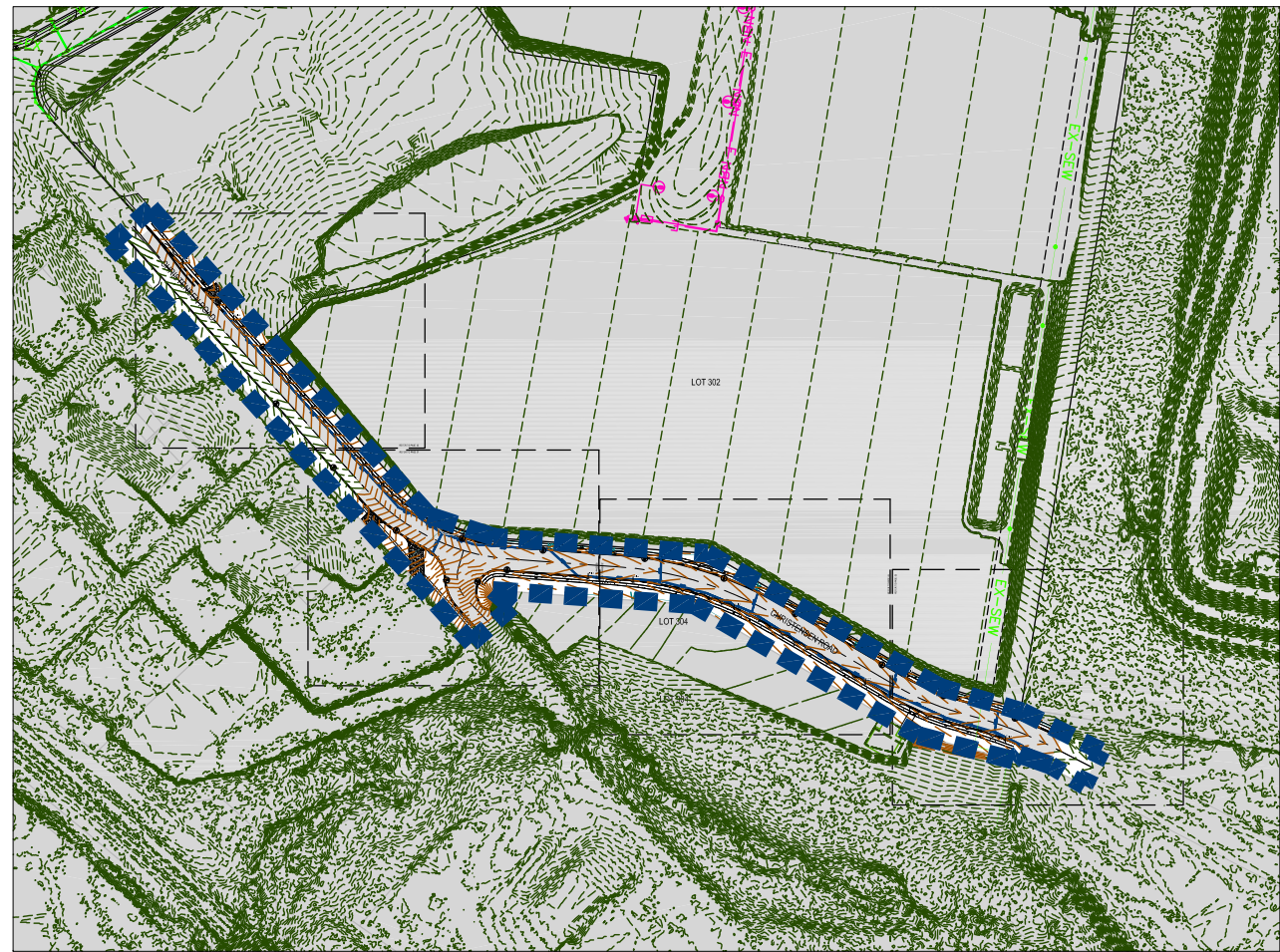


VANTAGE YATALA

STAGE 3 EXTERNAL 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

 **gassman
development
perspectives**
76 BUSINESS STREET, YATALA
Tel: +61 7 3807 3333
Fax: +61 7 3287 5461
E: mail@gassman.com.au
w. www.gassman.com.au

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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

DRAWING INDEX

5941-3-L-EXTPUB-OPW-CP01	Locality Plan
5941-3-L-EXTPUB-OPW-CP02	Landscape Finishes and General Arrangement Plan
5941-3-L-EXTPUB-OPW-S01	Specifications and Planting Schedule
5941-3-L-EXTPUB-OPW-S02	Detail Drawings
5941-3-L-EXTPUB-OPW-STP01	Surface Treatment Plan
5941-3-L-EXTPUB-OPW-STP02	Surface Treatment Plan
5941-3-L-EXTPUB-OPW-STP03	Surface Treatment Plan
5941-3-L-EXTPUB-OPW-STP04	Surface Treatment Plan
5941-3-L-EXTPUB-OPW-PP01	Planting Plan
5941-3-L-EXTPUB-OPW-PP02	Planting Plan
5941-3-L-EXTPUB-OPW-PP03	Planting Plan
5941-3-L-EXTPUB-OPW-PP04	Planting Plan

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

 **gassman
development
perspectives**
est 1985
planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be
reproduced or transmitted in any form or by any means,
electronic, mechanical, photocopying, recording, or
otherwise, without the written permission of Gassman
Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
Cover Page

C	15.12.23	For Approval	JLS	MD
B	30.10.23	For Tender	JLS	MD
A	27.10.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK

Scale at A1:	
Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

Drawing No: 5941-3-L-EXTPUB-OPW- CP01 Rev. No: C



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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



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

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be
reproduced or transmitted in any form or by any means,
electronic, mechanical, photocopying, recording, or
otherwise, without the written permission of Gassman
Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

DRAWING TITLE
Cover Page

C	15.12.23	For Approval	JLS	MD
B	30.10.23	For Tender	JLS	MD
A	27.10.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK

Scale at A1:

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

Drawing No: 5941-3-L-EXTPUB-OPW-CP02 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 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.

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.

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.

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	POT SIZE	STAKE	QTY
PL001	Flindersia xanthoxyla	yellow ash	400mm	Y	29
WATF10	Waterhousia floribunda	weeping lily pily	100lt	Y	29

SUBSTITUTE Flindersia xanthoxyla WITH Lophostemon suaveolens OR Tristaniopsis laurina

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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



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

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

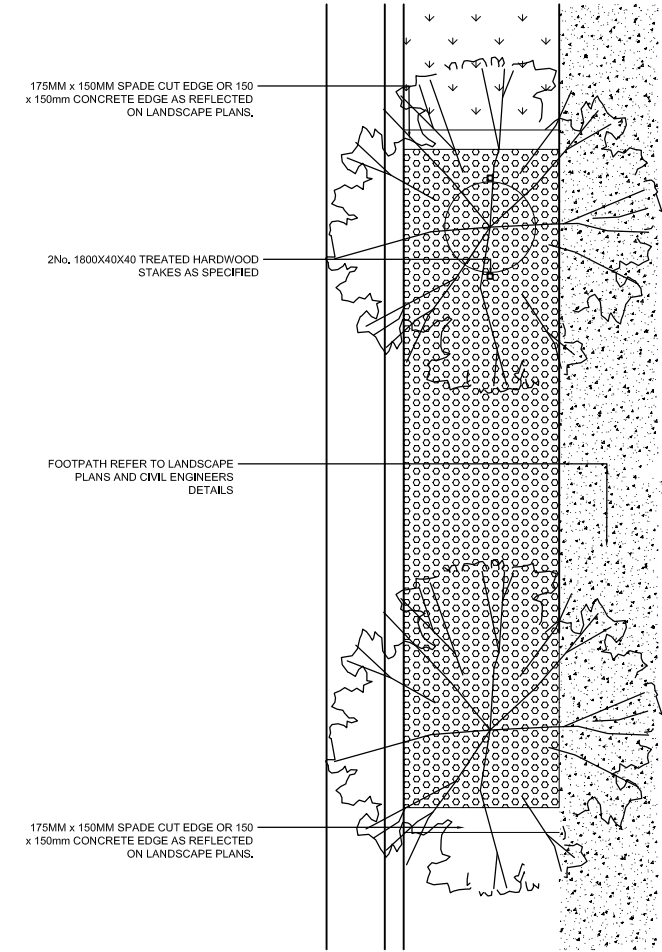
DRAWING TITLE
Specifications

C	15.12.23	For Approval	JLS	MD
B	30.10.23	For Tender	JLS	MD
A	27.10.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK

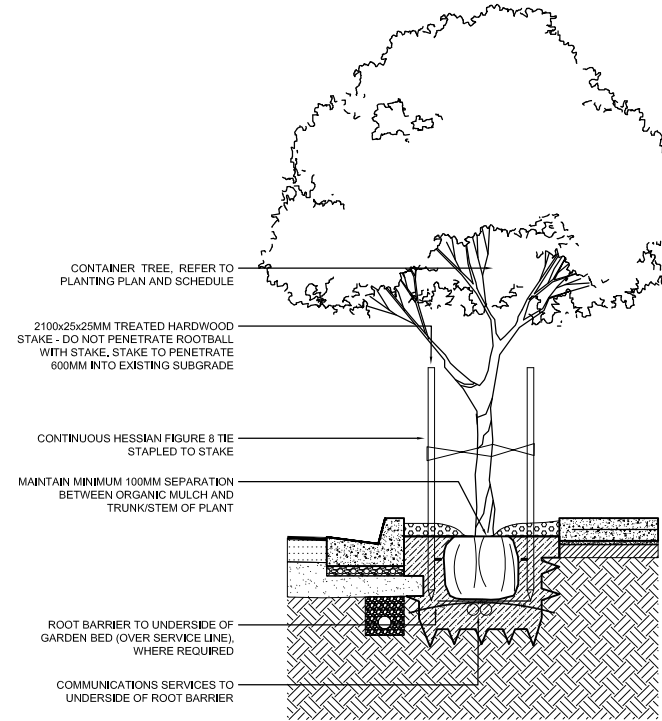
Scale at A1:

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

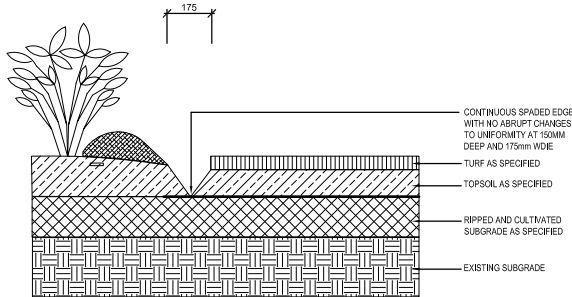
Drawing No: 5941-3-L-EXTPUB-OPW-SP01 Rev. No: C



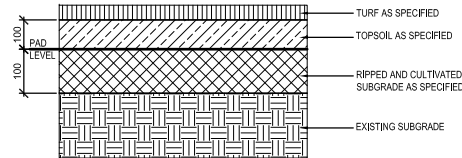
STREET TREE SET OUT DRAWING



STREET TREE PLANTING DETAIL



SPADED EDGE DETAIL



TURF DETAIL

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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:

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

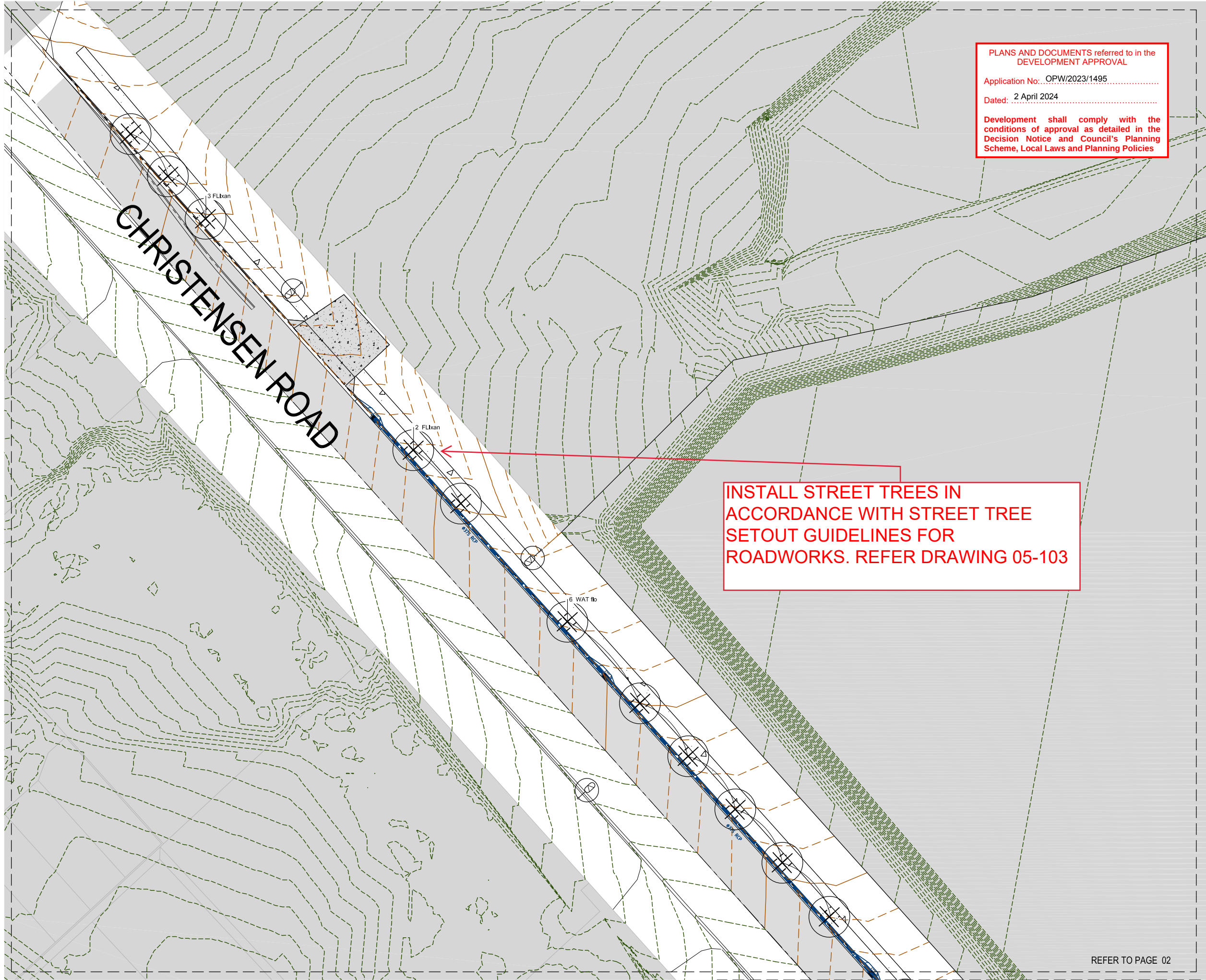
DRAWING TITLE Specifications

Issue	Date	Description	DRN	CHK
C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG

Scale at A1:

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

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



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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

INSTALL STREET TREES IN
ACCORDANCE WITH STREET TREE
SETOUT GUIDELINES FOR
ROADWORKS. REFER DRAWING 05-103



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

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be
reproduced or transmitted in any form or by any means,
electronic, mechanical, photocopying, recording, or
otherwise, without the written permission of Gassman
Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

Proposed Tree



DRAWING TITLE

Planting Plan

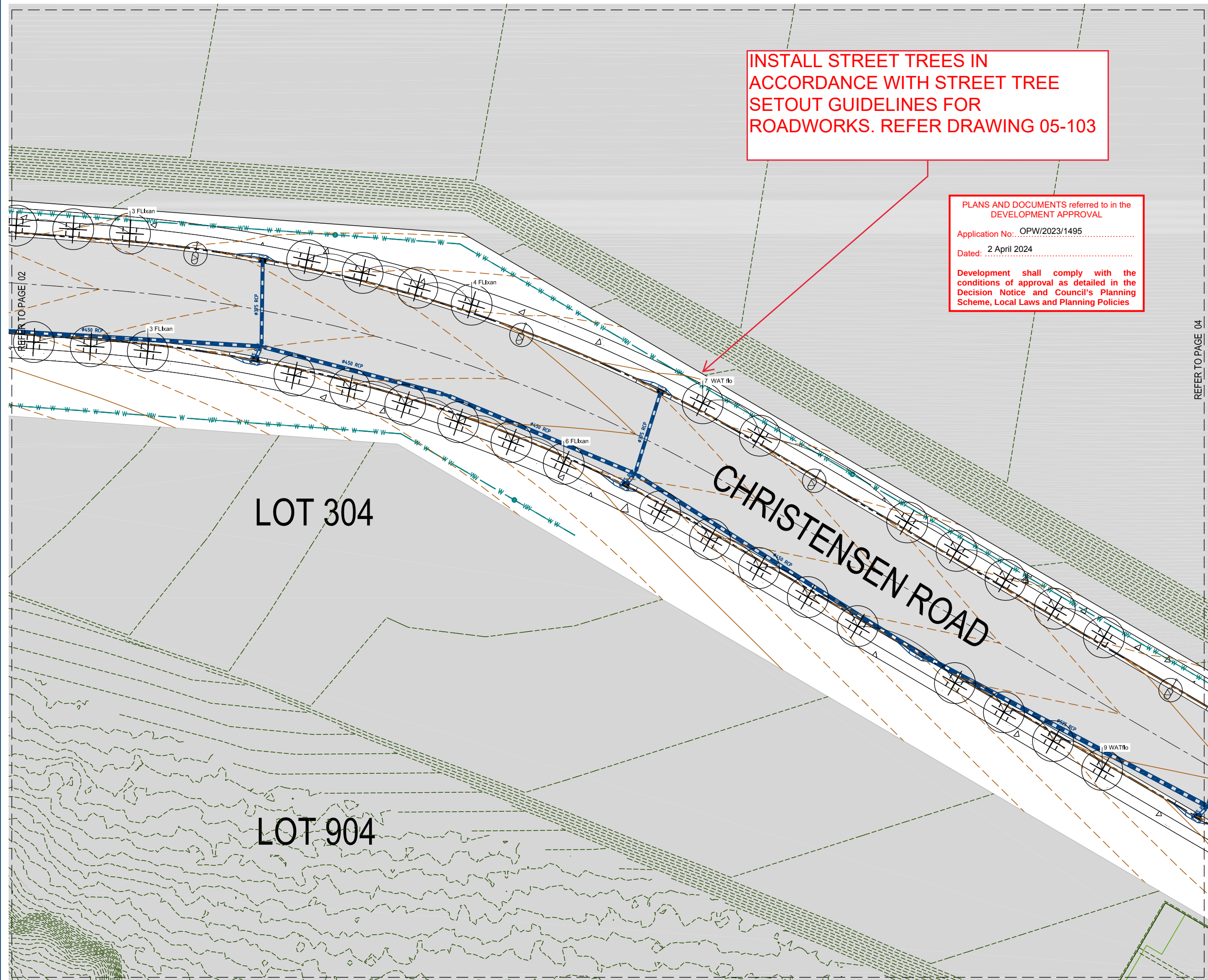
Issue	Date	Description	DRN	CHK
C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

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

REFER TO PAGE 02



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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

Proposed Tree



DRAWING TITLE

Planting Plan

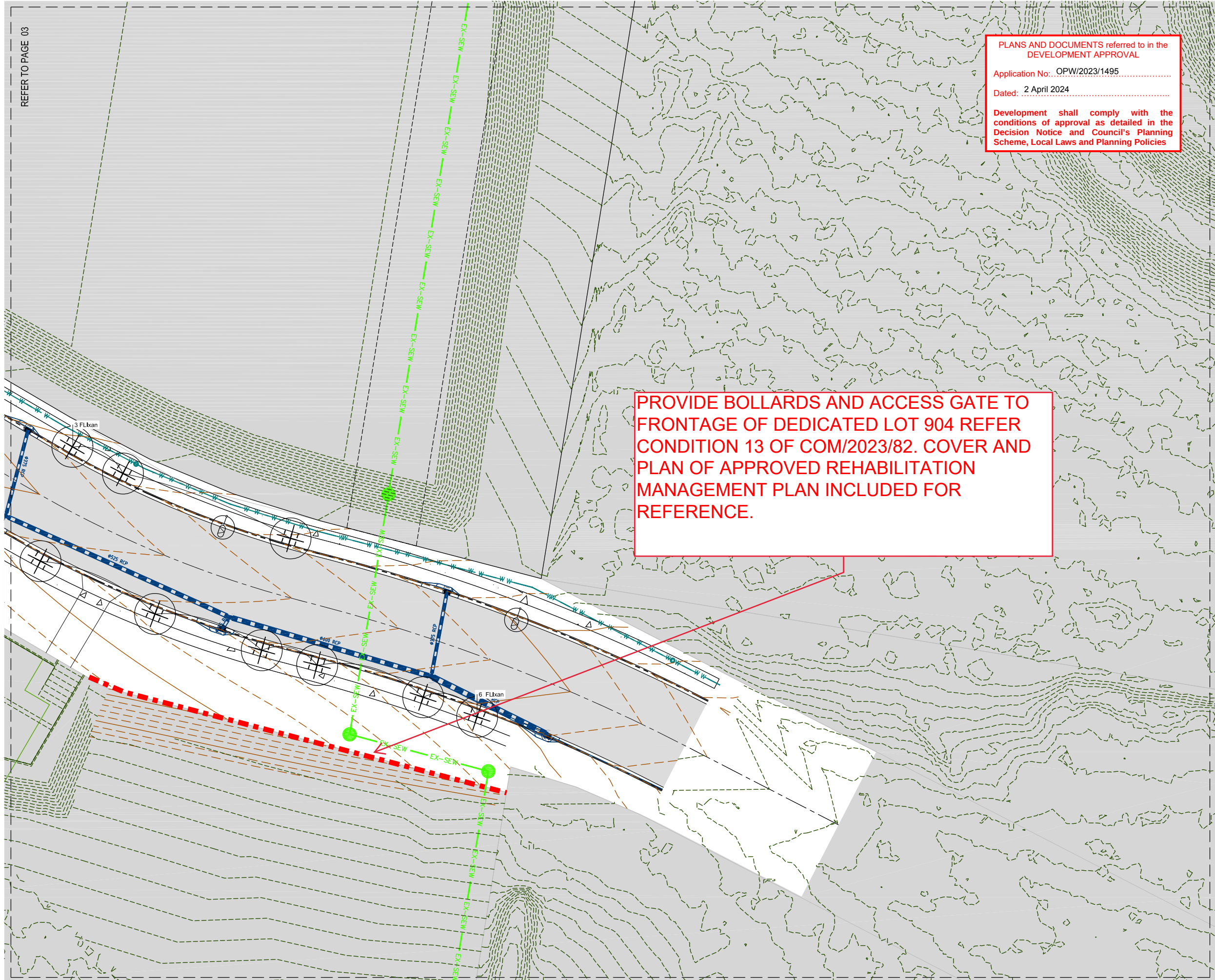
C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG
Issue	Date	Description	DRN	CHK

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

Drawing No: 5941-3-L-EXTPUB-OPW-PP03 Rev. No: C

REFER TO PAGE 03



PROVIDE BOLLARDS AND ACCESS GATE TO FRONTAGE OF DEDICATED LOT 904 REFER CONDITION 13 OF COM/2023/82. COVER AND PLAN OF APPROVED REHABILITATION MANAGEMENT PLAN INCLUDED FOR REFERENCE.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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



planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

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

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND



DRAWING TITLE

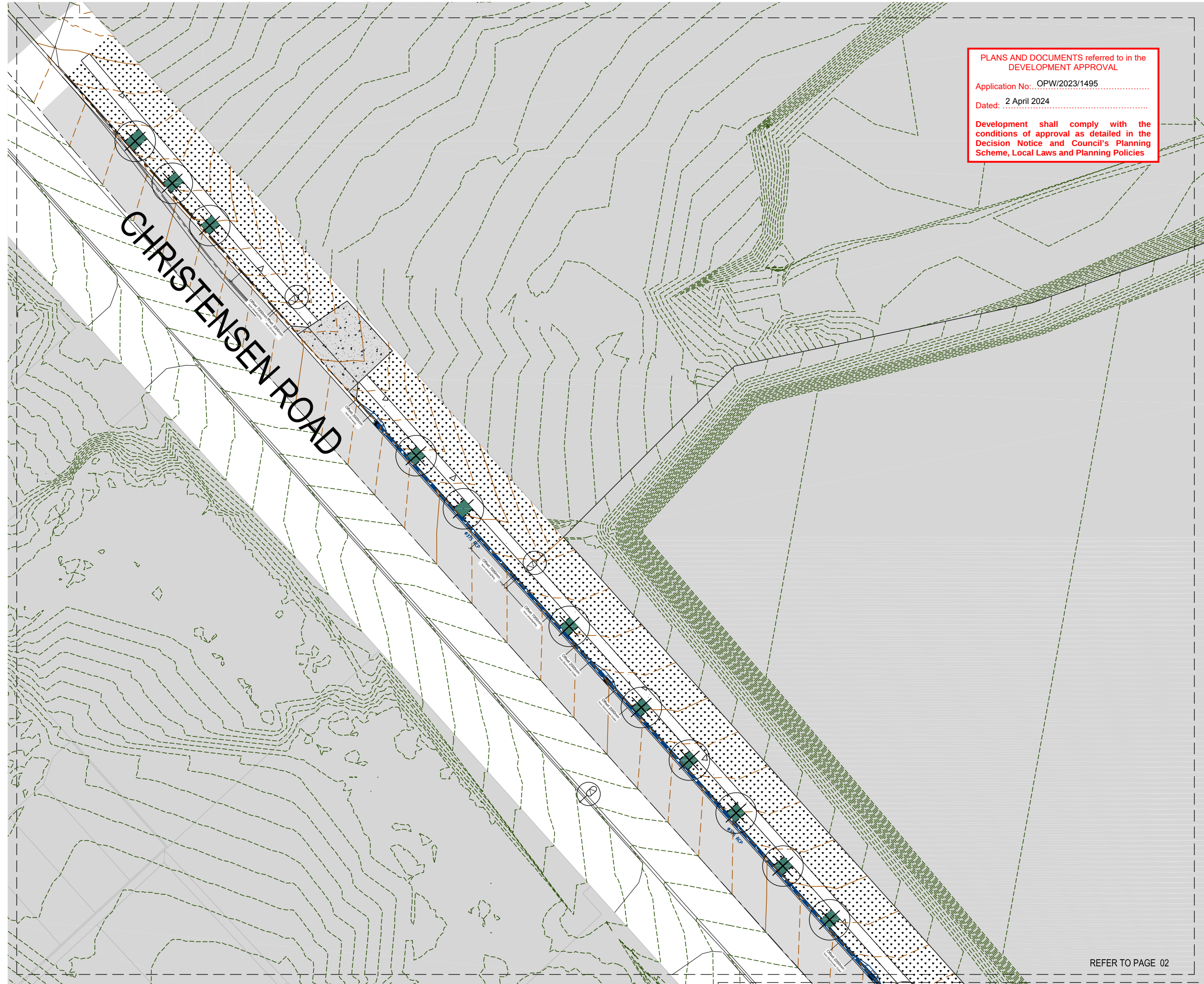
Planting Plan

C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG
Issue	Date	Description	DRN	CHK

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

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



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPW/2023/1495

Dated: 2 April 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



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

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives
All rights reserved. No part of this document may be
reproduced or transmitted in any form or by any means,
electronic, mechanical, photocopying, recording, or
otherwise, without the written permission of Gassman
Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

G1 - Garden Beds



T1 - Turf



SE - Spade Edge



Proposed Tree



DRAWING TITLE

Surface Treatment

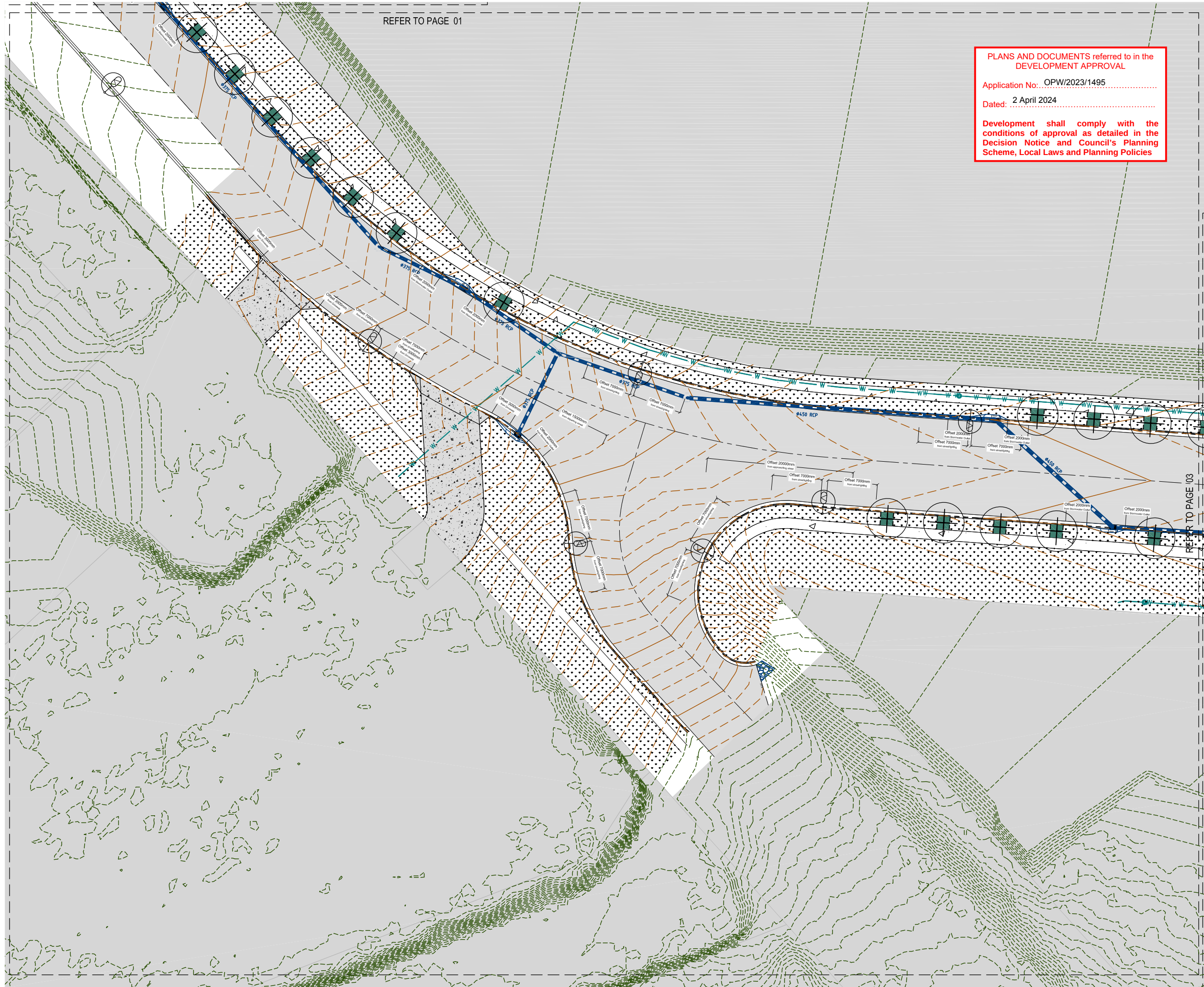
C	15.12.23	For Approval	JLS	MD
B	30.10.23	For Tender	JLS	MD
A	27.10.23	For Tender	JLS	MD
Issue	Date	Description	DRN	CHK

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

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

REFER TO PAGE 02



G:\Projects\5941\LANDSCAPE\CAD\CURRENT SET\Stage 3\Public\5941-3-L-Pub\EXTERNAL-OPW-251023.dwg



planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Gold Coast & Logan | 78 Business Street, Yatala QLD | PO Box 352, Beenleigh 4207

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

G1 - Garden Beds



T1 - Turf



SE - Spade Edge



Proposed Tree



DRAWING TITLE

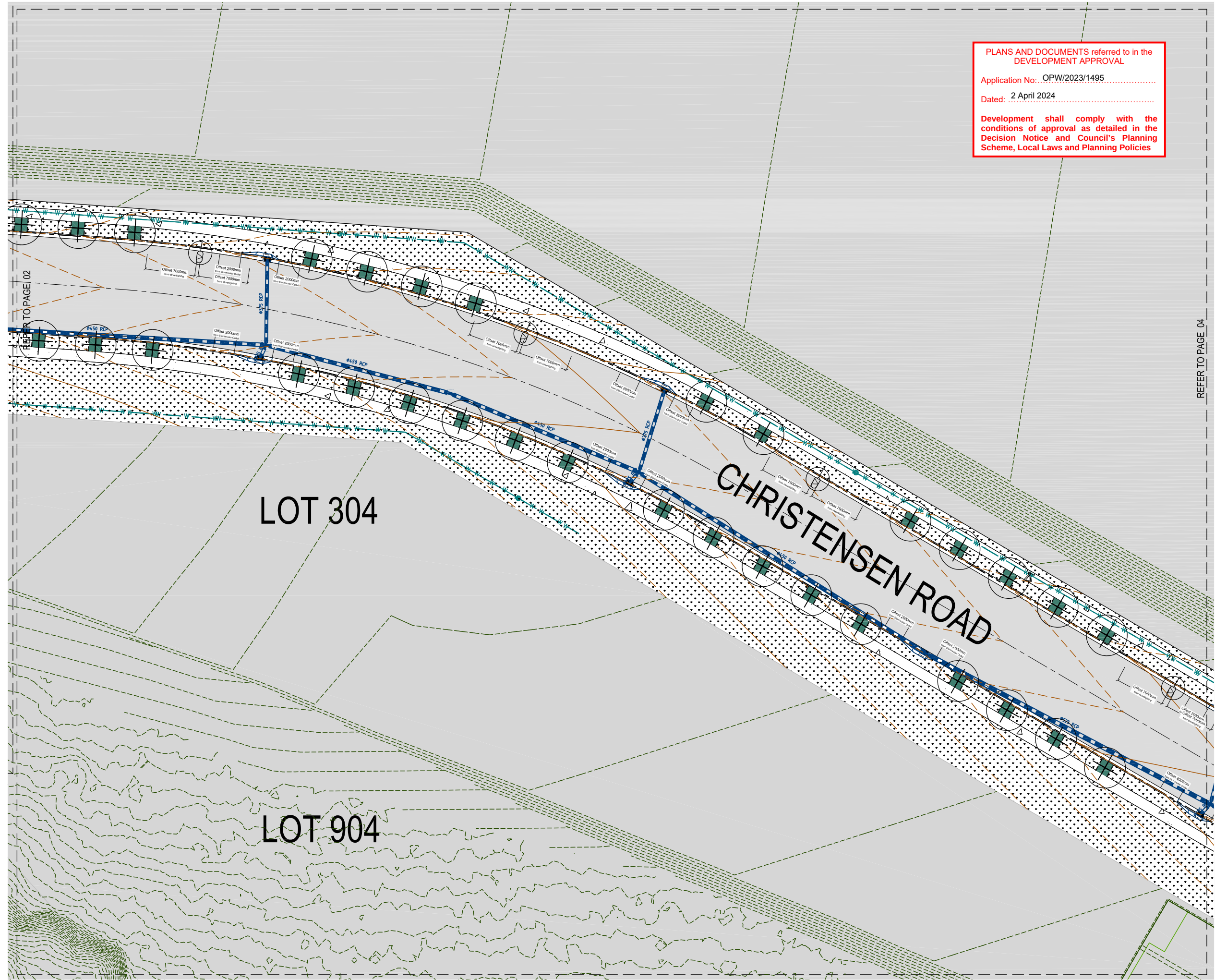
Surface Treatment

Issue	Date	Description	DRN	CHK
C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

Drawing No: 5941-3-L-EXTPUB-OPW-ST02 Rev. No: C



Client:



FRASERS PROPERTY
(AUSTRALIA) PTY. LTD.

Project:

VANTAGE YATALA
STAGE 3

Site Address:

60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON QLD 4207

Real Property Discription:

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

ISSUED FOR TENDER

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

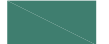
©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

G1 - Garden Beds



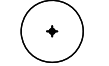
T1 - Turf



SE - Spade Edge



Proposed Tree



DRAWING TITLE

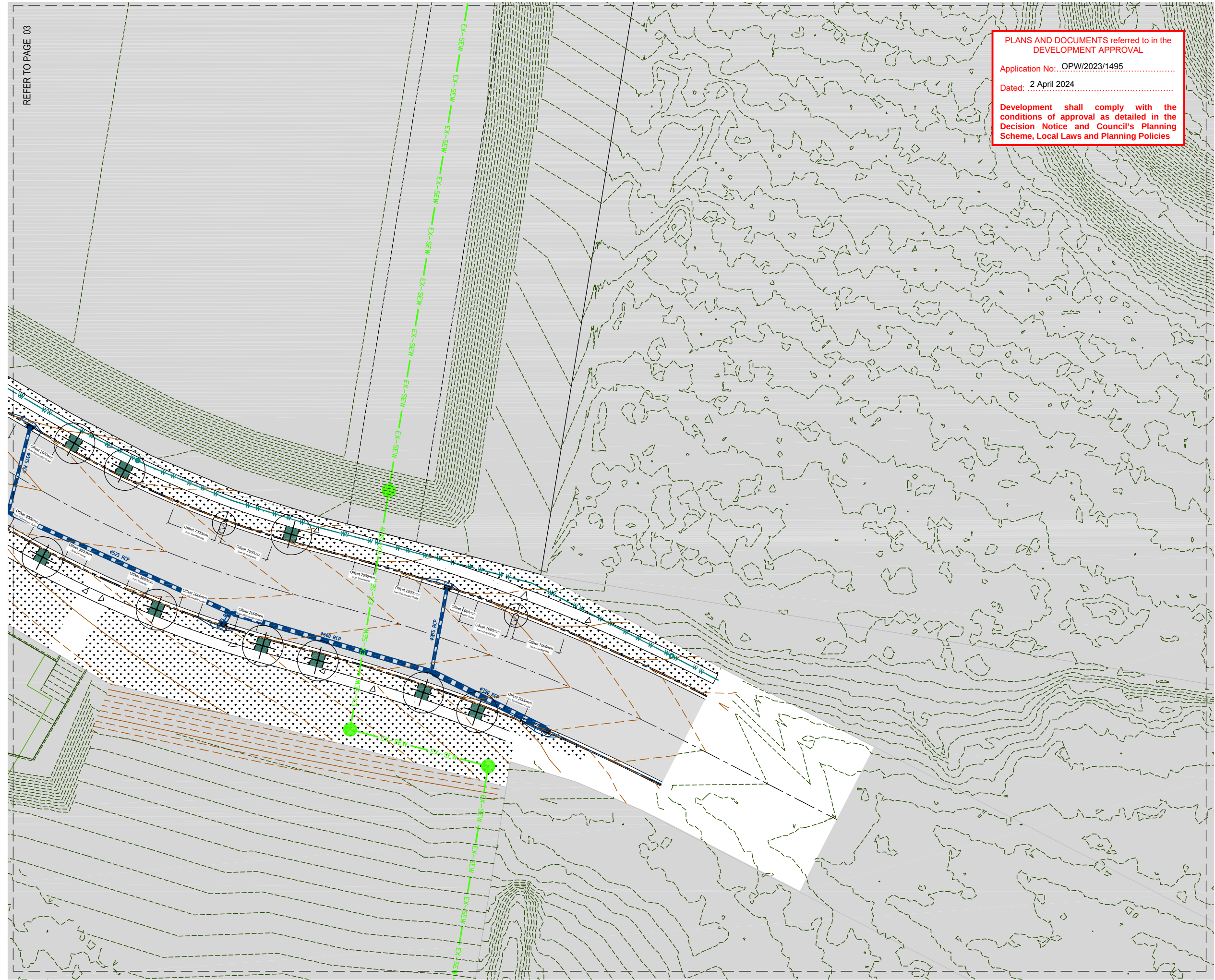
Surface Treatment

C	15.12.23	For Approval	JLS	MD
B	30.10.23	For Tender	JLS	MD
A	27.10.23	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:	15.12.23

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



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

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

THIS DRAWING IS INTENDED TO
BE PRINTED IN COLOUR

©2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES

LEGEND

G1 - Garden Beds



T1 - Turf



SE - Spade Edge



Proposed Tree



DRAWING TITLE

Surface Treatment

C	15.12.23	For Approval	JLS	MG
B	30.10.23	For Tender	JLS	MG
A	27.10.23	For Tender	JLS	MG
Issue	Date	Description	DRN	CHK

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

Designed:	JLS
Drafted:	JLS
Checked:	MG
RPEQ:	16939
Signed:	
Date:	15.12.23

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

APPROVED REHABILITATION MANAGEMENT PLAN FOR
LOT 904 AS PER CONDITON 4 COM/2023/82

REHABILITATION MANAGEMENT PLAN

Prepared for: FPI Queensland Pty Ltd

Vantage Industrial Estate Stage 3

Lot 504 Homestead Drive STAPYLTON QLD
4207

LOT 504 on SP329485

ADDRESS: Christensen Road South, Stapylton QLD

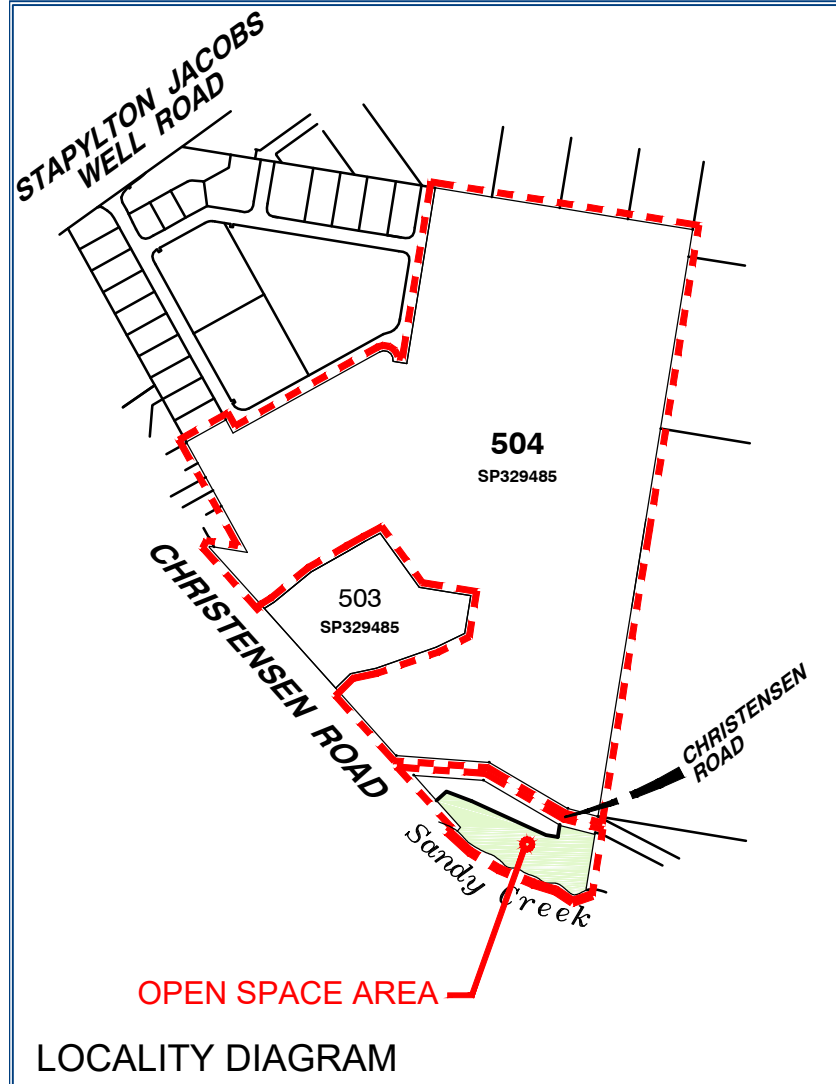
REAL PROPERTY DESCRIPTION: LOT 504 on SP329485

PREPARED FOR: FPI Queensland Pty Ltd

DATE PREPARED: June 2023

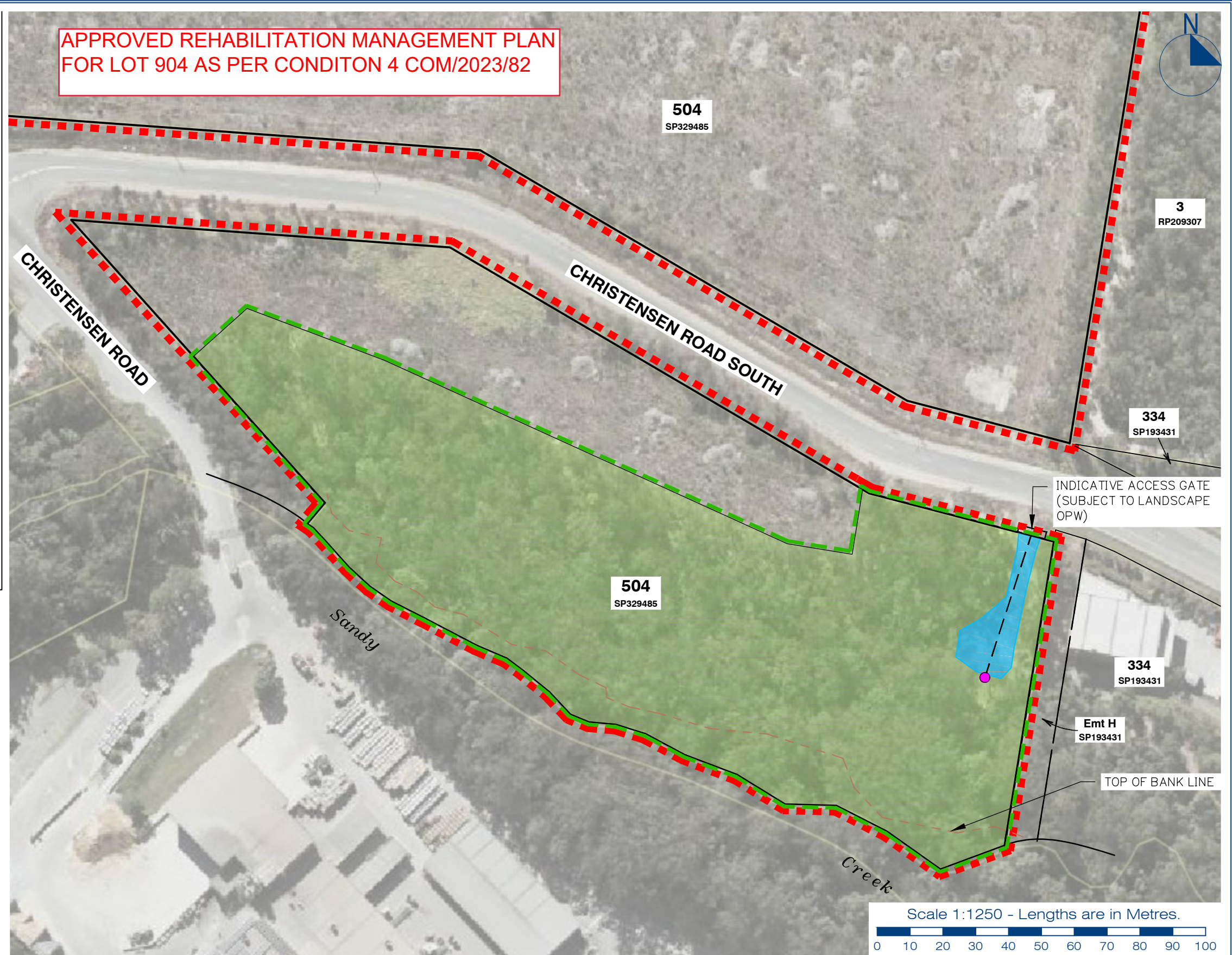


gassman
development
perspectives



LEGEND

- SUBJECT SITE
- OPEN SPACE AREA BOUNDARY
- LOT BOUNDARY
- EXISTING 4m WIDE ACCESS TRACK TO BE MAINTAINED
- REHABILITATION ZONE 1 (435m²): ACTIVE PLANTING -1 PLANT PER 1m²
- REHABILITATION ZONE 2 (18,568m²): WEED MANAGEMENT
- RELOCATED WEDGE TAILED EAGLE NEST





gassman
development
perspectives

est 1985

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

Scale at A3: 1:1250

Date: 10-07-23

Design: MG

Drawn: SH

Checked: HO

Issue	Date	Description	DRN	CHK
B	10/07/2023	BOUNDARY REALIGNMENT	TGP	HO
-	25/01/2023	ORIGINAL ISSUE	SJH	HO

Project:

VantageYatala

Client:

**FRASERS
PROPERTY**

© 2012 Gassman Development Perspectives

All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written permission of Gassman Development Perspectives.

This plan has been prepared for the exclusive use of the client as stated on this plan for the purpose of application to the relevant local authority for material change of use and/or reconfiguration of the land as described and should not be used by any other person or corporation and for any other purpose.

All dimensions and area's are approximate only and subject to survey.

Gassman Development Perspectives Pty. Ltd. hereby grants permission for the local authority as noted to reproduce all relevant information contained hereon for the purposes stated in the Sustainable Planning Act 2009. It should be noted that granting of this consent by the copyright holder does not sign away copyright approval under the Commonwealth Copyright Act 1968.

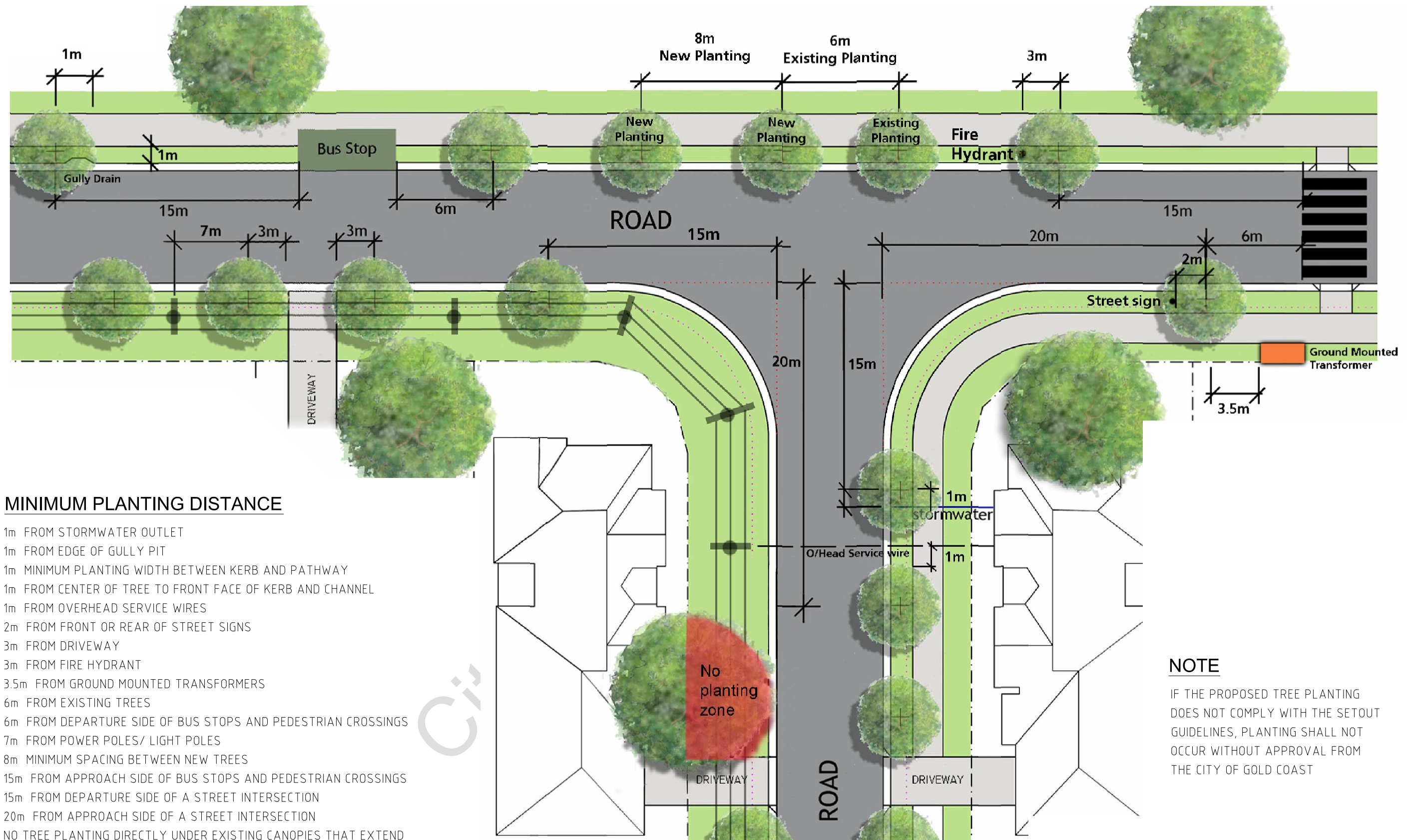
Drawing Title:

**REHABILITATION MANAGEMENT
PLAN**

LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD

Drawing No: 5941 ENV OSMP 001

Revision No:



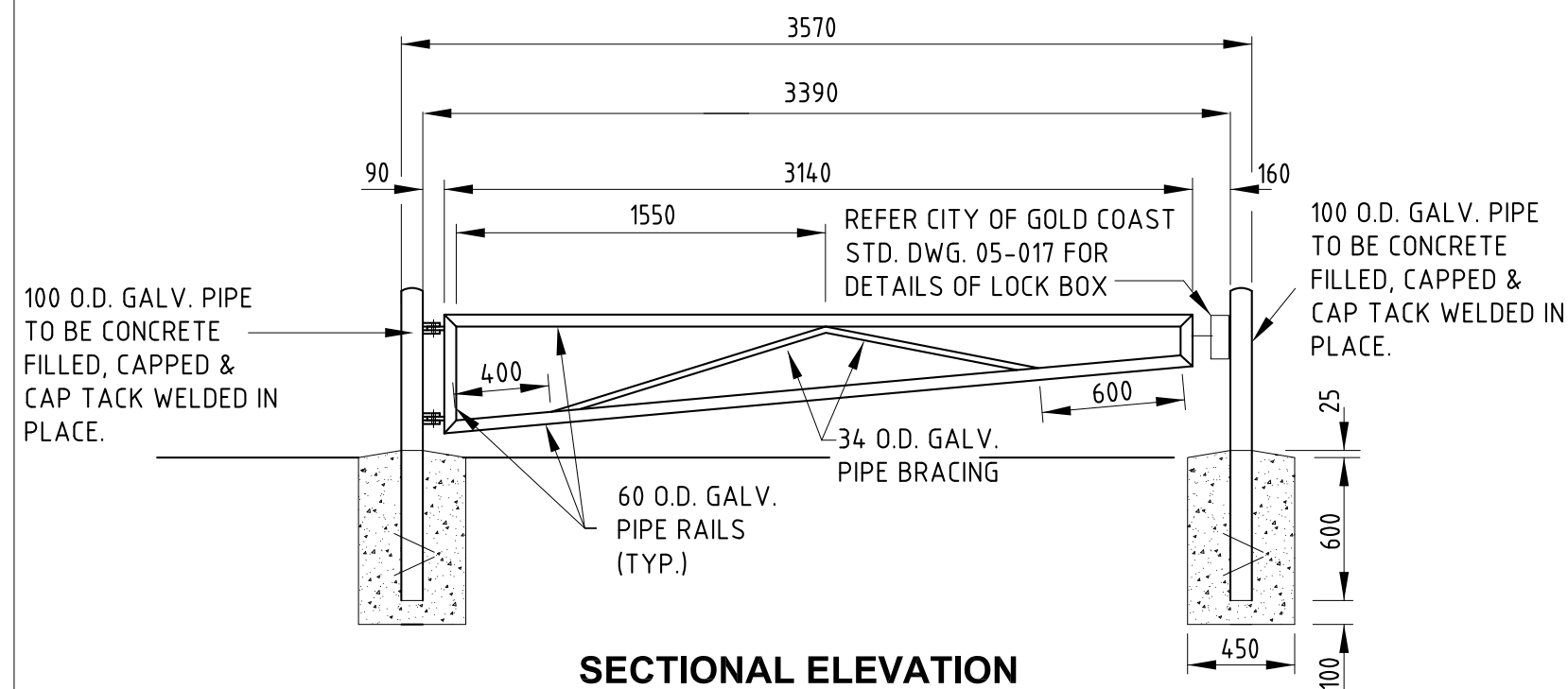
MINIMUM PLANTING DISTANCE

- 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

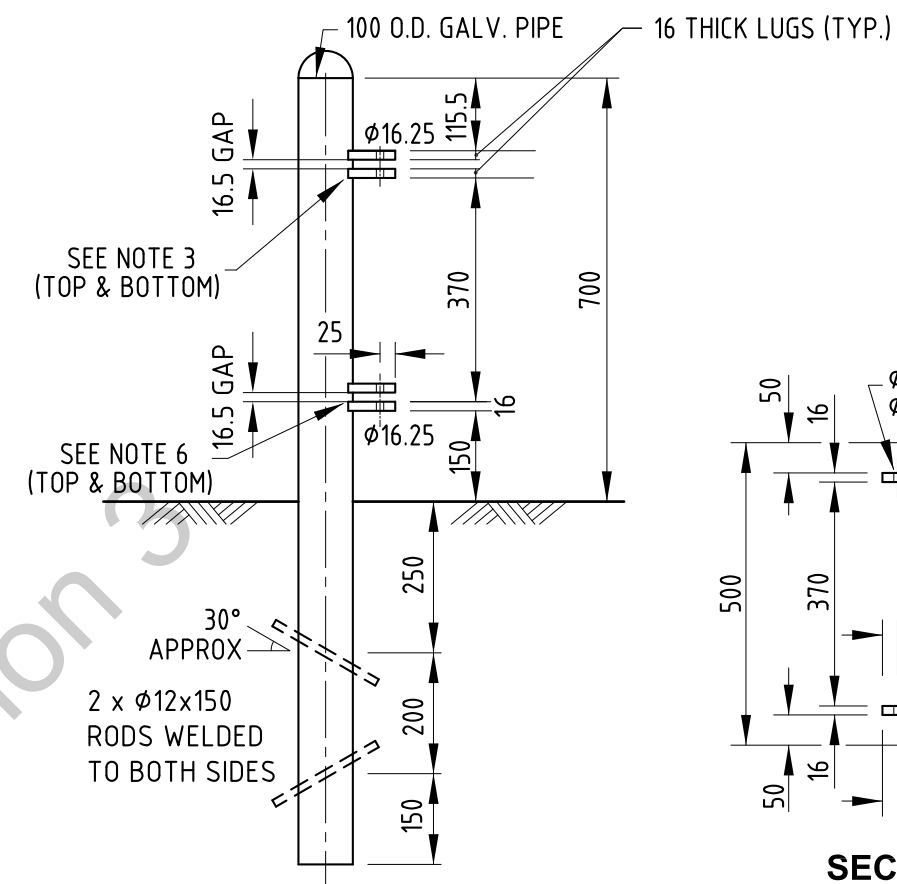
CITY OF GOLDCOAST. City of Gold Coast PO Box 5042 Gold Coast MC 9729 P: 1300 GOLDCOAST	THIS DRAWING IS NOT TO BE AMENDED WITHOUT REFERENCE TO STANDARDS COMMITTEE				CONTROLLED DOCUMENT	DO NOT SCALE TAKE FIGURED DIMENSIONS ONLY		STANDARD DRAWING		
						DRAWN BY CITY OF GOLD COAST		STREET TREE PLANTING SETOUT GUIDELINES FOR ROADWORKS		STANDARD DRAWING No. 05-103
						PASSED - COORDINATOR OPEN SPACE ASSETS				
						NAME: CAMERON TAYLOR 17/10/13				
						APPROVED - MANAGER PARKS & RECREATIONAL SERVICES				
						NAME: RON JACOBS 17/10/13		2015 EDITION		
	No.	AMENDMENT	APPROVED	DATE	ISSUED					



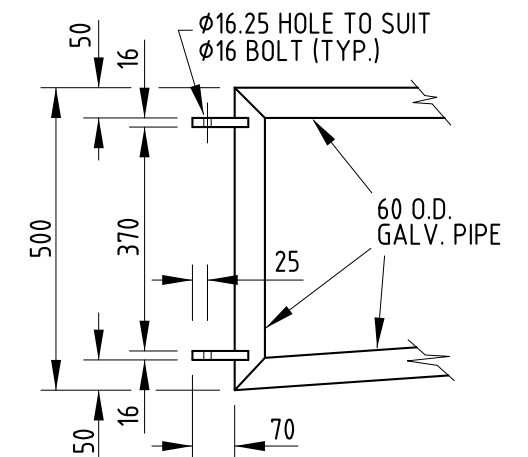
SECTIONAL ELEVATION

NOTES:

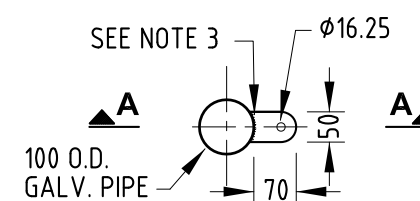
1. ALL CONCRETE TO BE GRADE N25.
2. GATE TO BE MOUNTED TO POST WITH TWO M16 GALVANISED STEEL BOLTS 75 LONG WITH THREAD DEFORMED BY TACK WELD TO SECURE NUT AFTER ERECTION.
3. HINGE LUGS TO BE 6 FILLET WELDED TO POST AND GATE PRIOR TO ERECTION.
4. ALL END AND MITRE JOINTS TO BE BUTT WELDED ALL AROUND.
5. ALL PIPES TO BE MEDIUM GAUGE HEAVY GALVANISED FINISHED WITH TWO COATS OF TWO PACK 125 MICRON MINIMUM TOTAL THICKNESS (eg WATTYL PARACRYL OR EQUIVALENT PROCESS). COLOUR TO MATCH COLORBOND "CAULFIELD GREEN".
6. ALL WELDS AND BARE METAL TO BE THOROUGHLY CLEANED AND PAINTED WITH COLD GALVANISING PRIMER PRIOR TO FINISH COAT.
7. ENSURE LOCK BOXES ARE LOCATED ON THE RIGHT HAND SIDE OF GATES WHEN HEADING DOWNHILL. THIS IS REQUIRED TO ALLOW THE DRIVER TO OPEN THE GATE WITHOUT BEING REQUIRED TO CROSS IN FRONT OF THE VEHICLE PARKED UPHILL.
8. DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.



SECTION A-A

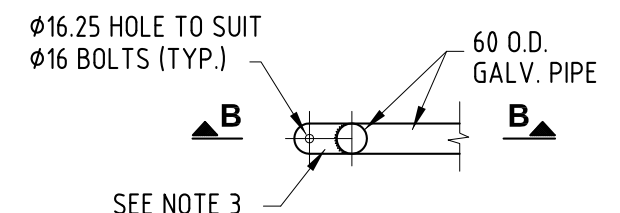


SECTION B-B



PLAN

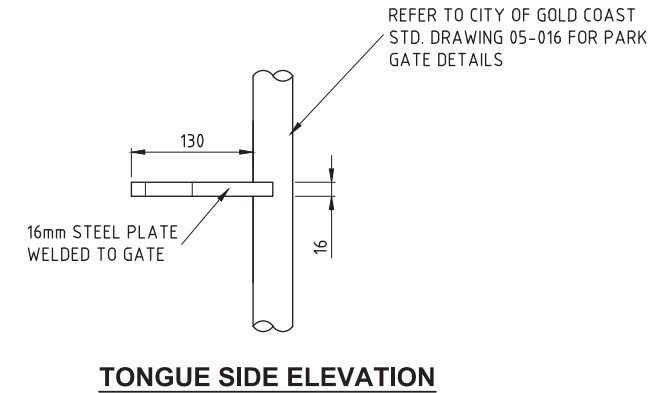
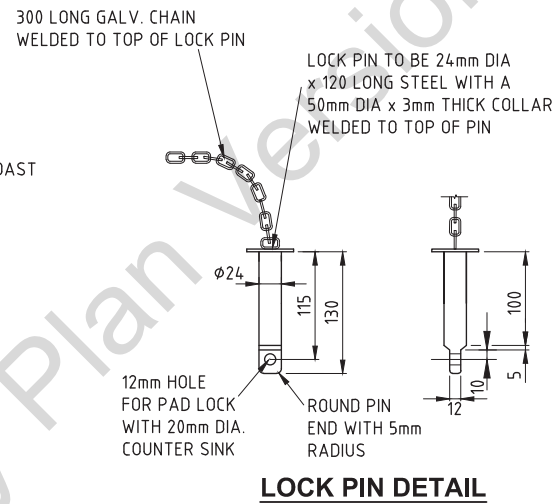
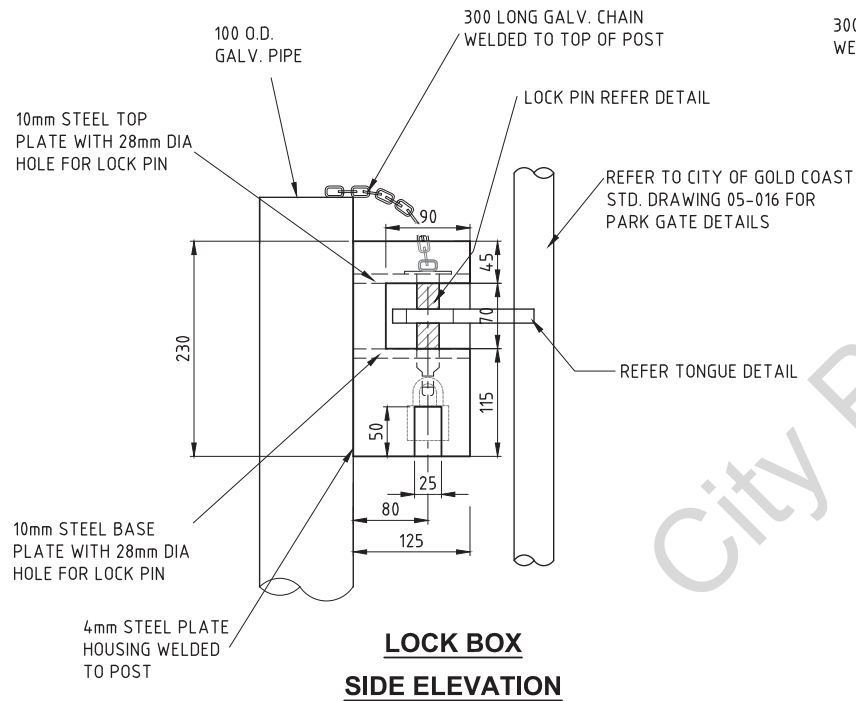
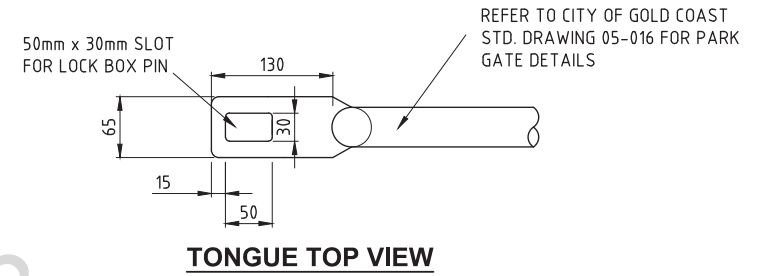
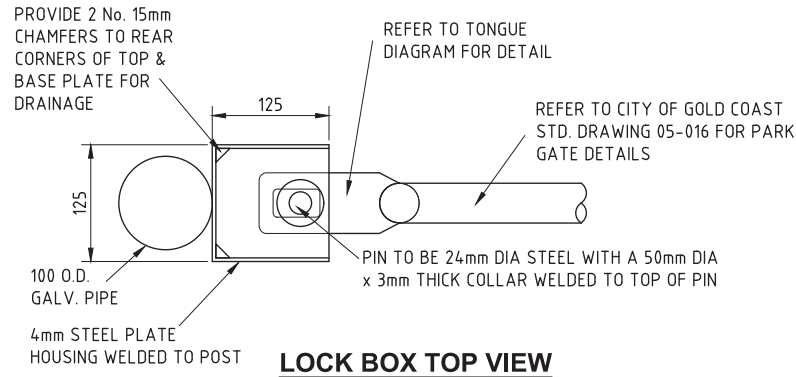
POST HINGE DETAILS



PLAN

GATE HINGE DETAILS

CITY OF GOLDCOAST. City of Gold Coast PO Box 5042 Gold Coast MC 9729 P: 1300 GOLDCOAST	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		PARK GATE		STANDARD DRAWING No. 05-016
						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		2015 EDITION		



NOTES:

- WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH AS4100 & OTHER RELEVANT AUSTRALIAN STANDARDS.
- THE PIPE STEEL TO BE GRADE 350, ALL OTHER STEEL INCLUDING FLATS & PLATE TO BE AT LEAST GRADE 250.
- WELDING & PREPARATION TO BE IN ACCORDANCE WITH AS1554.1 CATEGORY SP GRADE E48XX & AS4100.
- ALL WELDING TO BE 6mm CONTINUOUS FILLET WELD.
- ALL WELDS TO BE WELL CLEANED & PAINTED IN ACCORDANCE WITH AS2312 CLAUSE 10.5.
- ALL POSTS TO BE SET VERTICALLY & ACCURATELY ALIGNED IN CONCRETE GRADE N25.
- ALL GALVANISING TO BE IN ACCORDANCE WITH AS/NZS 4680.
- DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

**CITY OF
GOLDCOAST.**

City of Gold Coast
PO Box 5042
Gold Coast MC 9729
P: 1300 GOLDCOAST

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

PASSED - COORDINATOR OPEN SPACE ASSETS

NAME: CAMERON TAYLOR 17/10/13

APPROVED - MANAGER PARKS & RECREATIONAL SERVICES

NAME: RON JACOBS 17/10/13

PARK GATE LOCK BOX

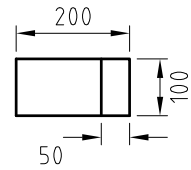
STANDARD
DRAWING No.

05-017 A

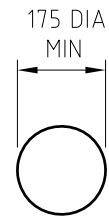
ISSUE

2015 EDITION

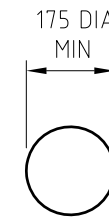
No.	AMENDMENT	APPROVED	DATE	ISSUED
A	DRAWING REVISED			



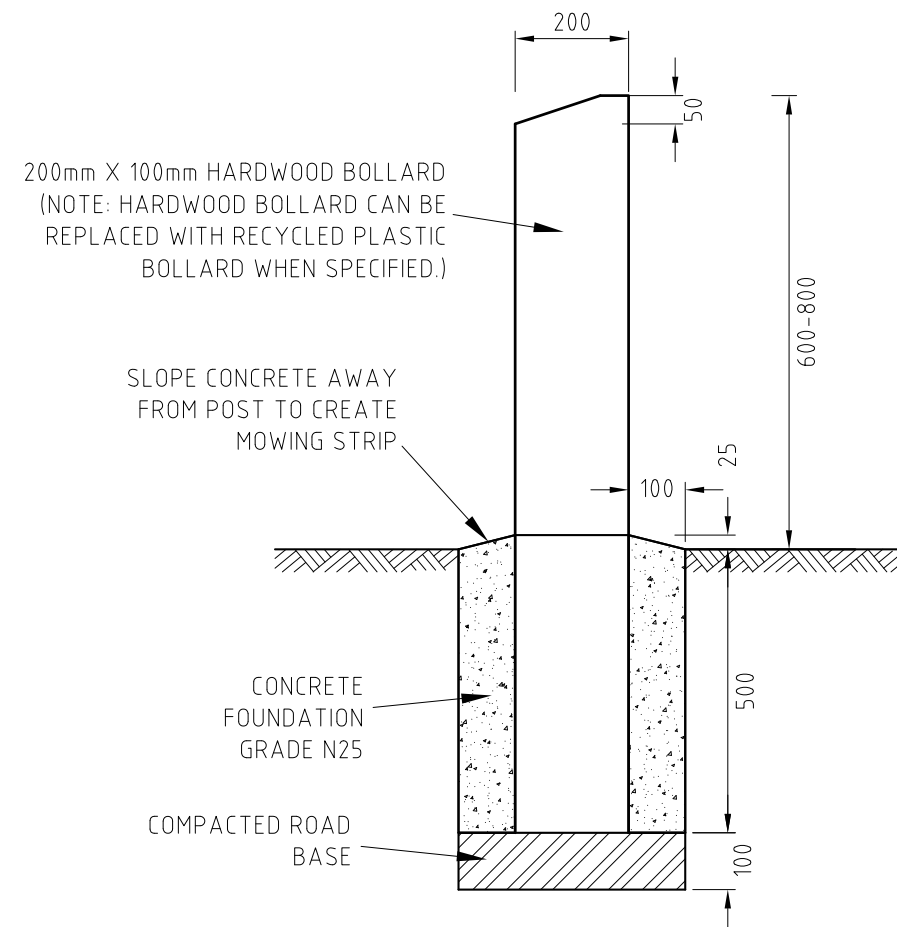
TOP VIEW



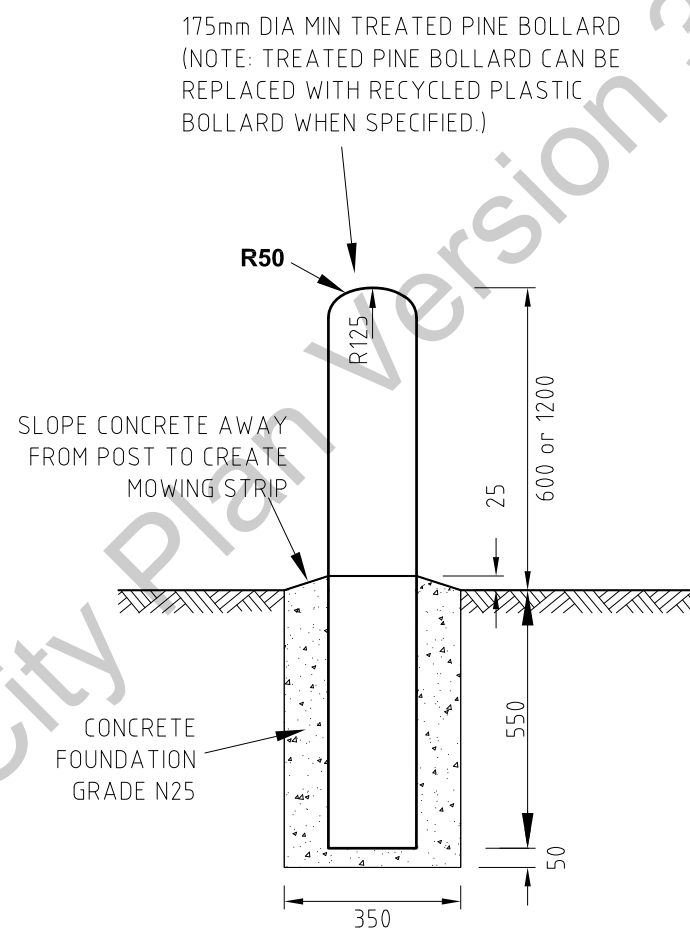
TOP VIEW



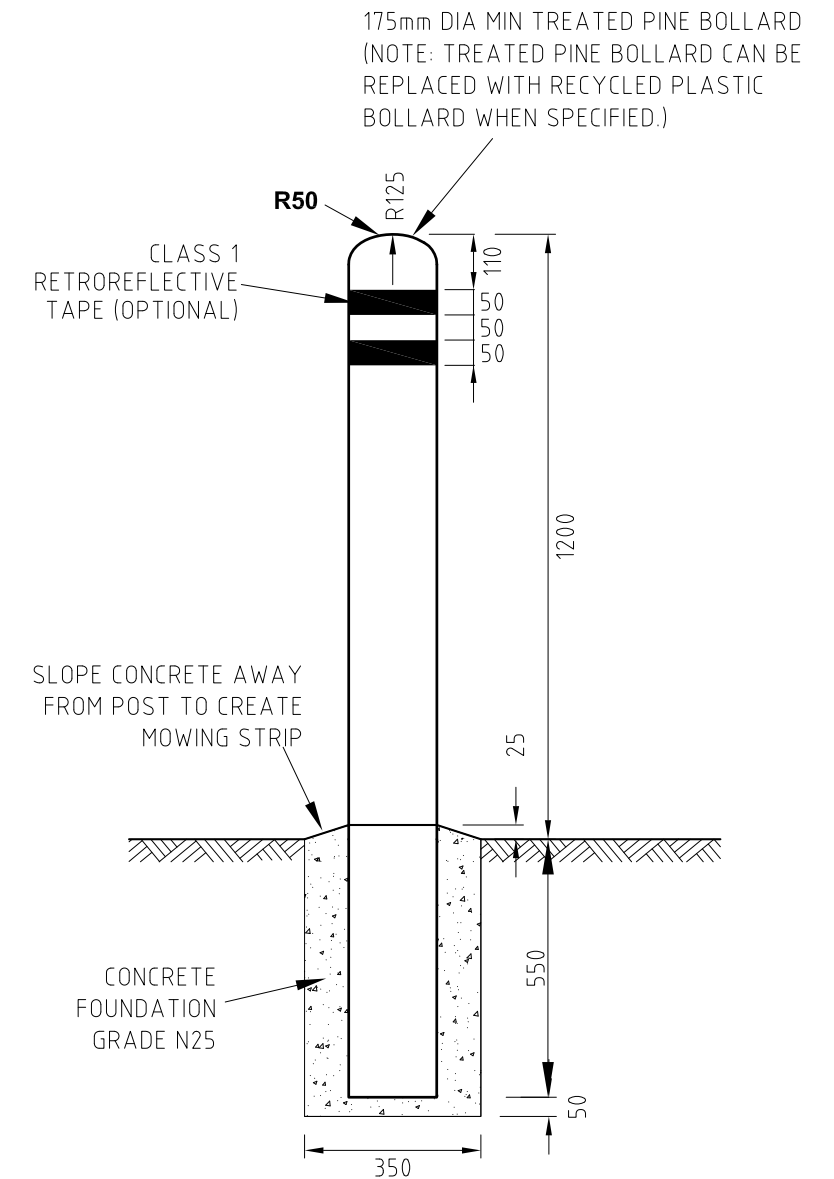
TOP VIEW



BUSHLAND BOLLARD
TYPE 1



PEDESTRIAN BOLLARD
TYPE 1



PEDESTRIAN BOLLARD
TYPE 2

CITY OF GOLDCOAST. City of Gold Coast PO Box 5042 Gold Coast MC 9729 P: 1300 GOLDCOAST	THIS DRAWING IS NOT TO BE AMENDED WITHOUT REFERENCE TO STANDARDS COMMITTEE				CONTROLLED DOCUMENT	DO NOT SCALE TAKE FIGURED DIMENSIONS ONLY	STANDARD DRAWING	BOLLARDS - TIMBER	STANDARD DRAWING No.
						DRAWN BY CITY OF GOLD COAST			05-716
						PASSED - COORDINATOR OPEN SPACE ASSETS			ISSUE 2015 EDITION
						NAME: CAMERON TAYLOR 17/10/13			
						APPROVED - MANAGER PARKS & RECREATIONAL SERVICES			
	No.	AMENDMENT	APPROVED	DATE	ISSUED	NAME: RON JACOBS 17/10/13			