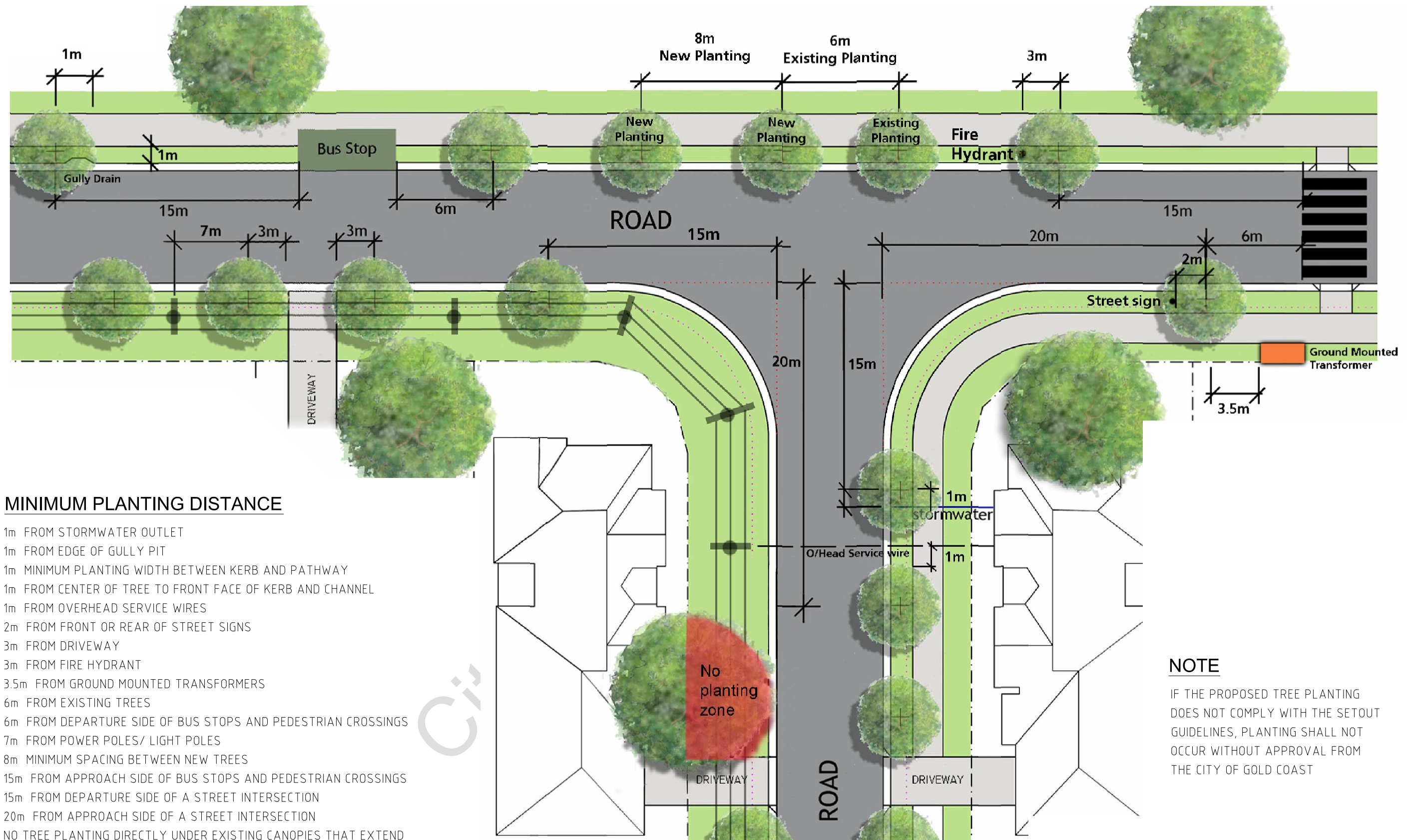
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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1492

Dated: 19 March 2024

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MINIMUM PLANTING DISTANCE

- 1m FROM STORMWATER OUTLET
- 1m FROM EDGE OF GULLY PIT
- 1m MINIMUM PLANTING WIDTH BETWEEN KERB AND PATHWAY
- 1m FROM CENTER OF TREE TO FRONT FACE OF KERB AND CHANNEL
- 1m FROM OVERHEAD SERVICE WIRES
- 2m FROM FRONT OR REAR OF STREET SIGNS
- 3m FROM DRIVEWAY
- 3m FROM FIRE HYDRANT
- 3.5m FROM GROUND MOUNTED TRANSFORMERS
- 6m FROM EXISTING TREES
- 6m FROM DEPARTURE SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
- 7m FROM POWER POLES/ LIGHT POLES
- 8m MINIMUM SPACING BETWEEN NEW TREES
- 15m FROM APPROACH SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
- 15m FROM DEPARTURE SIDE OF A STREET INTERSECTION
- 20m FROM APPROACH SIDE OF A STREET INTERSECTION
- NO TREE PLANTING DIRECTLY UNDER EXISTING CANOPIES THAT EXTEND TO AND BEYOND THE KERB AND CHANNEL

NOTE

IF THE PROPOSED TREE PLANTING DOES NOT COMPLY WITH THE SETOUT GUIDELINES, PLANTING SHALL NOT OCCUR WITHOUT APPROVAL FROM THE CITY OF GOLD COAST

CITY OF GOLD COAST	THIS DRAWING IS NOT TO BE AMENDED WITHOUT REFERENCE TO STANDARDS COMMITTEE				CONTROLLED DOCUMENT	DO NOT SCALE TAKE FIGURED DIMENSIONS ONLY		STANDARD DRAWING	
						DRAWN BY	CITY OF GOLD COAST	STREET TREE PLANTING SETOUT GUIDELINES FOR ROADWORKS	
						PASSED - COORDINATOR OPEN SPACE ASSETS			
						NAME: CAMERON TAYLOR	17/10/13		
						APPROVED - MANAGER PARKS & RECREATIONAL SERVICES			
	No.	AMENDMENT	APPROVED	DATE	ISSUED	NAME: RON JACOBS	17/10/13	STANDARD DRAWING No. 05-103 ISSUE 2015 EDITION	