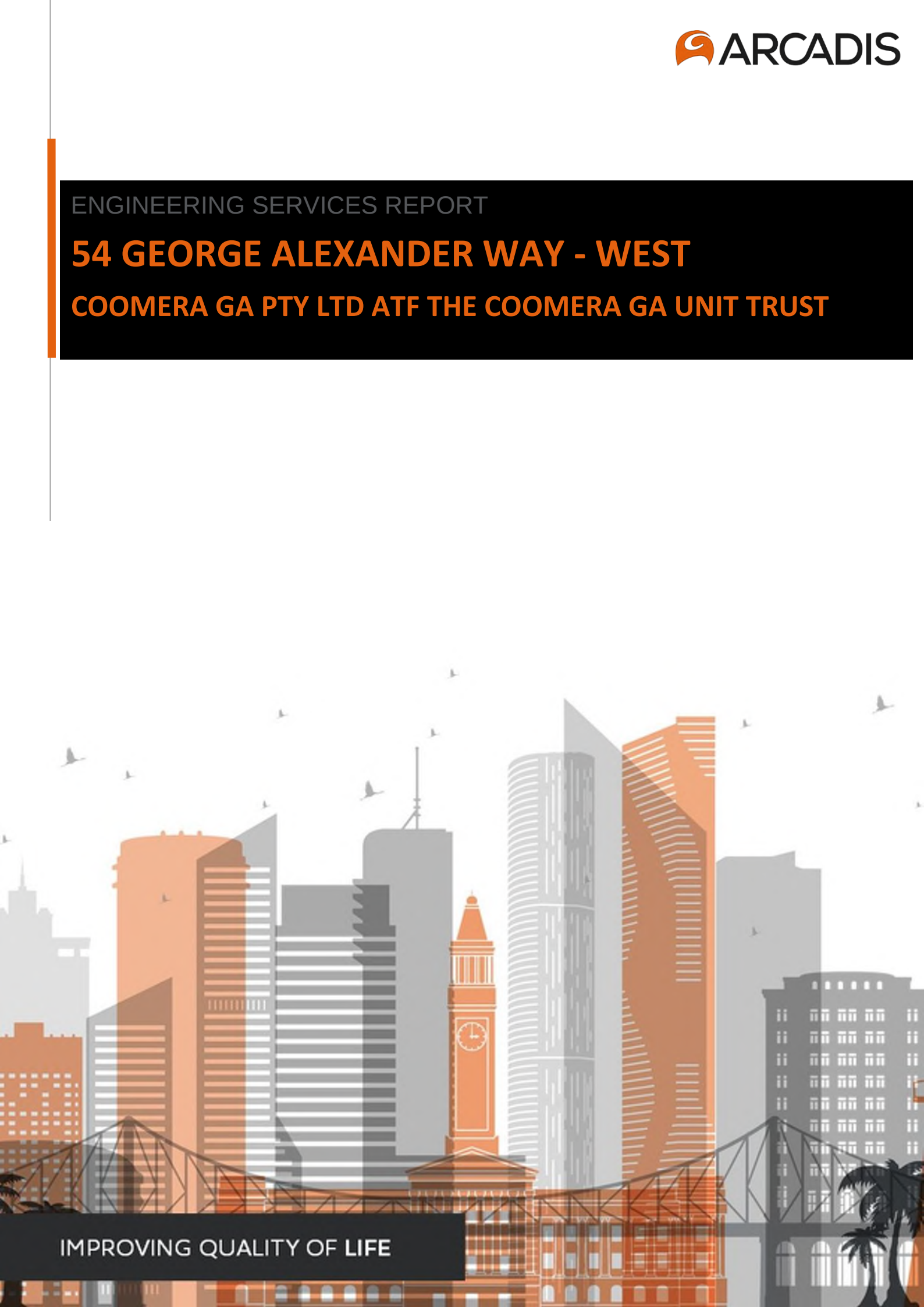


ENGINEERING SERVICES REPORT

54 GEORGE ALEXANDER WAY - WEST

COOMERA GA PTY LTD ATF THE COOMERA GA UNIT TRUST

A stylized illustration of a city skyline. It features various buildings in shades of orange, grey, and white. A prominent clock tower with a red roof is in the center. In the foreground, there are silhouettes of palm trees and a bridge structure. Several small birds are flying in the sky.

IMPROVING QUALITY OF LIFE

54 GEORGE ALEXANDER WAY - WEST

ENGINEERING SERVICES REPORT

Author	Gabby Djelovic	
Checker	Ashley Shepard	
Approver	Richard Mulligan RPEQ7850	
Project No	30157884-02	
Report No	GA0003	
Revision	02	
Date	29/04/2025	

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Revision	Date	Description	Prepared by	Approved by
01	8/08/2024	Original Issue	GD	RM
02	29/04/2025	IR Response	GD	RM

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1 EXECUTIVE SUMMARY

Coomera GA Pty Ltd ATF The Coomera GA Unit Trust has commissioned Arcadis to prepare an Engineering Services Report (ESR) for a residential development application for the site located over the following allotment located on George Alexander Way, Coomera:

- Lot 96 on RP187418 (54 George Alexander Way, Coomera, 4209).

The proposed development intended for the site is for the creation of 3 residential apartment buildings and 10 townhouses. Supporting infrastructure such as roads, basement parking, utilities, communal spaces and stormwater management areas are also proposed.

This report addresses the municipal engineering services components of the development and the engineering planning issues associated with the development application. This report demonstrates that the proposed development can connect to the local stormwater, potable water and sewerage reticulation systems as well as transport infrastructure.

Stormwater will be discharged to the existing three lawful points of discharge, being Talpa Street to the north of the site, the lot to the south of the site (Lot 95 on RP187418) and the overland flow path within the site and its downstream drainage corridor.

A pit and pipe network will be required to facilitate tank drainage. The site incorporates a detention area and stormwater quality tanks to achieve stormwater management objectives. A Site Based Stormwater Management Plan has been prepared by Arcadis which addresses the stormwater management planning requirements for the development.

Potable water for the proposed town houses will be connected to Gold Coast Water & Waste's supply network via extension of the DN100 main within Talpa Street, north of the site. The 3 residential apartment buildings will connect to GCWW supply network via the DN300 main in the western verge of George Alexander Way.

Connection for the proposed development to the wastewater supply network will be provided via the DN150 gravity sewer mains in the eastern verges of Talpa Street, north of the site. Private on-site pumping infrastructure will be required to facilitate wastewater transfer from areas lower than the Council infrastructure. No direct pumping to Council infrastructure is proposed.

Vehicular access for the 3 residential buildings is proposed via a connection to George Alexander Way. The townhouses will have access of Talpa Street. Talpa Street will be extended through the development and handed over to Council as municipal asset. This extension will be designed in accordance will Council guidelines.

The proposed development will involve the undertaking of cut and fill earthworks operations to facilitate the construction of roads, surface drainage, basement areas and allotments. Consideration of interfacing with adjoining known development approvals has been made based on current available information; however, it should be reviewed for any further known information during detailed design.

1.1 Revision 02

This report has been prepared in response to the Information Request sent by Council on the 19th of September (COM/2024/236). The proposed architectural plans have been updated to address the items in the Information Request which has cause some changes to the engineering services. The specific changes are reflected in;

- Table 1-1 Projected development loading
- Figure 1-1 Proposed development layout
- Section 4.2 for the updated potable water strategy
- Section 5 addressing site access
- Engineering drawings.

2 SITE CHARACTERISTICS

2.1 Location Details

The subject site is located within George Alexander Way, Coomera, Australia over the following allotment:

- Lot 96 on RP 187418 (54 George Alexander Way, Coomera, QLD, 4209)

The site is bounded by George Alexander Way to the west, a rural residential allotment to the south and residential dwellings to the north and east.

The Gold Coast City Council is the local government authority.

The total area of the site is approximately 30,100m².

An existing approval (OPW/2023/1508) bounds the eastern portion of the site. This approval is for 22 residential lots and supporting infrastructure. This report seeks to support a development application for the balance of the land.

2.2 Land Usage

In its current state, the project site consists of a residential dwelling and its associated driveway. Figure 2-1 below provides a current locality plan of the site.



Figure 2-1 Site Locality Plan (Aerial Imagery Courtesy of NearMap)

2.3 Topography and Features

The site has slopes ranging from 5 to 12%. The high point is at the centre of the site at RL34m therefore, everything slopes away from the centre of the site. The low point of the site is within the north eastern corner at RL29m. There is also another low point in the north western corner of the site at RL25m and within the south eastern corner R32m.

There are two existing dams located on the site, one large dam in the north western corner and a smaller dam located in the northeastern corner.

Further catchment and topographic information can be seen on the Engineering Drawings attached in Appendix A.

3 PROPOSED DEVELOPMENT

The proposed development involves the construction of residential units, including:

- 3 x medium-rise residential buildings.
- 10 x townhouses.
- Municipal and private road network.
- Basement parking.
- Open communal space.
- Stormwater management area.

A rendered plan extract of the proposed development has been provided in Figure 3-1.

A full set of development proposal plans are provided within the development application package and should be referred to for further information.



Figure 3-1 Proposed Development Render (Courtesy of Archipelago)

4 INFRASTRUCTURE SERVICE

4.1 Stormwater Drainage

A Site based Stormwater Management Plan (SBSMP) has been prepared by Arcadis which addresses the stormwater management planning requirements for the development. The SBSMP should be referred to for a more in-depth analysis of prevailing stormwater constraints and opportunities, however a summary of key engineering requirements is provided herein.

4.1.1 Existing Stormwater Drainage

Stormwater runoff generated by the site generally discharges to three lawful points of discharge illustrated in Figure 4-1.

- Catchment E1 is directed to the dam and its downstream area located within the site (LPD1).
- Catchment E2 is directed to lot 95 on RP187418 (LPD2), south of the site.
- Catchment E3 is directed to Talpa Street, LPD3 (Lot 95 on RP187418), north of the site.

Based on Councils lidar data it was found that a portion of lot 95 on RP187418 drains through the site.

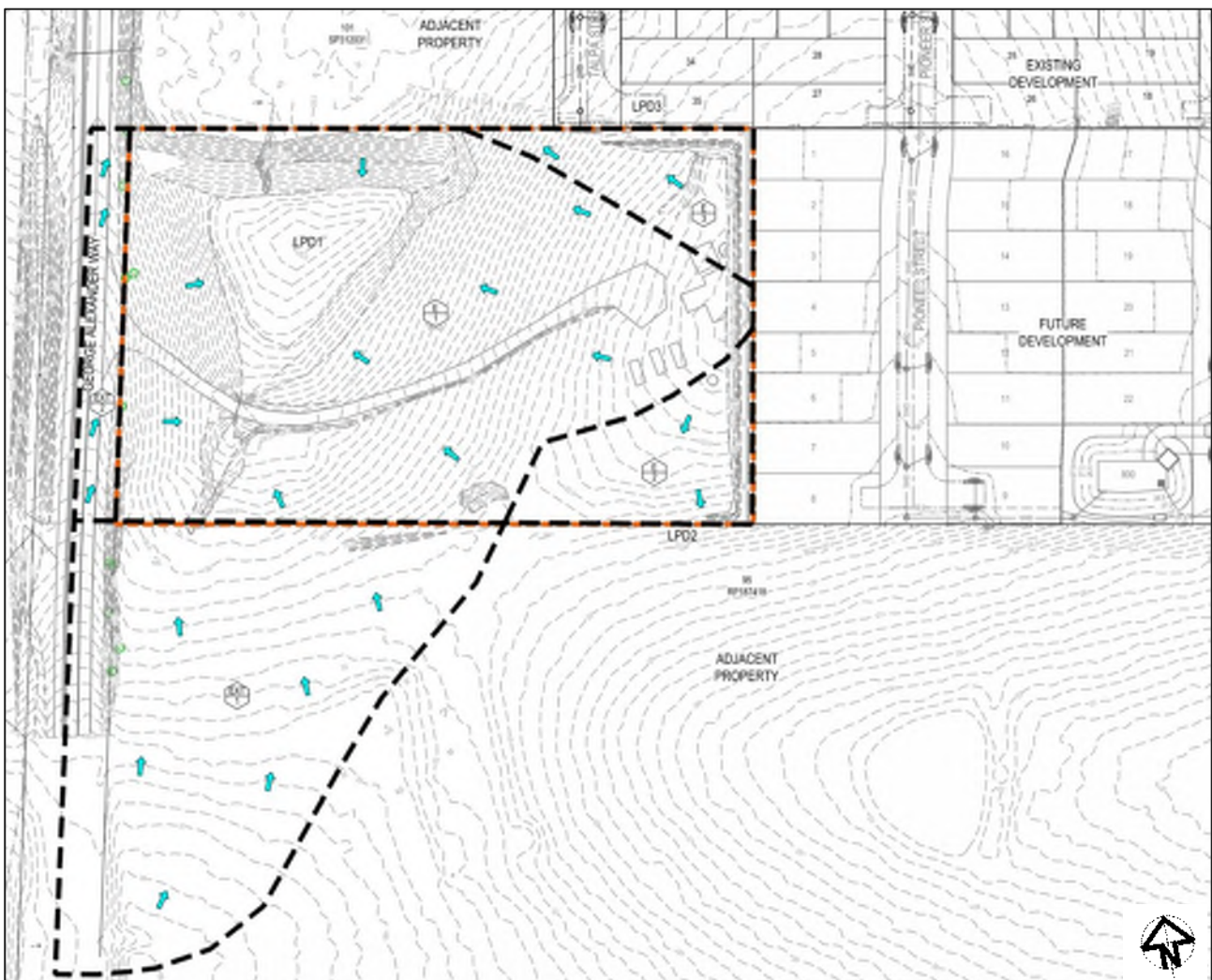


Figure 4-1 Existing Stormwater Catchments (Courtesy: ARCADIS)

4.1.2 Proposed Stormwater Drainage

The proposed development will capture and convey stormwater via the use of a pit and pipe drainage network as well as overland flow. A stormwater quantity area and stormwater quality systems will provide suitable

management of stormwater prior to release from the site. Stormwater will be discharged to the existing lawful points of discharge being the northern boundary low point and its downstream area located within the site, Talpa Street and lot 95 on RP187418.

Peak discharge mitigation from the site will be managed via detaining D1a, D5 and EXT1 catchments within the development. The flows from the proposed Talpa Street (D3) will be directed north without any stormwater quality or quantity treatment. It is understood this will drain to an existing detention basin located north of the site (Lot 1 on SP312031). The approved Conceptual Stormwater Management Plan prepared by Biome under application number ROL/2017/439 has accounted for a portion of the development site in their model.

The external catchment will be captured by the detention area before discharging to LPD1. An overland relief has been provided should the proposed culvert and pipe system block.

The SBSMP prepared by Arcadis should be referred to for further details on the exact methodology used to achieve Council objectives. Refer to engineering drawings in Appendix A for a conceptual location of the stormwater connection points.

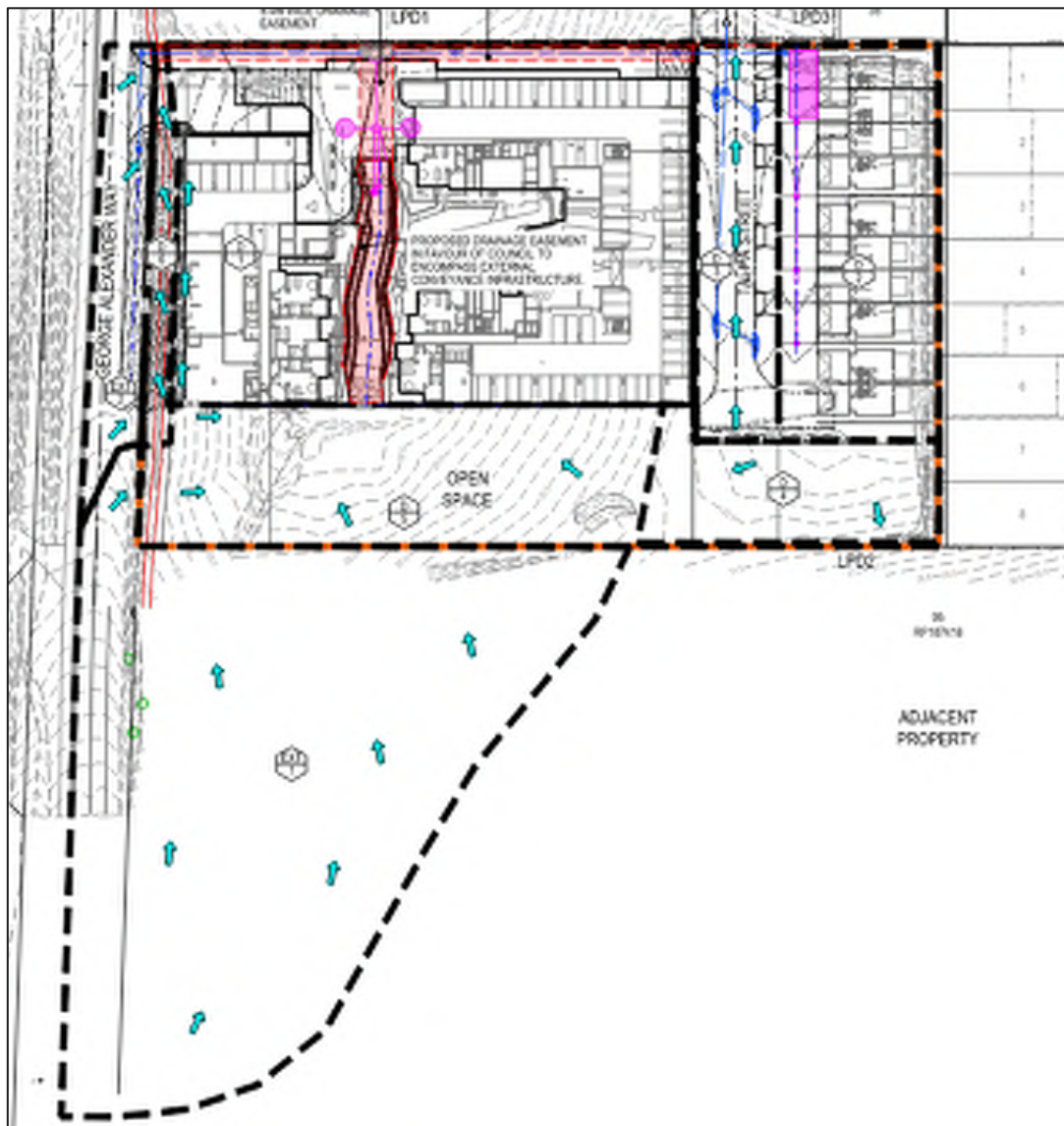


Figure 4-3 Developed Stormwater Catchments

4.2 Water Network

4.2.1 Existing Potable Water

The following water mains were identified within the vicinity of the development site:

- 1 x DN300 potable water main within the western verge of George Alexander Way to the west of the site.
- 3 x DN100 potable water mains in the northern verges of Mercy, Pioneer and Talpa Street, north of the site.

4.2.2 Planned Potable Water

Version 11 of the City Plan, 'Plan for Trunk Water Supply Infrastructure' indicates that there are no planned upgrades for the water main in the immediate vicinity of the site.

4.2.3 Proposed Potable Water

Connection for the proposed townhouses to the GCWW's supply network will be provided via connection to the DN100 water main within Talpa Street. It is proposed that the water main will be extended along the western verge of Talpa Street and a private water reticulation will be extended north along the western boundary of the townhouses.

Connection for the three proposed buildings to the GCWW's supply network will be provided via connection to the DN300 water main within George Alexander Way.

The developer shall design and construct an internal water reticulation network for the proposed development which will be the subject of future operational works applications.

Fire hydrants shall be placed at appropriate intervals along the internal new water main to ensure coverage of the site.

Two bulk water meters will be provided for the site, one for the residential buildings and the other for the townhouses. The water meter for the residential building has been set back approximately 22m from the property boundary to allow for connection in both the interim design and for the ultimate design when George Alexander Road is upgraded.

The fire and potable water meters will be located on site and above ground and will have an easement over the meter. It is recommended that during the detailed design phase the building hydraulic engineer confirm the metering requirements and allowance made on-site.

Refer to engineering drawings in Appendix A for the proposed water reticulation and connection point.

4.2.4 Projected Development Loadings

The development has been assessed under two loading cases in order to better determine the anticipated impact it will have on the surrounding network. These cases are the:

- **Planned Demand** – A demand assigned to the site via the City of Gold Coast 2018 City Plan which is derived from GCWW 'Water and Sewerage Demand Table' <https://www.goldcoast.qld.gov.au/files/sharedassets/public/pdfs/brochures-amp-factsheets/water-sewage-demand-table.pdf> and the property's net area.
- **Project Development Loading** – The calculated demand for the property based on proposed development yield and conversion rates from GCWW 'Water and Sewerage Demand Table' <https://www.goldcoast.qld.gov.au/files/sharedassets/public/pdfs/brochures-amp-factsheets/water-sewage-demand-table.pdf>

It is noted that this report only considers the western portion of this development therefore, the project loadings has only been based on the proposed development area.

Table 4-1 Planned Demand

Category	Area (ha)	Conversion Rate	Planned Demand (EP)
RD7	1.50	412EP/ha	618
Total			618

Table 4-2 Projected Development Loading

Category	No. of Dwellings	Conversion Rate	Proposed Demand (EP)
1-Bedroom Unit	35	1.31 EP/dwelling	45.85
2-Bedroom Unit	129	1.76 EP/dwelling	227.04
3-Bedroom Unit	19	2.51 EP/dwelling	47.69
3-Bedroom Attached Dwelling	10	2.51 EP/dwelling	25.1
Total			393.43

There is a decrease of approximately 272EP between planned and proposed demands. Council requested in the information requested that a water network assessment be undertaken for this site refer to GA005-30157884- WNCA for details.

4.3 Sewer Network

4.3.1 Existing Sewer

The following sewer infrastructure was identified adjacent to the development site:

- A DN150 gravity sewer main located at the end of Seashell Avenue, located directly south east of the site.
- A DN225 rising sewer main within the western verge of George Alexander Way to the west of the site.
- A DN710 trunk sewer main within the western verge of George Alexander Way to the west of the site.
- 3 x DN150 gravity sewer mains in the eastern verges of Talpa, Mercy and Pioneers Street, north of the site.

4.3.2 Planned Sewer

Version 11 of the City Plan, 'Plan for Trunk Sewerage Infrastructure' indicates that there are no planned upgrades within the immediate vicinity of the site.

4.3.3 Proposed Sewer

Connection for the proposed development to the GCWW's wastewater supply network will be provided via the DN150 gravity sewer main within Talpa Street. A new internal network will be installed in order to provide each new allotment with a sewer service. Due to areas of the site being lower than the municipal gravity system in Talpa Street, private pumping reticulation will be required. Any pumped wastewater will be discharged to a private structure before gravity discharging to the Council infrastructure.

Connection to this main will require a new pipe under the road and existing telecommunication services. Therefore, potholing may be required in order to accurately determine the location of these services during the operational works phase. Refer to Appendix C and Appendix D for existing services.

A private gravity sewer main will be extended along the western border of the townhouse to service each lot.

Refer to engineering drawings included Appendix A for further details.

4.3.4 Projected Development Loadings

Due to the nature of the development and its location, the wastewater demand is calculated in the same manner as the water supply. Refer to section 4.2 for further details.

There is a decrease of approximately 272EP between planned and proposed demands. Council requested in the information requested that a sewer network assessment be undertaken for this site refer to GA006-xxx-SNCA for details.

4.4 Other Services

A Dial Before You Dig (DBYD) search has identified telecommunications services within George Alexander Way to the west of the development site.

Overhead power has been identified fronting the site within the western verge of George Alexander Way. It can be seen in Figure 4-2 there is overhead power in the form of a private property service running east from George Alexander Way through the site. Therefore, provisions must be made to decommission these power lines.



Figure 4-2 Overhead Power Lines in the Site

The proposed development will incorporate low-voltage electricity and telecommunications supply designed by a specialist electrical and telecommunications consultant in accordance with Council and Energex requirements. It is expected that connection to these services shall be provided via extension of services from the development to the north.

The DBYD search results are provided in Appendix C and should be referred to for the locations of the above-mentioned services within the vicinity of the site.

5 ROADS AND ACCESS

An extension of Talpa Street to the north of the site is proposed for primary vehicular access to the development.

The following road profile is proposed for the Talpa Street extension:

- Residential Access Street – 16.50m (min.) road reserve, 7.50m kerb to kerb pavement, and 4.50m verges.
 - 2m pedestrian footpath are to be installed on both sides of Talpa Street as requested by Council in the IR.

Talpa Street will be handed over to Council as municipal assets with all other roads internal to the site remaining private. All proposed private roads within the site will be constructed in accordance with Australian Standards.

Talpa Street will provide a Cul-de-sac turn around arrangement at its southern end of its extension. Once road connection is made to the south of Talpa Street, the temporary turn around infrastructure will be removed and extended.

A 2m pedestrian footpath is to be constructed along the eastern verge of George Alexander Way, as requested by Council in the IR.

Refer to Appendix A for engineering drawings.

6 EARTHWORKS

6.1 Earthworks Operations

The proposed development will involve the undertaking of cut and fill earthworks and retaining operations to facilitate the construction of allotment pads, access driveways, basement areas, surface drainage and utility connections.

It is understood that no geotechnical investigations or assessments have been undertaken at this stage. It is recommended that such works are undertaken to inform the suitability of site material, proposed earthworks intent and overall stability.

6.2 Acid Sulfate Soil Assessment

According to the acid sulfate map the site does not contain acid sulfate soils therefore no further assessment has been undertaken by the applicant at this time.

7 CONCLUSION

This report has concluded that the site can readily connect to the existing engineering services. Future Operational Works applications will be sought to permit the works to be undertaken.

Stormwater

- Stormwater will be discharged to three lawful points of discharge, being;
 - The northern lot (Lot 1 on SP312031) into Talpa Street.
 - The lot to the south of the site (Lot 95 on RP187418).
 - The northern boundary low point and its downstream area located within the site.

Potable Water

- Proposed connection for the townhouses to the GCCC Water's supply network will be via connection into the DN100 water main within Talpa Street.
- Proposed connection for the residential buildings to the GCCC Water's supply network will be via connection into the DN300 water main within George Alexander Way.

Sewer

- The site will be connected into the GCCC wastewater supply network via the DN150 gravity sewer main within Talpa Street.

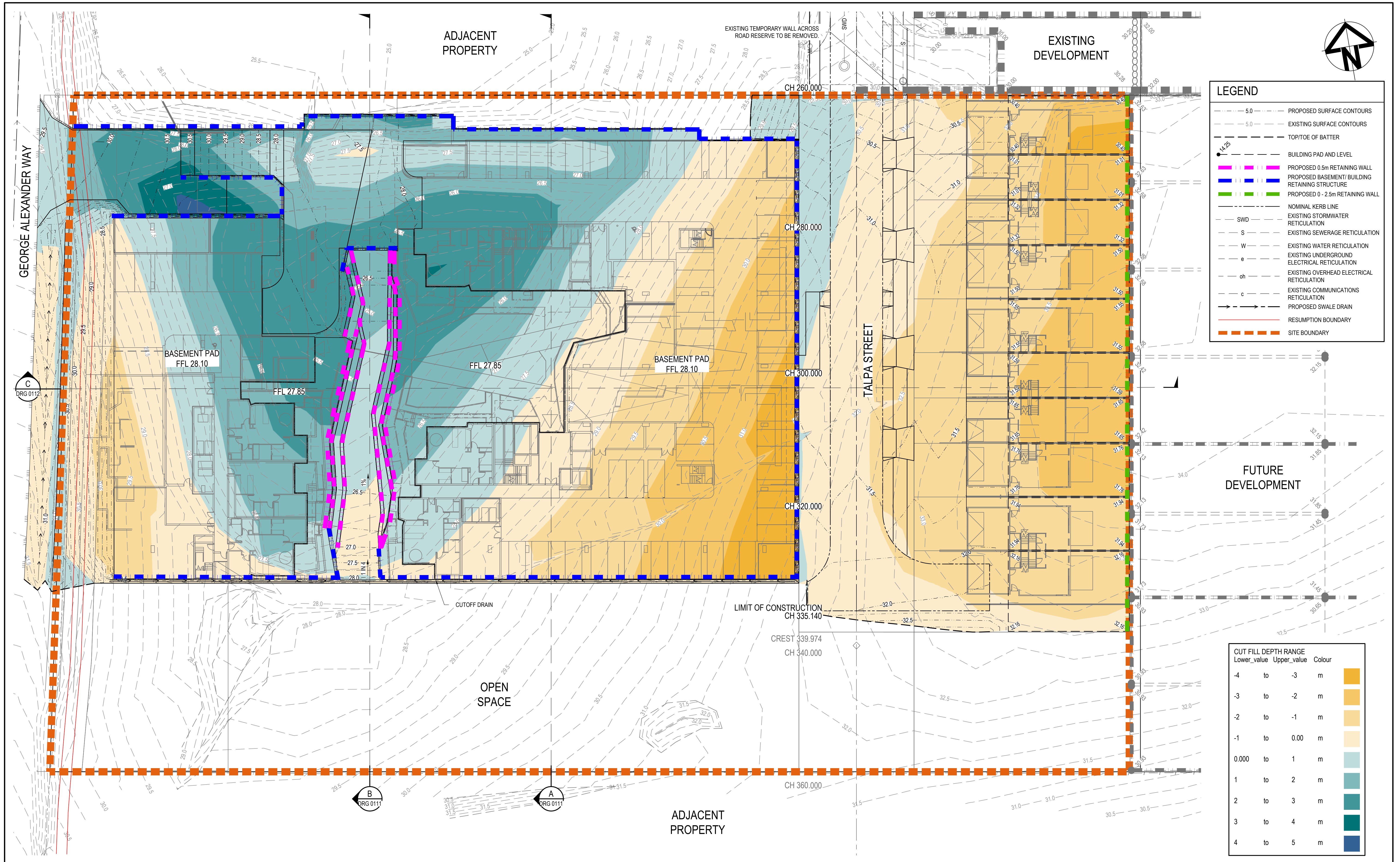
Roads and Footpaths

- Vehicular access to the development is proposed via extension of Talpa Street from the adjoining lot to the north for the townhouses.
- Vehicular access for the residential buildings is proposed via a new VXO off George Alexander Way.
- New roads will be constructed to provide access for all the lots within the site.
- A 2m pedestrian footpath will be constructed along the eastern verge of George Alexander Way and both verges of Talpa Street.

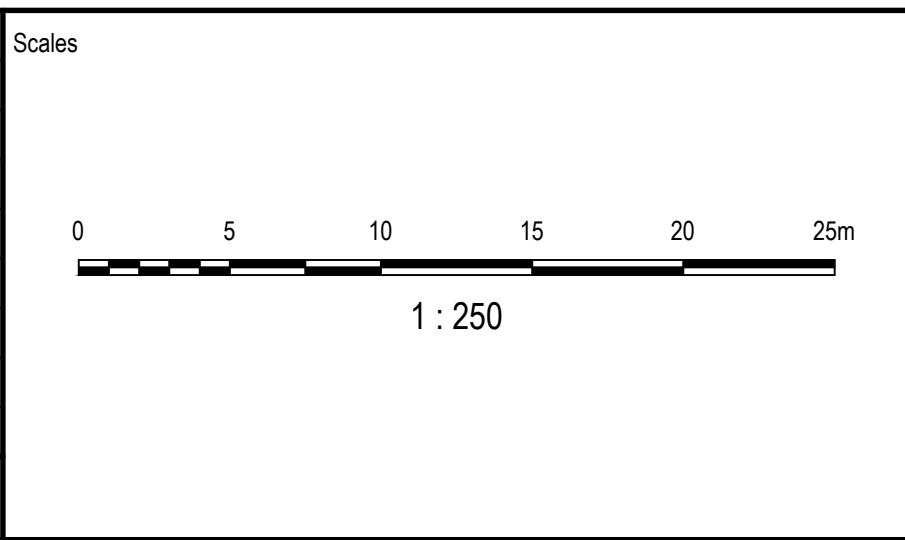


ENGINEERING DRAWINGS





01	CHANGE IN ARCHITECTURAL PLANS	DK	AS	RM	28.04.2025
01	ORIGINAL ISSUE	DK	AS	RM	08.08.2024
Issue	Description	DR	CH	VE	Date



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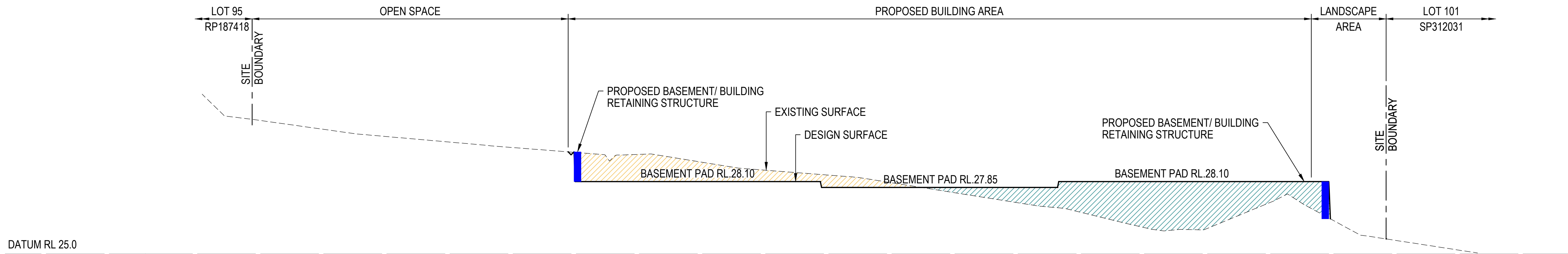
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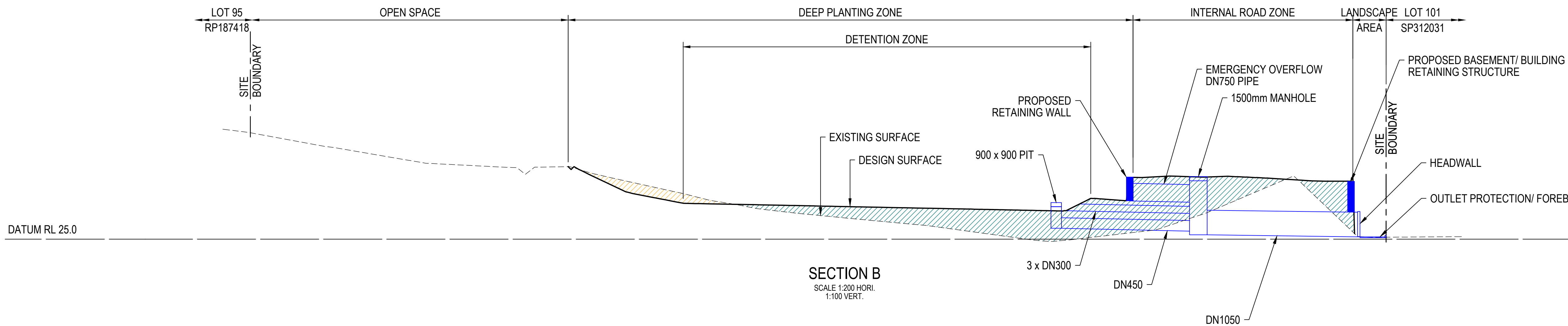
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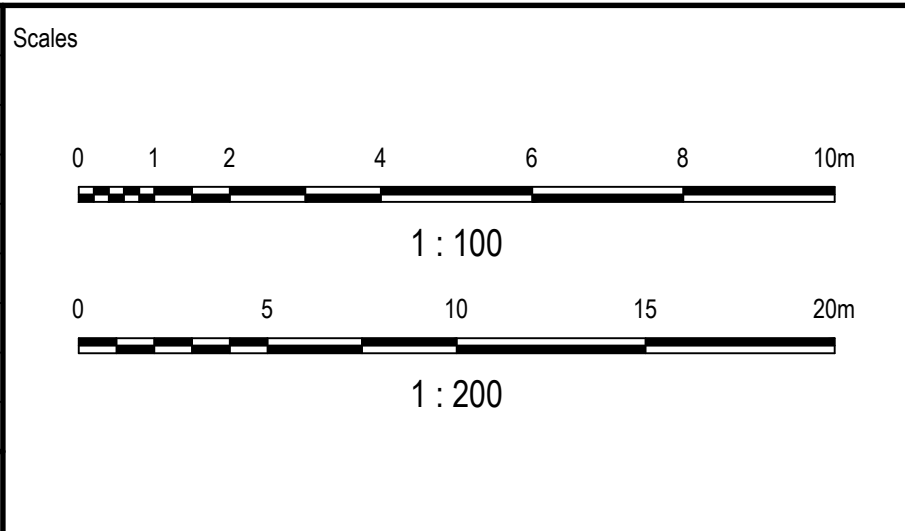


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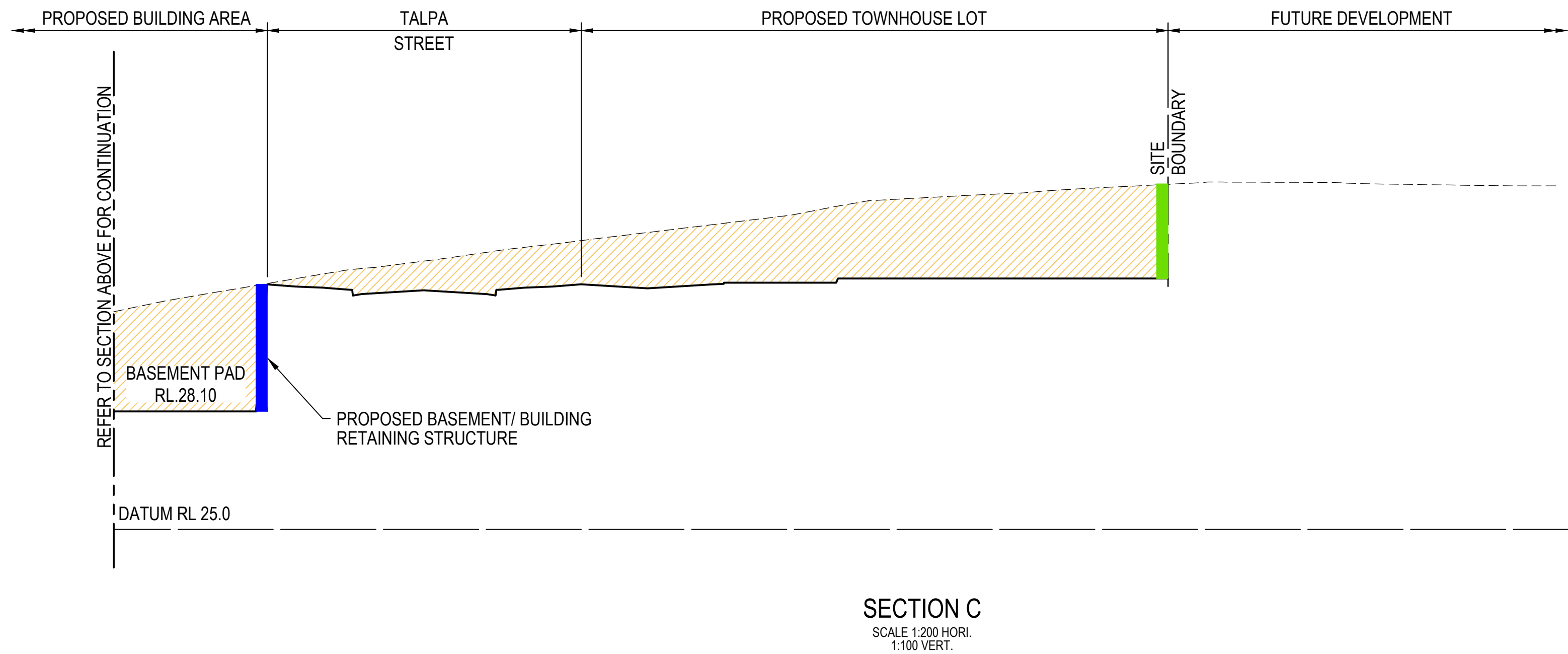
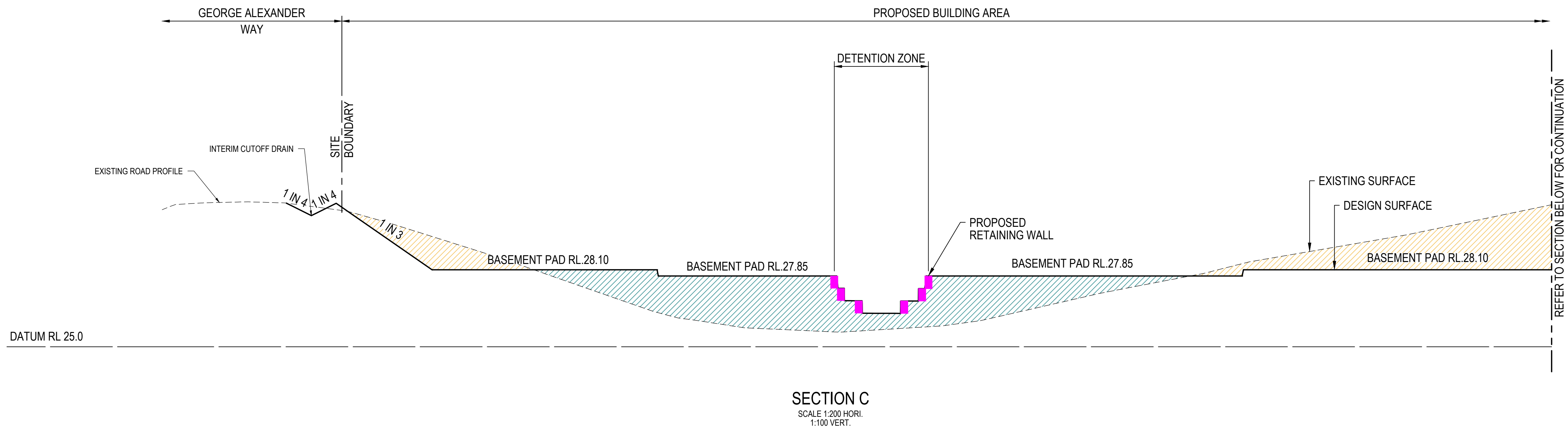
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COOMERA

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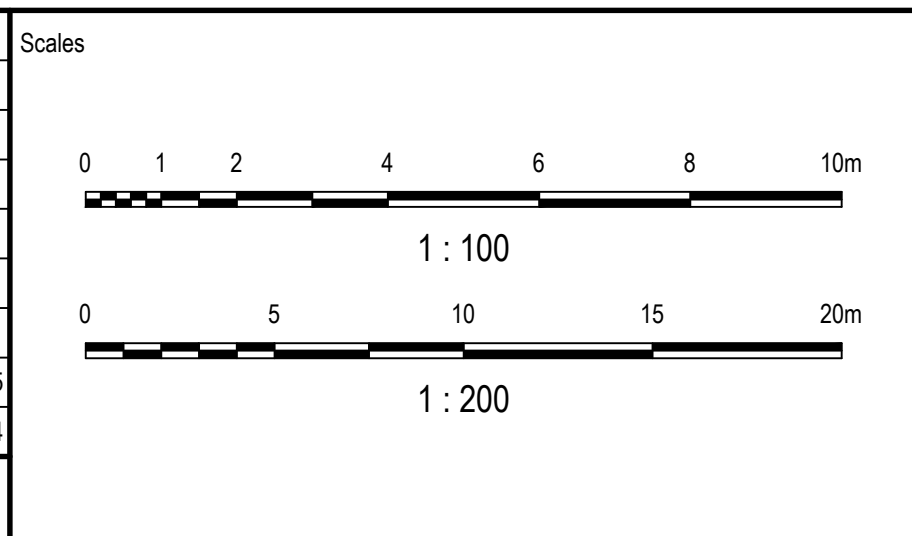
CONCEPT
BULK EARTHWORKS
SECTIONS
SHEET 1

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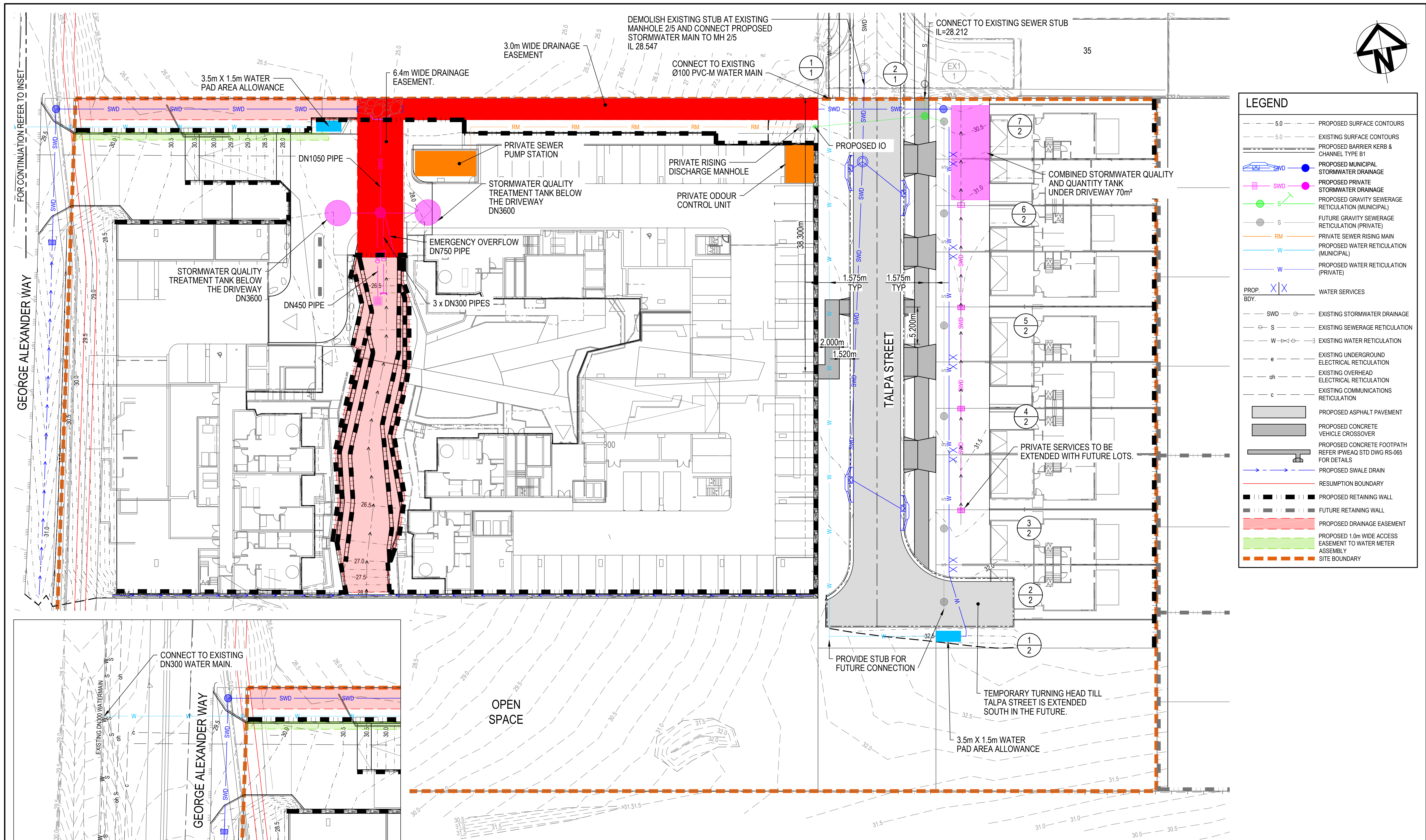
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Title	CONCEPT BULK EARTHWORKS SECTIONS SHEET 2		

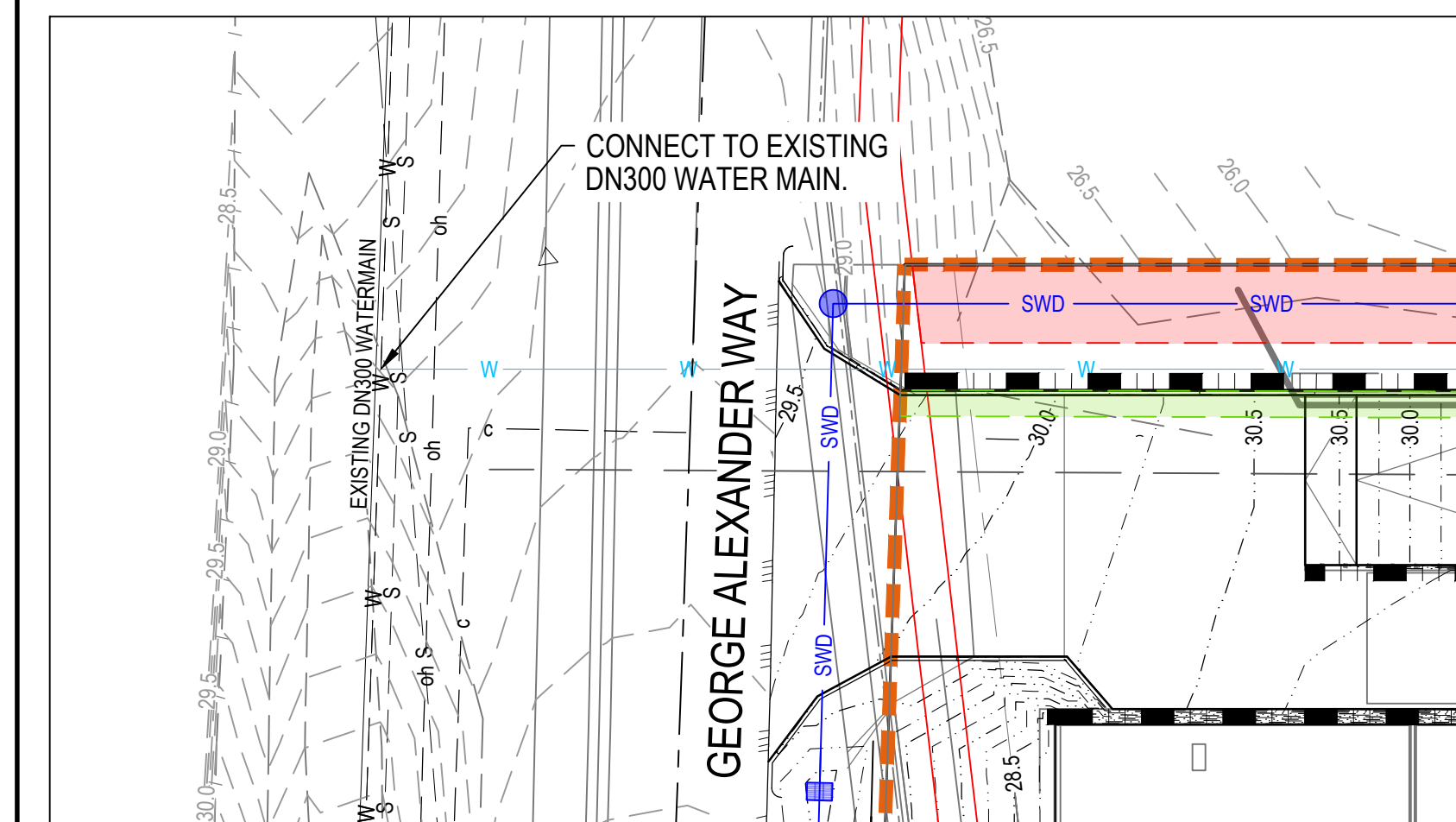
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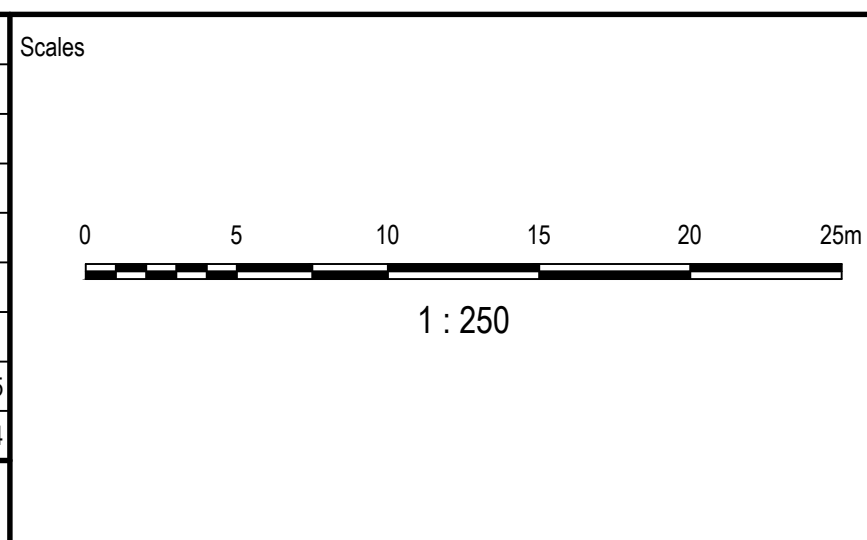


LEGEND	
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5.0	EXISTING SURFACE CONTOURS
5.0	PROPOSED BARRIER KERB & CHANNEL TYPE B1
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SWD	PROPOSED PRIVATE STORMWATER DRAINAGE
S	PROPOSED GRAVITY SEWERAGE RETICULATION (MUNICIPAL)
S	FUTURE GRAVITY SEWERAGE RETICULATION (PRIVATE)
RM	PRIVATE SEWER RISING MAIN
W	PROPOSED WATER RETICULATION (MUNICIPAL)
W	PROPOSED WATER RETICULATION (PRIVATE)
PROP. X X	WATER SERVICES
BDY.	
SWD	EXISTING STORMWATER DRAINAGE
S	EXISTING SEWERAGE RETICULATION
W	EXISTING WATER RETICULATION
e	EXISTING UNDERGROUND ELECTRICAL RETICULATION
oh	EXISTING OVERHEAD ELECTRICAL RETICULATION
c	EXISTING COMMUNICATIONS RETICULATION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE VEHICLE CROSSOVER
	PROPOSED CONCRETE FOOTPATH REFER IPWEAQ STD DWG RS-065 FOR DETAILS
	PROPOSED SWALE DRAIN
	RESUMPTION BOUNDARY
	PROPOSED RETAINING WALL
	FUTURE RETAINING WALL
	PROPOSED DRAINAGE EASEMENT
	PROPOSED 1.0m WIDE ACCESS EASEMENT TO WATER METER ASSEMBLY
	SITE BOUNDARY



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Issue	Description	DR	CH	VE	Date
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Project
54 GEORGE ALEXANDER WAY,
COOMERA

Title
CONCEPT
COMBINED SERVICES
LAYOUT PLAN



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Project Number	30157884
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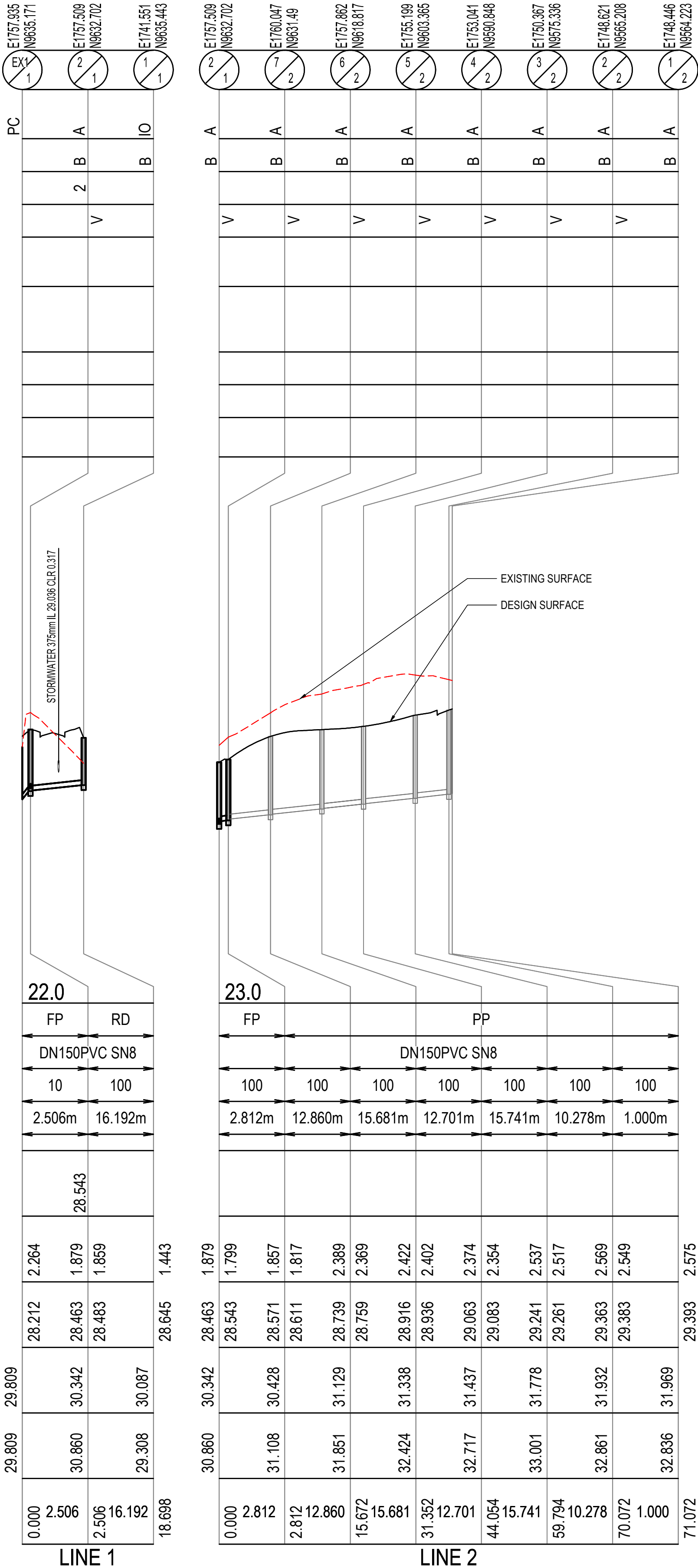
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DROP TYPE
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LEGEND:

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PP - PRIVATE PROPERTY
RD - ROAD

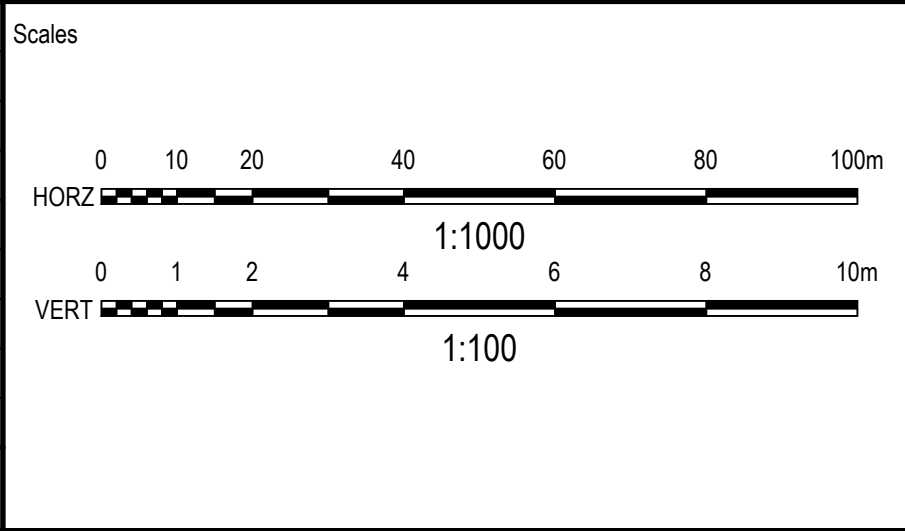
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LENGTH
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INVERT LEVEL
FINISHED SURFACE LEVEL
NATURAL SURFACE LEVEL
CHAINAGE

LINE



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

					RS
02	CHANGE IN ARCHITECTURAL PLANS	DK	AS	RM	28.04.2025
01	ORIGINAL ISSUE	RS	AS	RM	08.08.2024
Issue	Description	DR	CH	VE	Date



Client

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

Status	PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		
© Copyright reserved			
Original Issue Signatures			
Drawn	D. KEARNEY	Original Size	A1
Designed	T. DINGLE	Height Datum	AHD
Project Manager	A. SHEPHERD	Grid	MGA (ZONE 56)
Verified	R. MULLIGAN		

Project	54 GEORGE ALEXANDER WAY, COOMERA		
Title	CONCEPT SEWER LONGITUDINAL SECTIONS		

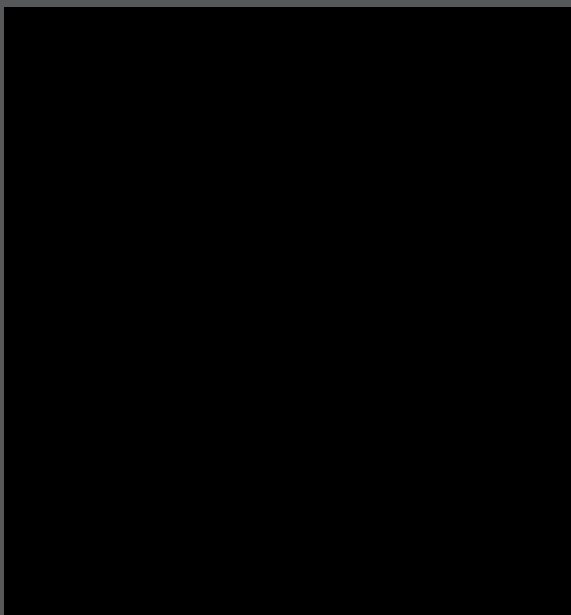
Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building, 12-14 Marine Parade
SOUTHPORT QLD 4215
ABN 76 104 485 289
Tel No: +61 7 5503 4800
www.arcadis.com/au

Project Number	30157884	Issue	01
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GAW-AAP-DA-00-DRG-CV-0541



COUNCIL INFRASTRUCTURE MAPS



Map Legend

Ocean



Future trunk sewerage treatment plants

- 2021
- 2026
- 2031
- 2036
- 2041
- Ultimate

Future trunk sewerage pumps

- 2021
- 2026
- 2031
- 2036
- 2041
- Ultimate

Future trunk sewerage wetwells

- 2021
- 2026
- 2031
- 2036
- 2041
- Ultimate

Future trunk sewerage odour control units

- 2021
- 2026
- 2031

Future trunk sewerage emergency storages

- 2026
- 2031
- 2036
- 2041
- Ultimate

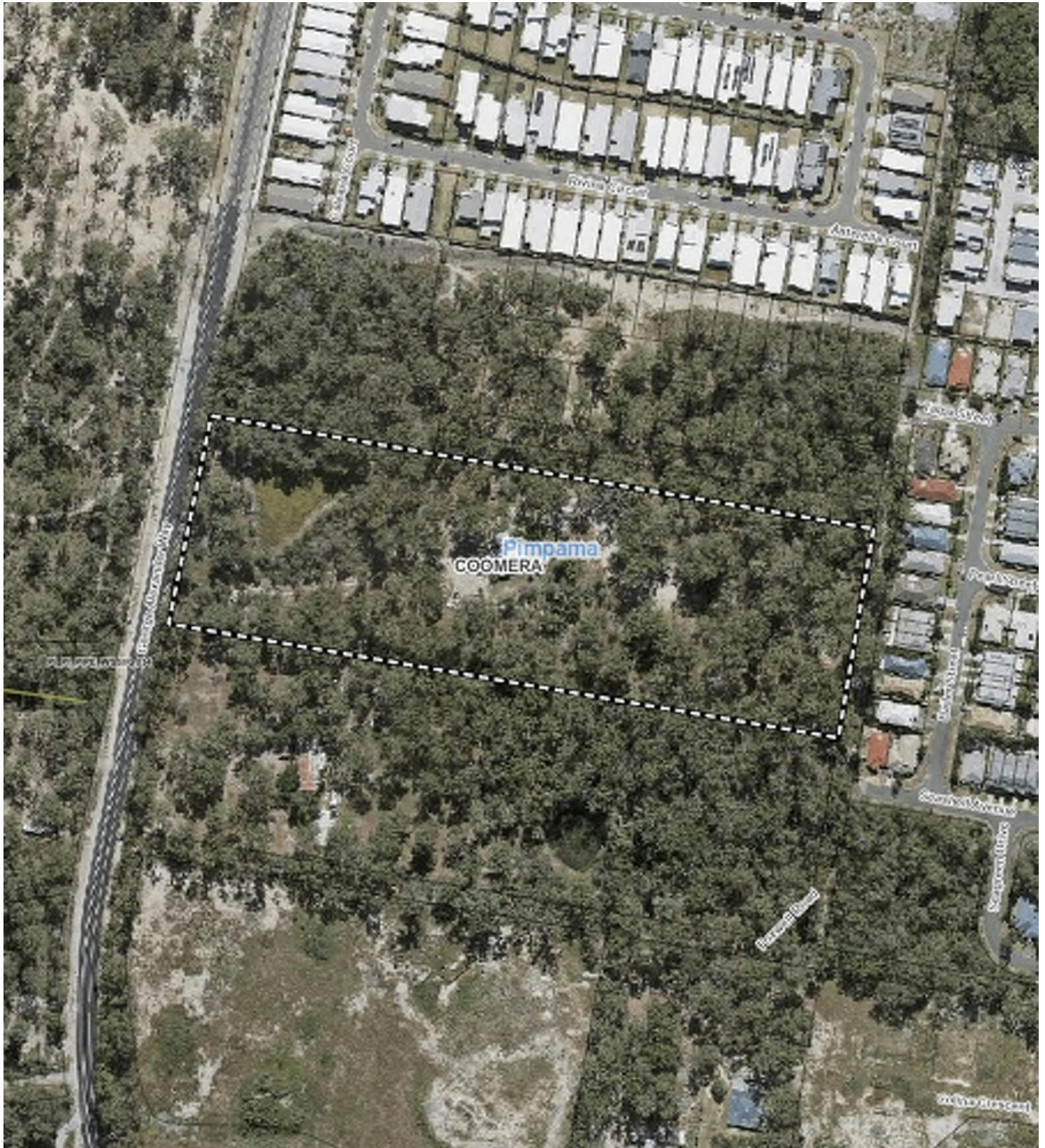
Future trunk sewerage gravity mains

- 2021
- 2026
- 2031
- 2036
- 2041
- Ultimate

Future trunk sewerage pressure pipes

- 2026

- 2031
- 2036
- 2041
- Ultimate



Map Legend

Ocean



Future water supply service catchments



Future trunk water pump stations

- 2026
- 2031
- 2036
- 2041
- Ultimate

Future trunk water flow meters

- 2026
- 2036

Future trunk water PRV or FCV

- 2026
- 2031
- 2036

Future trunk water tanks

- 2021
- 2026
- Ultimate

Future trunk water rechlorination stations

- 2041

Future trunk water mains

- 2021
- 2026
- 2031
- 2036
- 2041
- Ultimate

DIAL BEFORE YOU DIG

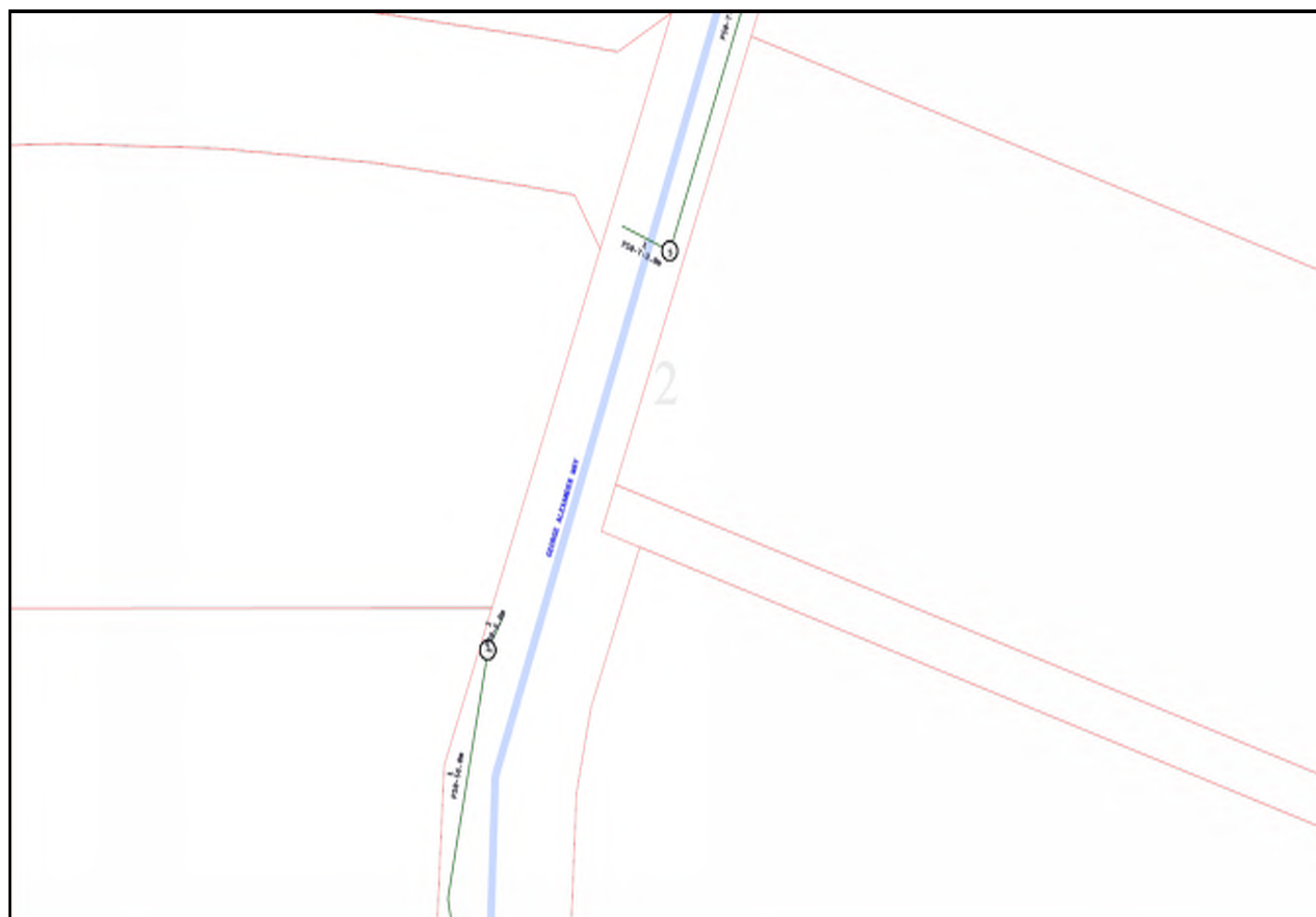


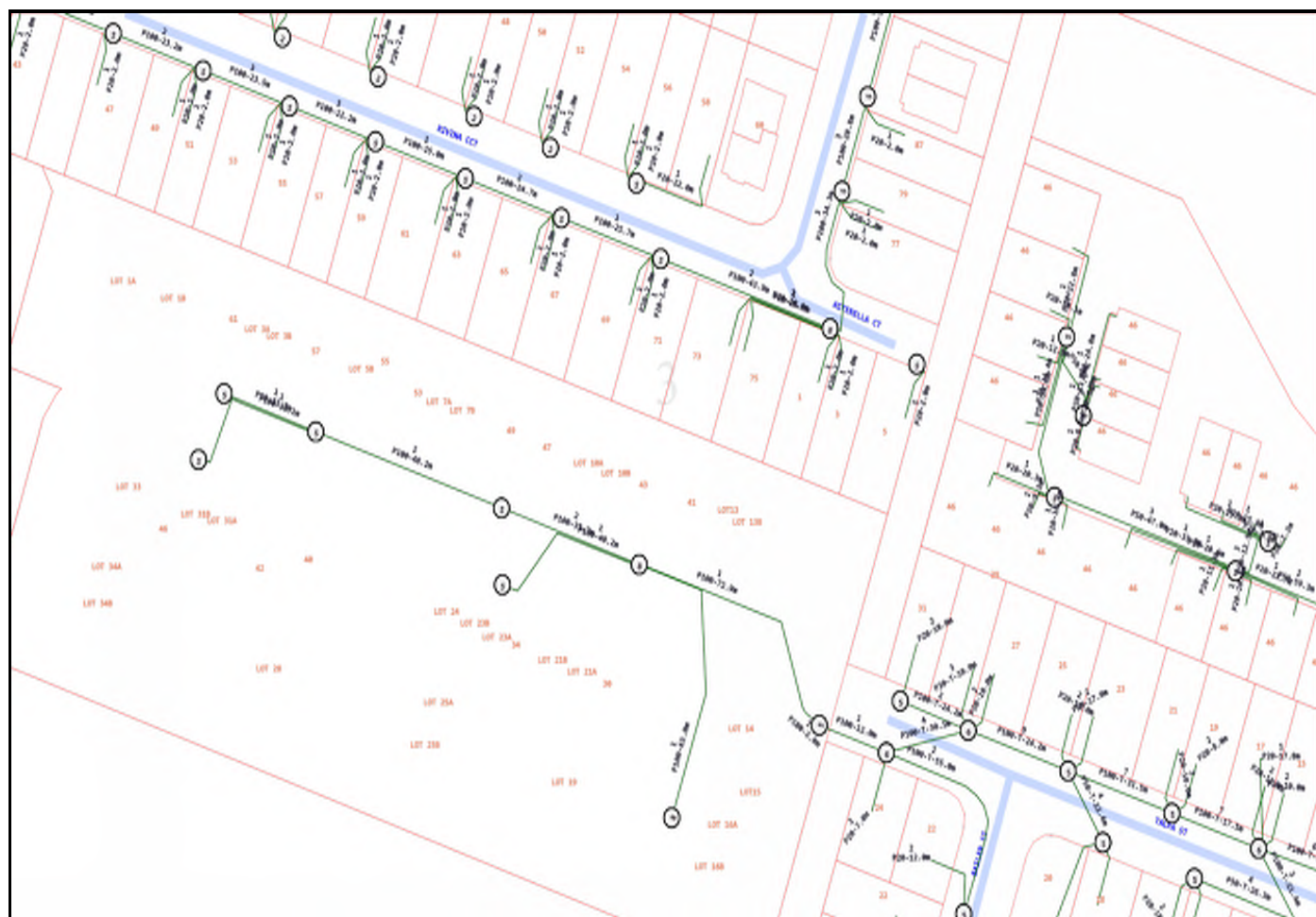
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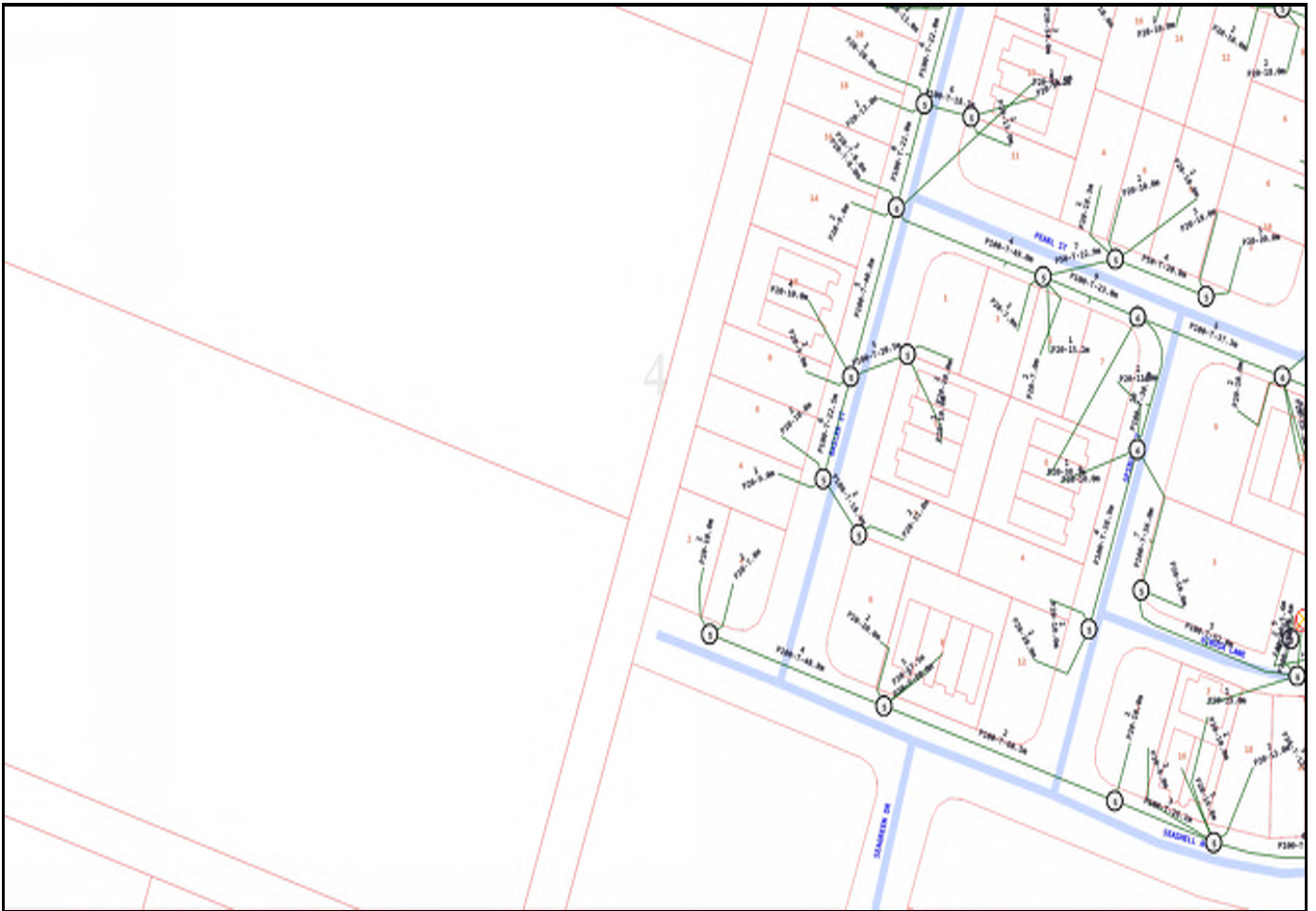


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra [T], between pits of sizes, "5" and "9" are 25.0m apart. One 60mm PVC conduit (P80) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED [Copper/PF/Fibre] cables.
	Trench containing only DESIGNED/PLANNED [Copper/PF/Fibre/Power] cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m









Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Gabrielle Djelovic
Phone: Not Supplied
Fax: Not Supplied
Email: gabby.djelovic@arcadis.com

Dial before you dig Job #:	37002258	
Sequence #	241140779	
Issue Date:	27/06/2024	
Location:	54 George Alexander Way , Coomera , QLD , 4209	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

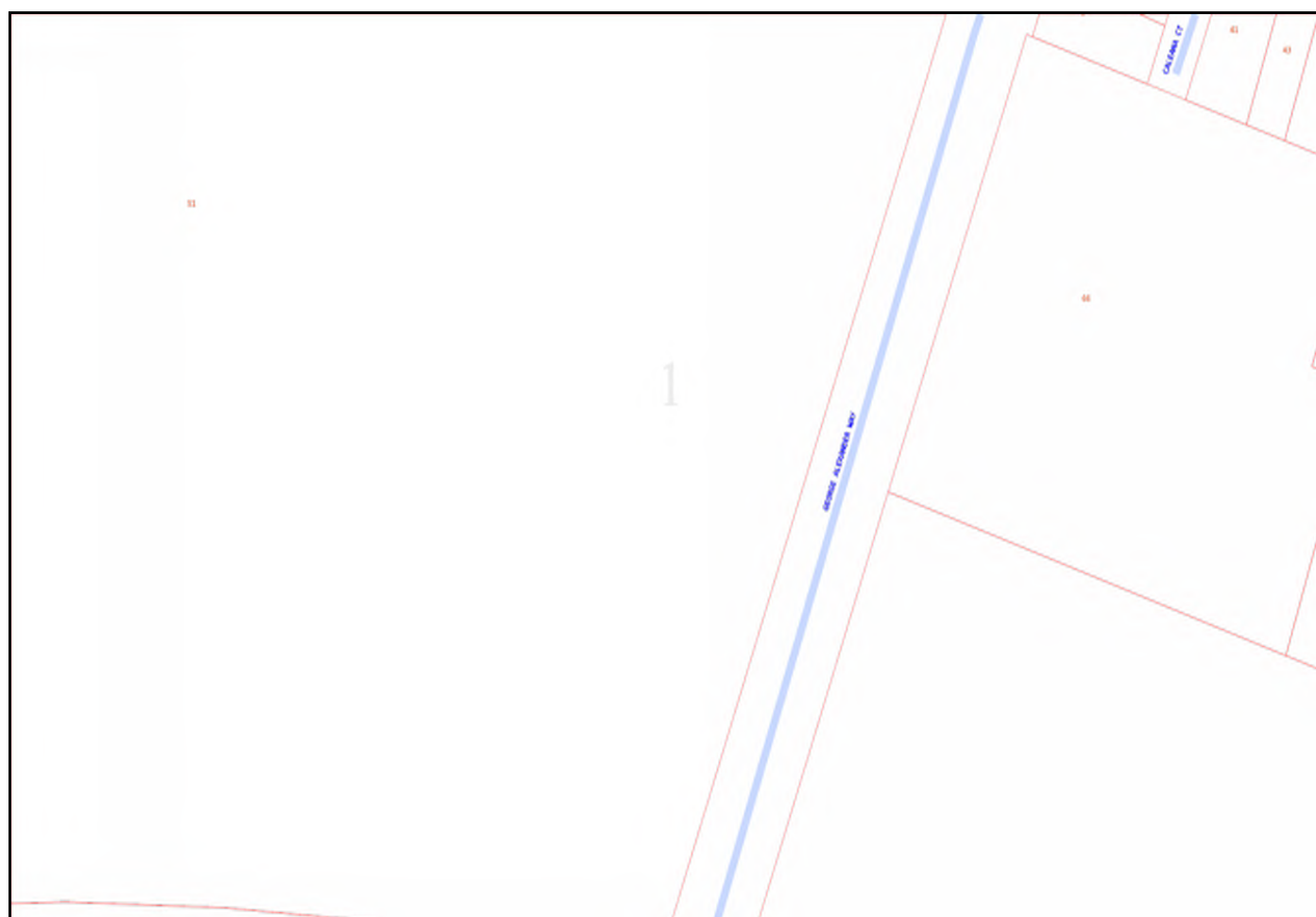
1	3
2	4



LEGEND

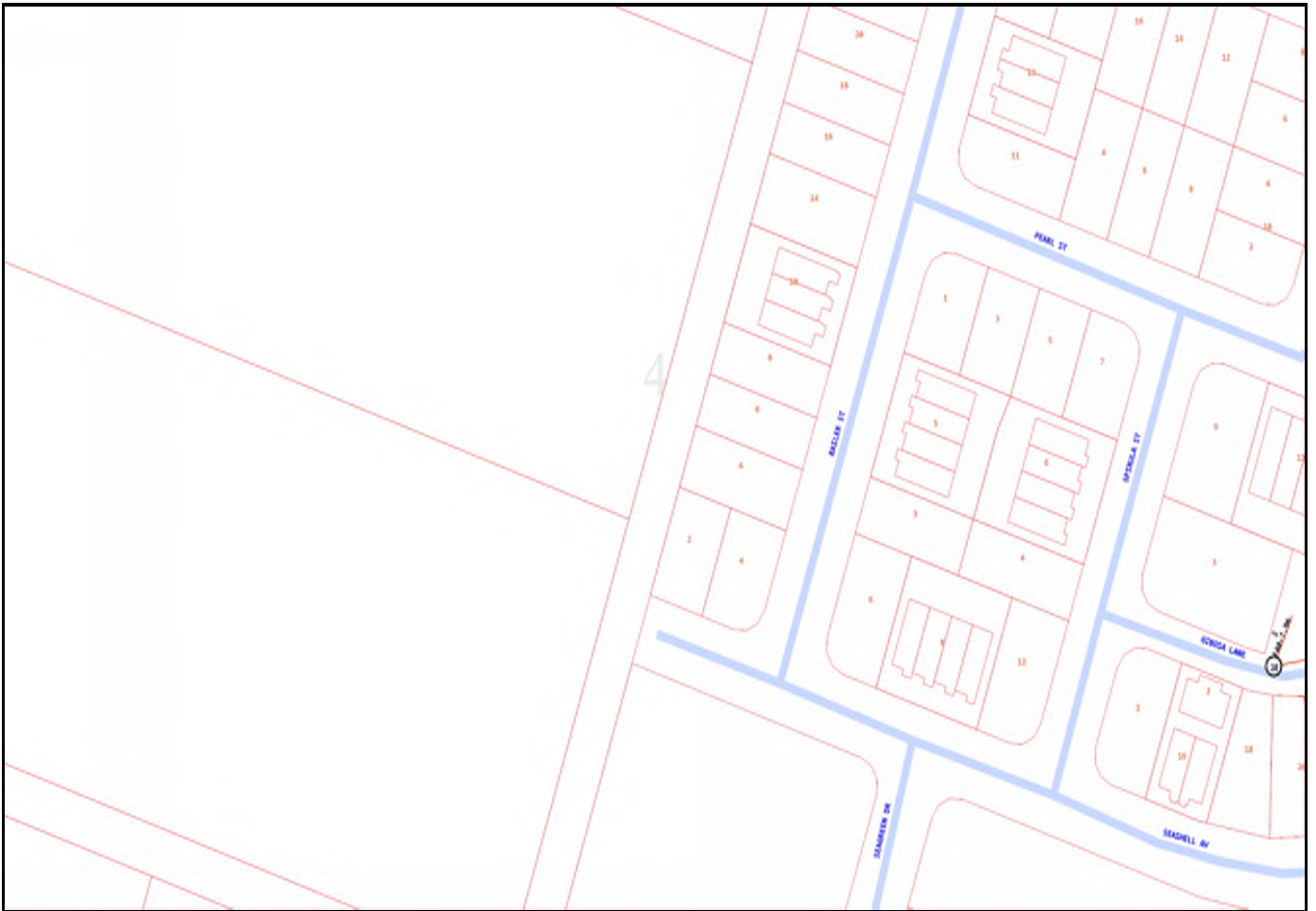


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (T), between pits of sizes, "5" and "9" are 25.0m apart. One 60mm PVC conduit (P80) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED [Copper/RF/Fibre] cables.
	Trench containing only DESIGNED/PLANNED [Copper/RF/Fibre/Power] cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



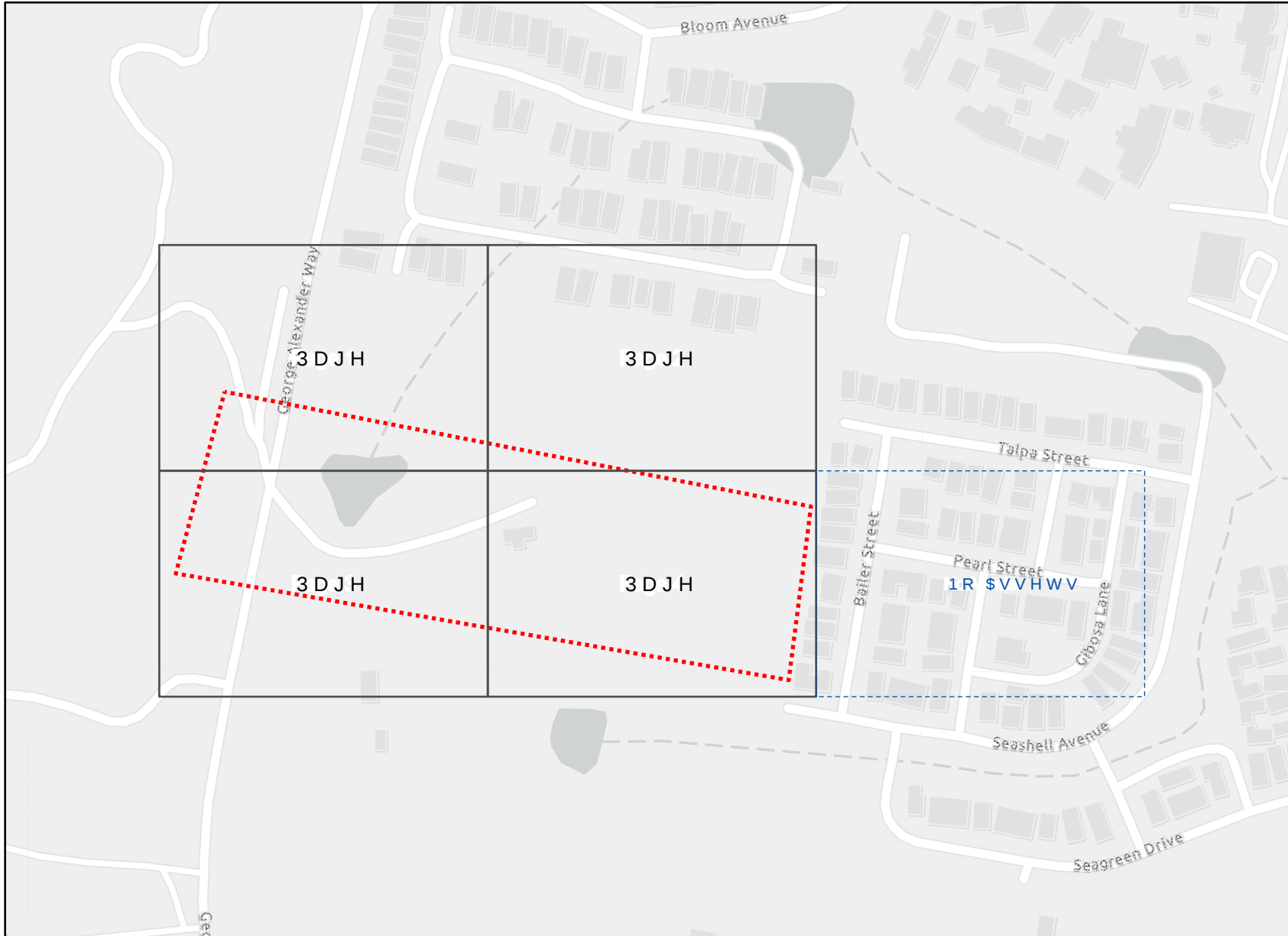






Emergency Contacts

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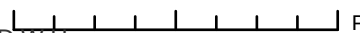
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7RP7RP *DUPLQ)RXUVTXDUH 0(7, 1\$

'LVFODLPHU 7KH 3ODQ LV SURY
WR D %HIRUH <RX 'LJ UHTXHV
UHDVRQDEOH FDUH KDV EHHQ V
WKH DFFXUDF\ RI WKH LQIRUPD
LVV SXUSRVH LV WR SURYLGH D
RI WKH ORFDWLRQ RI *ROG &RI
LQIUDVWUXFWXUH 7KH LQIRUPD
FRQWDLQ HUURUV RU RPLVLRQ
PD\ QRW VXLW DOO XVHUV \$ VL
LQYHVWLJDWLRQ LV UHFRPPH
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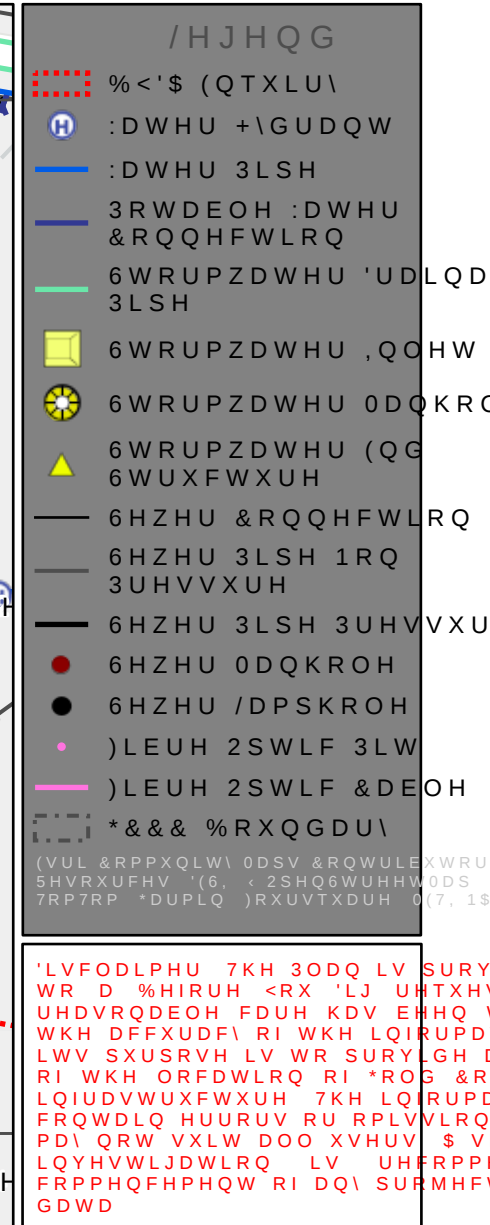
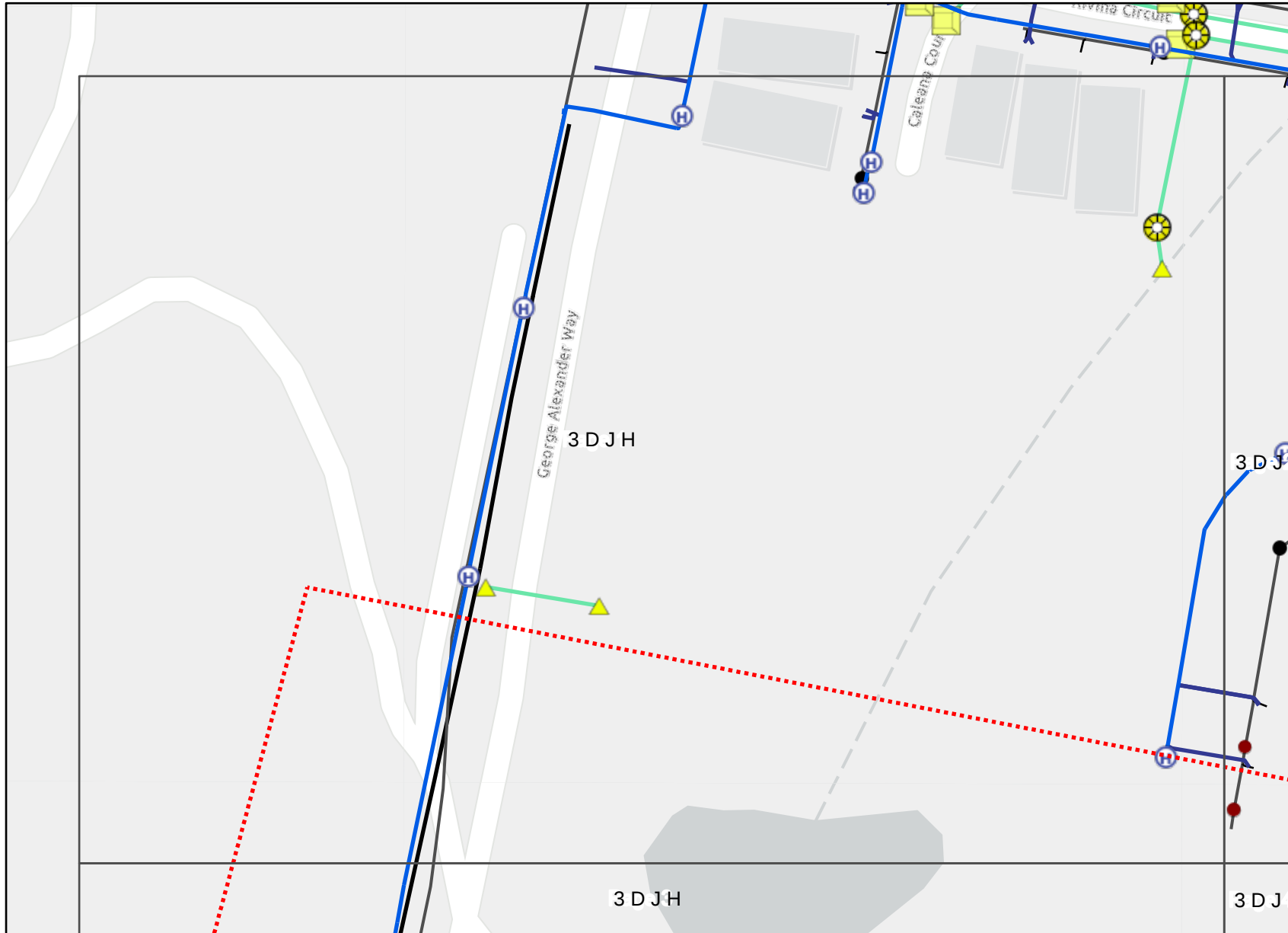
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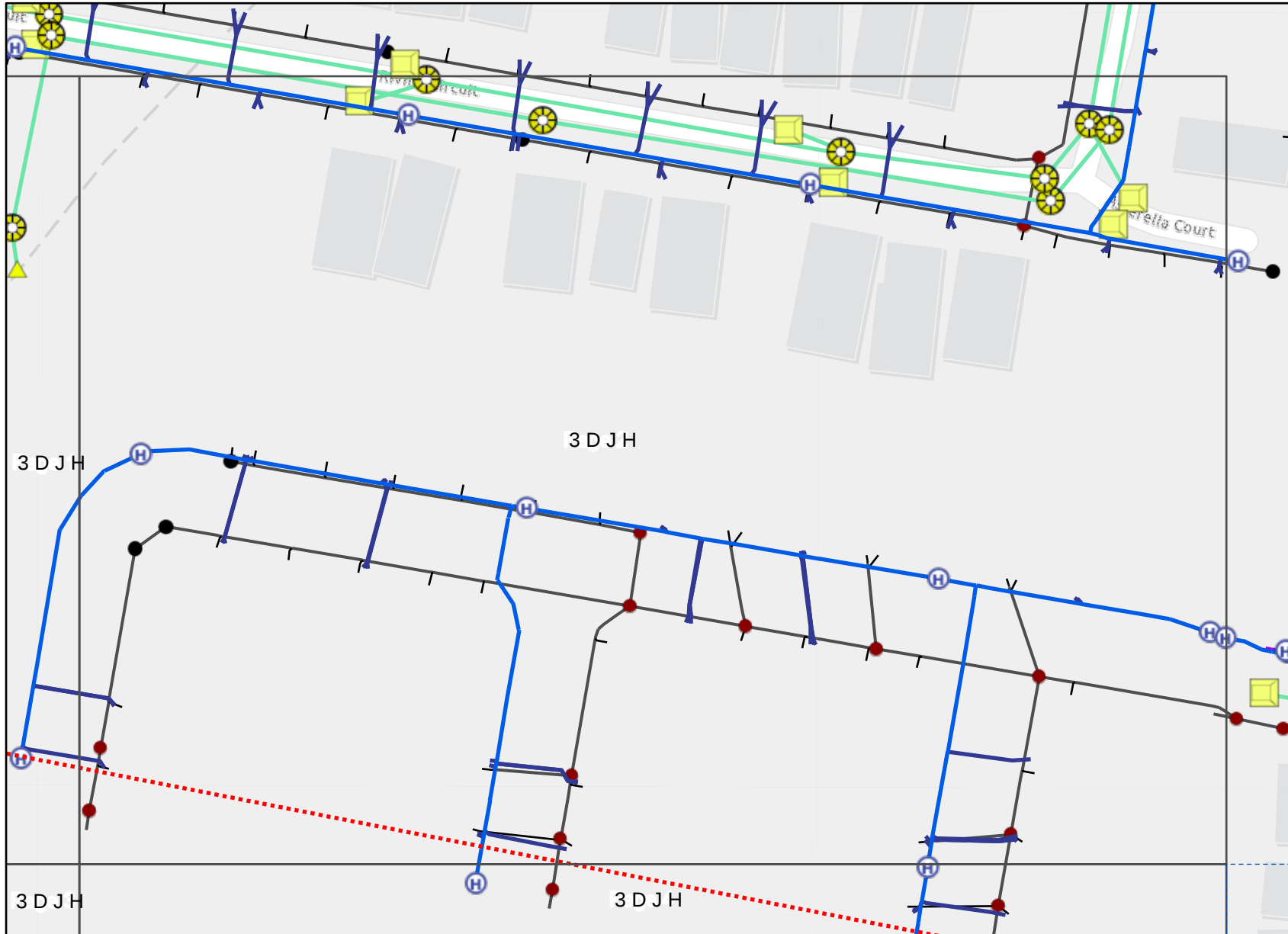


p

6FDOH



-RE
6HT
3URYLGHG E\ &LW\ RI *ROG &RDVW



/HJHQG

- ⋯ %<'\$(QTXLU\
- (H) :DWHU +\IGUDQW
- :DWHU 3LSH
- 3RWDEOH :DWHU &RQQHFWLRQ
- 6WRUPZDWHU 'UDLQD 3LSH
- 6WRUPZDWHU ,QCHW
- ⊗ 6WRUPZDWHU 0DQKRO
- ▲ 6WRUPZDWHU (QG 6WUXFWXUH
- 6HZHU &RQQHFWLRQ
- 6HZHU 3LSH 1RQ 3UHVFXUH
- 6HZHU 0DQKROH
- 6HZHU /DPSKROH
- 5HF\FOHG :DWHU 3LSH
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-)LEUH 2SWLF &DEOH
- ⋯ *&& %RXQGDU\

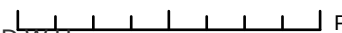
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'LVFODLPHU 7KH 30DQ LV SURY
WR D %HIRUH <RX 'LJ UHTXHV
UHDVRQDEOH FDUH KDV EHHQ V
WKH DFFXUDF\ RI WKH LQIRUPD
LVW SXUSRVH LV WR SURYLGH D
RI WKH ORFDWLRQ RI *ROG &R
LQIUDVWUXFWXUH 7KH LQIRUPD
FRQWDLQ HUURUV RU RPLVLRQ
PD\ QRW VXLW DOO XVHUV \$ VU
LQYHVWLJDWLRQ LV UHFRPP
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GDWD

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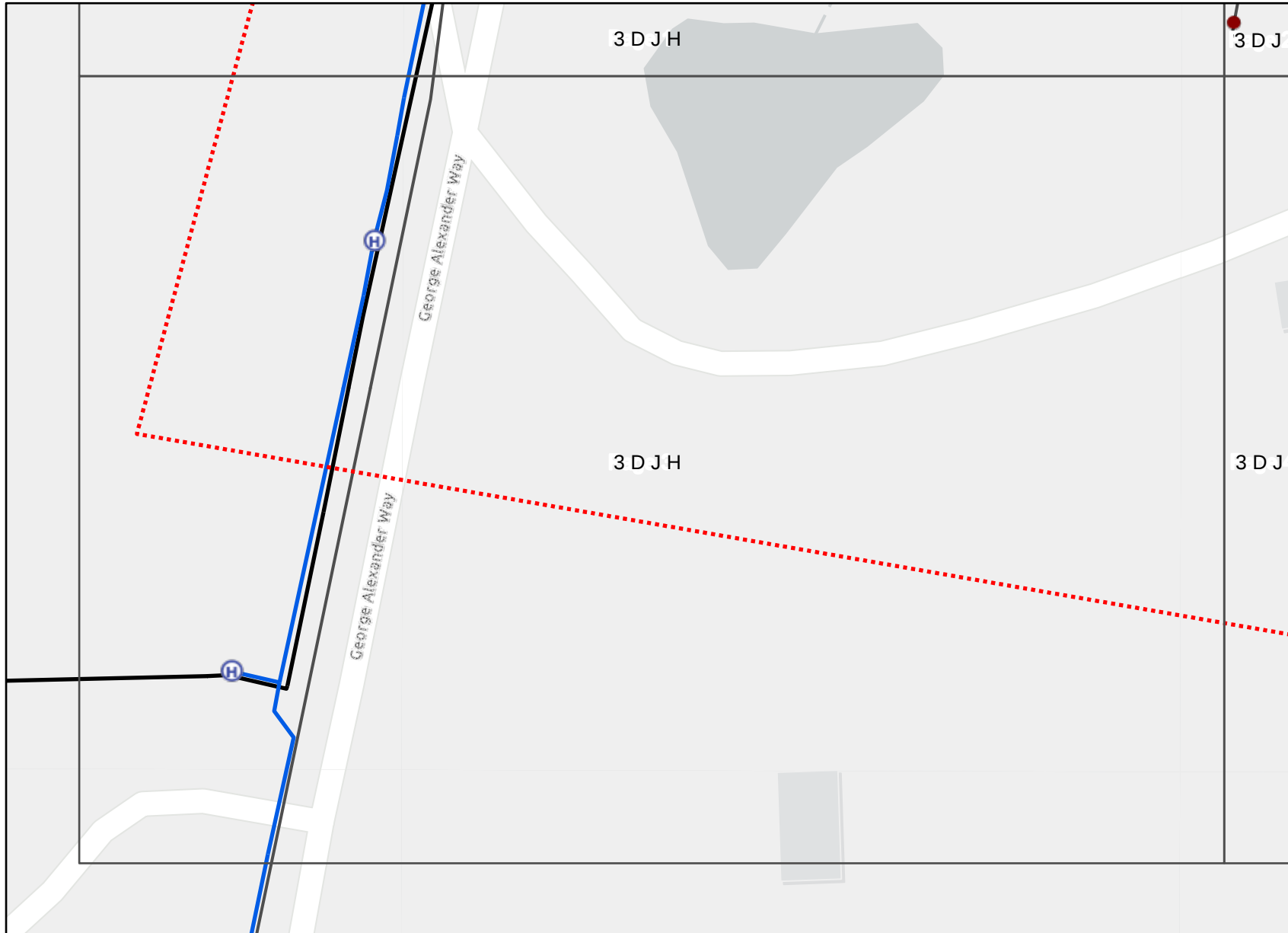
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30DQV JHQHUDWHG E\ 6PDUWHU::E \$XWRPDWH



p

6FDOH



/HJHQG

 %<'\$(QTXLU\

H :DWHU +\GUDQW

 :DWHU 3LSH

 6HZHU 3LSH 1RQ

 3UHVXUH

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● 6HZHU 0DQKROH

●)LEUH 2SWLF 3LW

—)LEUH 2SWLF &DEO

 *&&& %RXQGDU

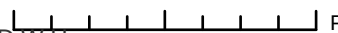
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7RP7RP *DUPLQ)RXUVTXDUH 0(7, 1\$

'LVFODLPHU 7KH 30DQ LV SURY
WR D %HIRUH <RX 'LJ UHTXHV
UHDVRQDEOH FDUH KDV EHHQ V
WKH DFFXUDF\ RI WKH LQIRUPD
LVV SXUSRVH LV WR SURYLGH D
RI WKH ORFDWLQJ RI *ROG &RI
LQIUDVWUXFWXUH 7KH LQIRUPD
FRQWDLQ HUURUV RU RPLVLRQ
PD\ QRW VXLW DOO XVHUV \$ VU
LQYHVWLJDWLQJ LV UHFRPPH
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GDWD

,Q DQ HPHUJHQF\ FRQWDFW &LW\ RI *ROG &RDVW RQ

YDOLG IRU GD\

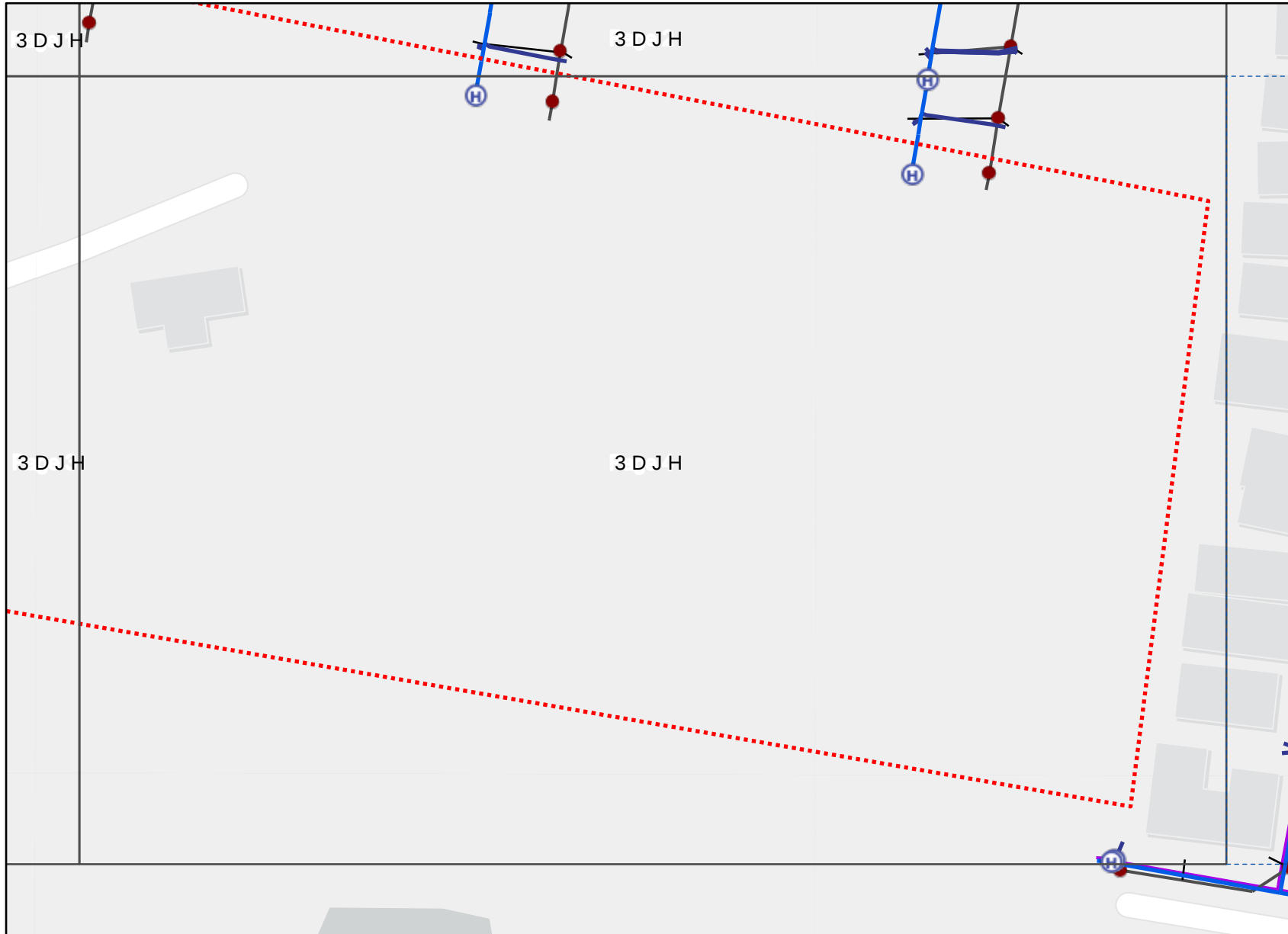
30DQV JHQHUDWHG E\ 6PDUWHU::E \$XWRPDWH



p

6FDOH

-RE
6HT
3URYLGHG E\ &LW\ RI *ROG &RDVW



/HJHQG

- %<'\$(QTXLU\
- H :DWHU +\GUDQW
- :DWHU 3LSH
- 3RWDEOH :DWHU &RQQHFWLRQ
- 6WRUPZDWHU ,QOH
- 6HZHU &RQQHFWLRQ
- 6HZHU 3LSH 1RQ 3UHVXUH
- 6HZHU 0DQKROH
- 6HZHU /DPSKROH
- 5HF\FOHG :DWHU 3LSH
-)LEUH 2SWLF 3LW
-)LEUH 2SWLF &DEO
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'LVFODLPHU 7KH 3ODQ LV SURY
WR D %HIRUH <RX 'LJ UHTXHV
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WKH DFFXUD\ RI WKH LQIRUPD
LVV SXUSRVH LV WR SURYLGH D
RI WKH ORFDWLRQ RI *ROG &RI
LQIUDVWUXFWXUH 7KH LQIRUPD
FRQWDLQ HUURUV RU RPLVLRQ
PD\ QRW VXLW DOO XVHUV \$ VU
LQYHVWLJDWLRQ LV UHFRRPH
FRPPHQFHPHQW RI DQ\ SURMHFW
GDWD

,Q DQ HPHUJHQF\ FRQWDFW &LW\ RI *ROG &RDVW RQ
YDOLG IRU GD\IV
3ODQV JHQHUDWHG E\ 6PDUWHU::E \$XWRPDWH

Site Address	54 George Alexander Way Coomera 4209	Sequence No	241140781
Name	Gabrielle Djelovic		
Email	gabby.djelovic@arcadis.com		



Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Scale 1: 6000		Enquiry Area  Map Key Area 
---------------	---	---



Site Address	54 George Alexander Way Coomera 4209	Sequence No	241140781
--------------	---	-------------	-----------

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



LEGEND

PIPE AND BOUNDARIES	PIPE CODE / MATERIALS	OBJECTS or TERMS
LOW PRESSURES	C# (e.g. C2) Cast Iron	VALVES
MEDIUM PRESSURES	CU Copper	BURIED VALVES
HIGH PRESSURES	N2 Nylon	REGULATORS
TRANSMISSION PRESSURES	P# (e.g. P6) Polyethylene (PE)	GAS SUPPLIED = YES
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12 Medium Density PE	CP RECTIFIER UNIT
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8 High Density PE	CP TEST POINT/ ANODE
LPG (COLOUR BY PRESSURE)	S# (e.g. S8) Steel	SYPHON
ABANDONED	W2 Wrought Galv. Iron	TRACE WIRE POINT
IDLE	W3 Poly Coat Wrought Galv. Iron	PIPELINE MARKER
SLEEVE	Pipe diameter in millimetres is shown before pipe code	NOT TIED IN
CASING / SPLIT (BEHIND PIPE)	e.g. 40P6 = 40mm nominal diameter	DEPTH OF COVER
EASEMENT/ JURISDICTION		BACK / FRONT OF KERB

EXAMPLES

40P6 in 80C2	40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing
63S8	63mm Medium Pressure Steel

Line / Polygon Request

Map Key

12

This map is created in colour and shall be printed in colour

Scale 1:700

0 0.008km

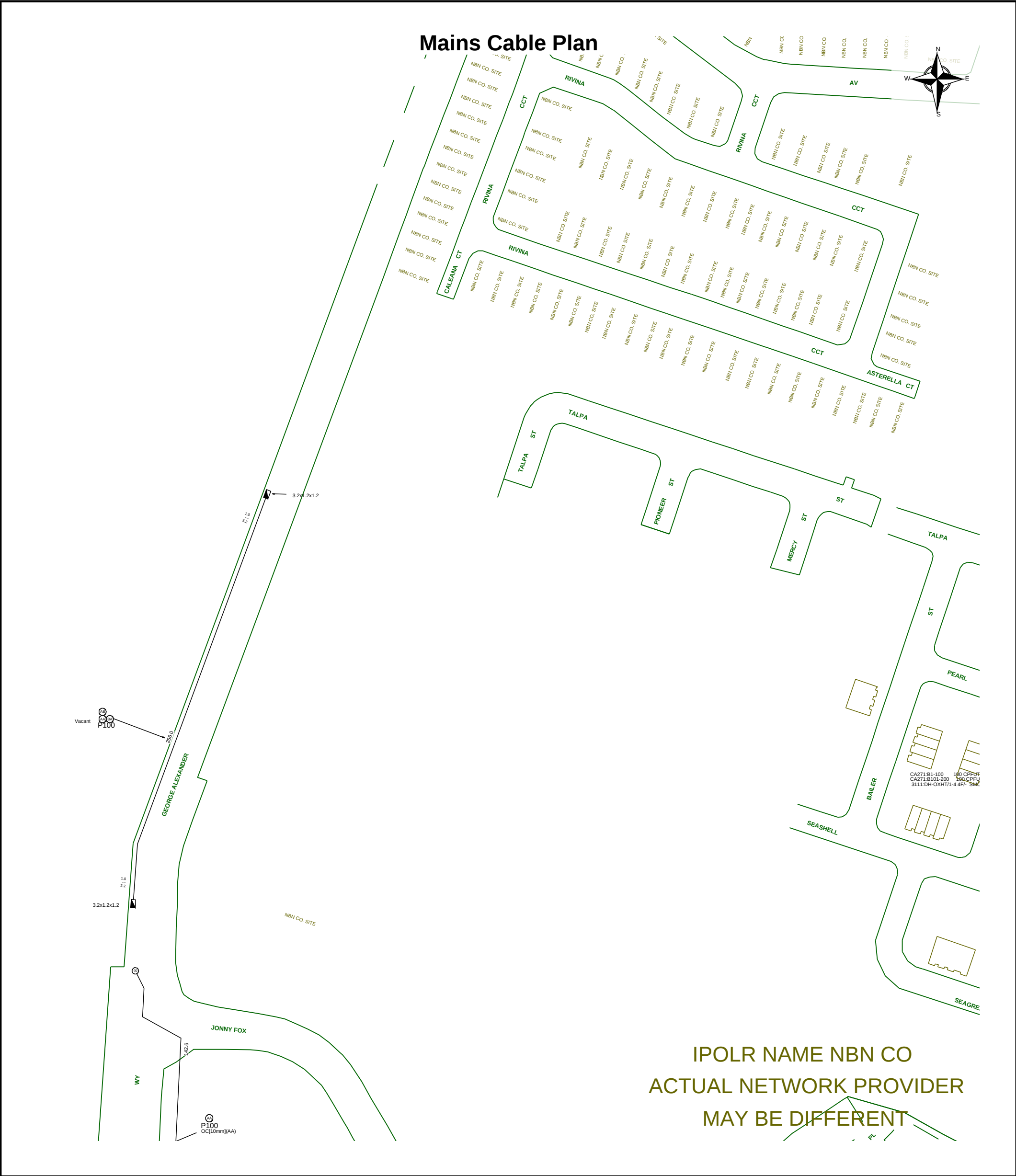
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Site Address	54 George Alexander Way Coomera 4209	Sequence No	241140781
--------------	---	-------------	-----------

Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



LEGEND			Map Key
PIPE AND BOUNDARIES	PIPE CODE / MATERIALS		OBJECTS or TERMS
LOW PRESSURES	C# (e.g. C2)	Cast Iron	VALVES
MEDIUM PRESSURES	CU	Copper	BURIED VALVES
HIGH PRESSURES	N2	Nylon	REGULATORS
TRANSMISSION PRESSURES	P# (e.g. P6)	Polyethylene (PE)	GAS SUPPLIED = YES
PRIORITY MAIN (BEHIND PIPE)	P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8	High Density PE	CP TEST POINT/ ANODE
LPG (COLOUR BY PRESSURE)	S# (e.g. S8)	Steel	SYPHON
ABANDONED	W2	Wrought Galv. Iron	TRACE WIRE POINT
IDLE	W3	Poly Coat Wrought Galv. Iron	PIPELINE MARKER
SLEEVE	Pipe diameter in millimetres is shown before pipe code		NOT TIED IN
CASING / SPLIT (BEHIND PIPE)	e.g. 40P6 = 40mm nominal diameter		DEPTH OF COVER
EASEMENT/ JURISDICTION			BACK / FRONT OF KERB
EXAMPLES	40P6 in 80C2 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing		
	63S8 63mm Medium Pressure Steel		
Line / Polygon Request			
This map is created in colour and shall be printed in colour			
Scale 1:700		0 0.008km	



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 241140782
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 27/06/2024 12:44:06	

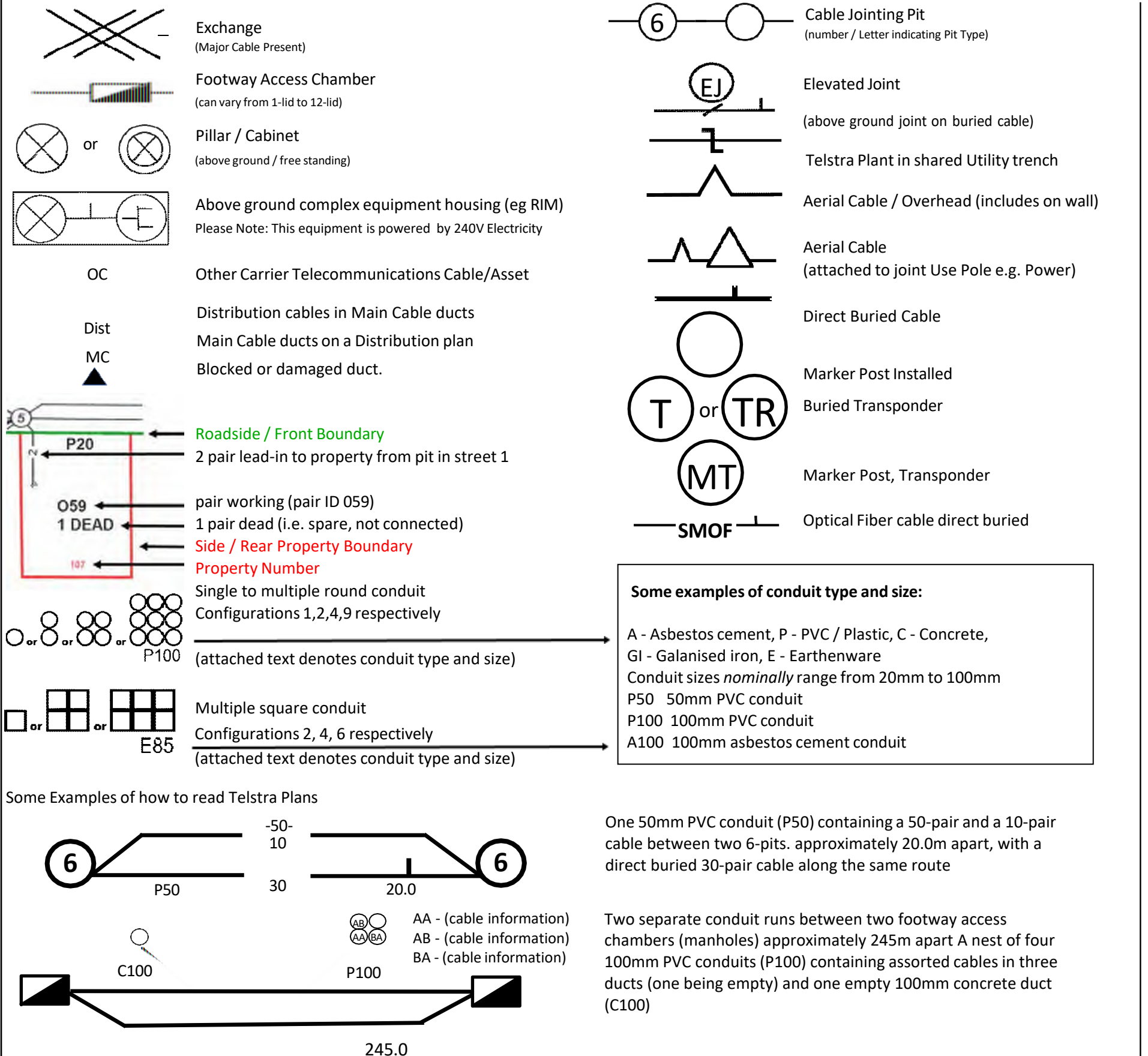
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
please call 13 19 62



BYDA

Sequence: 241140783

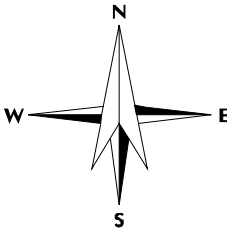
Date: 27/06/2024

Scale: 1:1538

OVERVIEW

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This output provides details of the ENERGEX electrical network. As variations map exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

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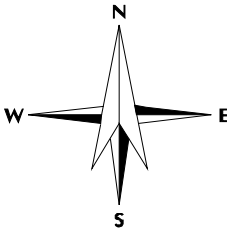


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 1

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category “D” Plan



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please call 13 19 62

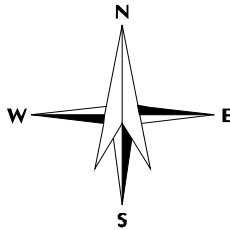


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 2

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category “D” Plan



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This output provides details of the ENERGEX electrical network. As variations map exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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For Emergency Situations
please call 13 19 62

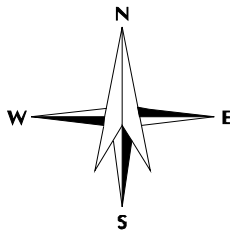


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 3

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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please call 13 19 62

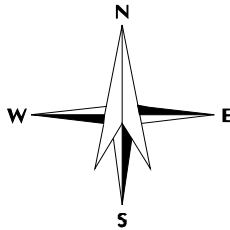


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 4

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category “D” Plan



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This output provides details of the ENERGEX electrical network. As variations map exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
please call 13 19 62



BYDA

Sequence: 241140783

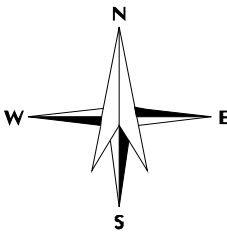
Date: 27/06/2024

Scale: 1:500

Tile No: 5

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category “D” Plan



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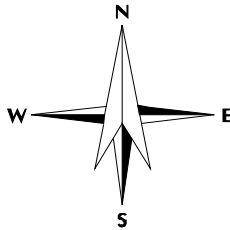


BYDA

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Date: 27/06/2024
Scale: 1:500
Tile No: 6

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbology
Legend page

AS5488 Category “D” Plan



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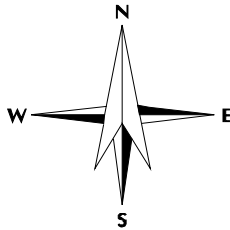


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 7

For a full list of Map
Symbols, please
refer to the supplied
BYDA Symbolology
Legend page

AS5488 Category “D” Plan



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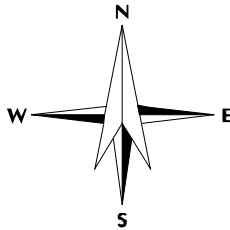


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 8

For a full list of Map
Symbols, please
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BYDA Symbology
Legend page

AS5488 Category “D” Plan



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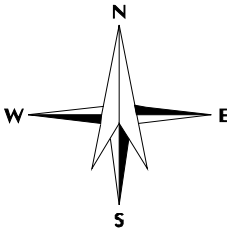


BYDA

Sequence: 241140783
Date: 27/06/2024
Scale: 1:500
Tile No: 9

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Symbols, please
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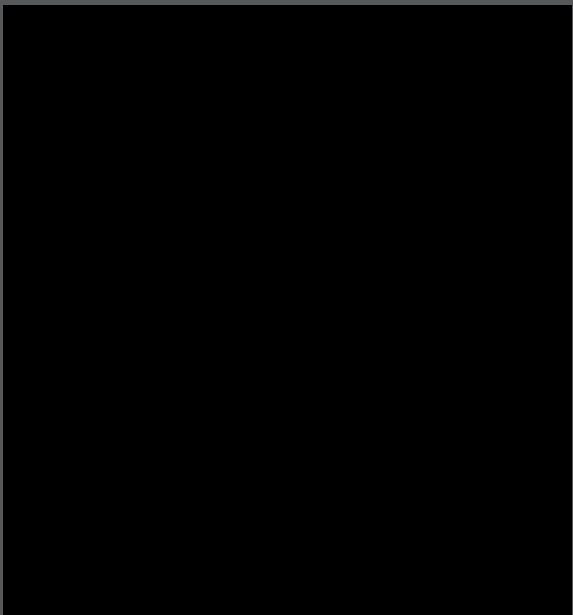


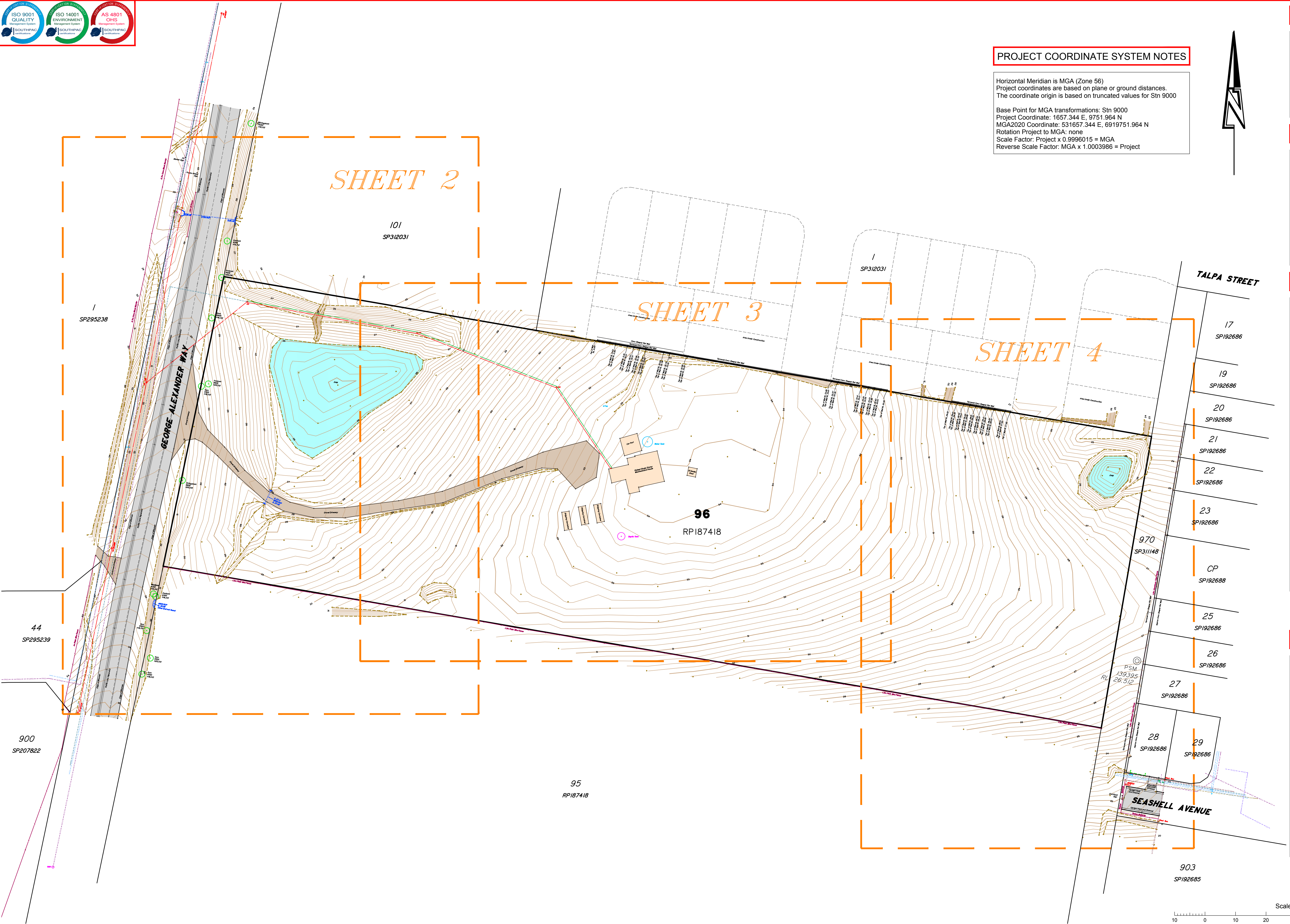
BYDA SYMBOLOLOGY LEGEND

	Cross Bonding Link Box - Critical		Planned Cross Bonding Link Box - New/Updated
	Disconnect Box - Critical		Planned Cross Bonding Link Box - Remove
	Ring Main Unit		Planned Disconnect Box - New/Updated
	Distribution Pad Substation		Planned Disconnect Box - Remove
	Earth		Planned Distribution Pad Substation - New/Updated
	Remote Earth		Planned Distribution Pad Substation - Remove
	Cable Marker		Planned Distribution Ground Substation - New/Updated
	Handhole		Planned Distribution Ground Substation - Remove
	Manhole		Planned Ring Main Unit - New/Updated
	Commercial Industrial Pillar		Planned Ring Main Unit - Remove
	Distribution Cabinet		Planned Earth - New/Updated
	Link Pillar		Planned Earth - Remove
	Service Pillar		Planned Cable Marker - New/Updated
	Feeder Pillar		Planned Cable Marker - Remove
	Pole		Planned Remote Earth - New/Updated
	Streetlight Column		Planned Remote Earth - Remove
	Communication Junction Pillar		Planned Underground Warning Post - New/Updated
	Communication Pit		Planned Underground Warning Post - Remove
	Fibre Patch Panel		Planned Pilot Cubicle - New/Updated
	Pilot Cubicle		Planned Pilot Cubicle - Remove
	Underground Asset 33kV and above		Planned Fibre Patch Panel - New/Updated
	Underground Asset below 33kV		Planned Fibre Patch Panel - Remove
	Underground Conduit with or without cable		Planned Commercial Industrial Pillar - New/Updated
	Pit		Planned Commercial Industrial Pillar - Remove
	Communication Boundary		Planned Distribution Cabinet - New/Updated
	Reserve (RE)		Planned Distribution Cabinet - Remove
	Water Resource (WR)		Planned Link Pillar - New/Updated
	Cadastral Parcels		Planned Link Pillar - Remove
	Planned Jointing Pit - New/Updated		Planned Service Pillar - New/Updated
	Planned Jointing Pit - Remove		Planned Service Pillar - Remove
	Planned Communication Boundary - New/Updated		Planned Pole - New/Updated
	Planned Communication Boundary - Remove		Planned Pole - Remove
	Planned Tunnel/Trench/Bore - New/Updated		Planned Manhole - New/Updated
	Planned Tunnel/Trench/Bore - Remove		Planned Manhole - Remove
			Planned Streetlight Column - New/Updated
			Planned Streetlight Column - Remove
			Planned Handhole - New/Updated
			Planned Handhole - Remove
			Planned Communication Junction Pillar - New/Updated
			Planned Communication Junction Pillar - Remove



SURVEY





PROJECT COORDINATE SYSTEM NOTES

Horizontal Meridian is MGA (Zone 56)
Project coordinates are based on plane or ground distances.
The coordinate origin is based on truncated values for Stn 9000

Base Point for MGA transformations: Stn 9000
Project Coordinate: 1657.344 E, 9751.964 N
MGA2020 Coordinate: 531657.344 E, 6919751.964 N
Rotation Project to MGA: none
Scale Factor: Project x 0.9996015 = MGA
Reverse Scale Factor: MGA x 1.0003986 = Project

LEGEND

Quality levels are shown on linetypes along with service type eg.
—E(A)— First Letter is the Service (Elec) and the second is Quality Level (A)

	by Survey	by Records
U/G ELECTRICITY	—E(A)—	—E(D)—
O/H ELECTRICITY	—E—	—E—
U/G TELECOMMUNICATIONS	—T(A)—	—T(D)—
U/G DRAINAGE	—D(A)—	—D(D)—
SEWERAGE	—S(A)—	—S(D)—
WATER	—W(A)—	—W(D)—
GAS	—G(A)—	—G(D)—
FENCE	—F—	—F—

SYMBOLS

Sewer Manhole	○ SMH	MH	Manhole
Gully Trap	○ GT	SL	Surface Level
Stormwater Manhole	○ SWMH	IL	Invert Level
Fire Hydrant	○ FH	BM	Bench Mark
Valve	○ V	Ø	Diameter
Water Meter	○ WM	RCP	Reinforced Concrete Pipe
Electricity Box / Pillar	□ Elect Box	GI	Galvanised Iron
Electric Light Pole	○ ELP	Ø, H, S	Trunk diameter, Height, Spread (canopy diameter)
Power Pole	○ PP		
Electricity Manhole	□ Elect MH		
Electricity Pit	□ Elect PH		
Traffic Signal Pit	□ Traffic PH		
Traffic Light	○ Traffic		
Telecommunications Manhole	□ Tel MH		
Telecommunications Pit	□ Tel PH		
Tree / Shrub	○		

ABBREVIATIONS

NOTES

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QUALITY LEVELS

This plan shows Quality classifications of sub surface utility data as per AS4588-2013. The following classifications apply.

Quality Level D - (least accurate level and if used on its own has a high risk of damage) QL-D information is generally obtained from existing records provided by utilities as a result of a Dial Before You Dig enquiry being lodged. In many cases the asset depicted on the plan is in a schematic format only and intended only to indicate its presence.

Quality Level C - (low accuracy and a high risk of damage) Is described as a surface feature correlation or an interpretation of the approximate location and attributes of a subsurface utility asset using a combination of existing records and site survey of visible evidence – for example you can see the pit lids shown on the plan but the actual position of underground connection between pits is still assumed.

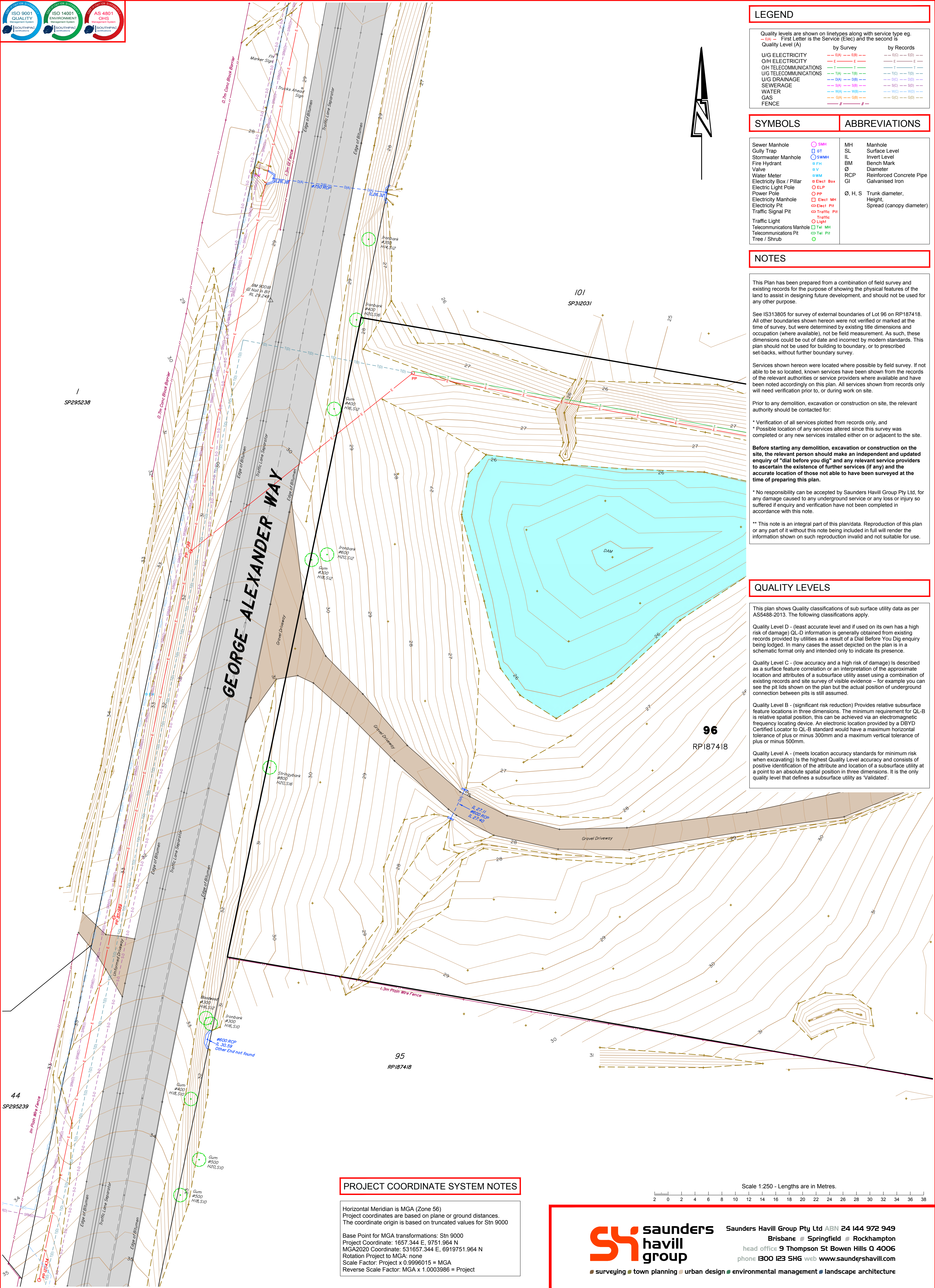
Quality Level B - (significant risk reduction) Provides relative subsurface feature locations in three dimensions. The minimum requirement for QL-B is relative spatial position, this can be achieved via an electromagnetic frequency locating device. An electronic location provided by a DBYD Certified Locator to QL-B standard would have a maximum horizontal tolerance of plus or minus 300mm and a maximum vertical tolerance of plus or minus 500mm.

Quality Level A - (meets location accuracy standards for minimum risk when excavating) Is the highest Quality Level accuracy and consists of positive identification of the attribute and location of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as 'Validated'.

No.	Drawn	Date	Description	Checked
A	MD	31/10/2022	Original Issue	JC

Plan of	DETAIL PLAN Sheet 1 of 4
Project	54 George Alexander Way, Coomera
Client	Coomera GA Pty Ltd ATF The Coomera GA Unit Trust

Surveyed BC	Date Oct 2022	Lot Description
Level Datum: AHD der.		Lot 96 on RP187418
Origin of Levels: PM139395 RL of Origin: 26.512		Locality: Coomera Local Government: Gold Coast City
Contour Interval: 0.2m		



LEGEND

Quality levels are shown on linetypes along with service type eg. — E — First Letter is the Service (Elec) and the second is Quality Level (A)			by Survey	by Records
U/G ELECTRICITY	— E —	— E —	— E —	— E —
O/H ELECTRICITY	— E —	— E —	— E —	— E —
O/H TELECOMMUNICATIONS	— T —	— T —	— T —	— T —
U/G TELECOMMUNICATIONS	— T —	— T —	— T —	— T —
U/G DRAINAGE	— D —	— D —	— D —	— D —
SEWERAGE	— S —	— S —	— S —	— S —
WATER	— W —	— W —	— W —	— W —
GAS	— G —	— G —	— G —	— G —
FENCE	— F —	— F —	— F —	— F —

SYMBOLS

Sewer Manhole	SMH	MH	Manhole
Gully Trap	GT	SL	Surface Level
Stormwater Manhole	SWMH	IL	Invert Level
Fire Hydrant	FH	BM	Bench Mark
Valve	V	Ø	Diameter
Water Meter	WM	RCP	Reinforced Concrete Pipe
Electricity Box / Pillar	Elect Box	GI	Galvanised Iron
Electric Light Pole	ELP	Ø, H, S	Trunk diameter, Height, Spread (canopy diameter)
Power Pole	PP		
Electricity Manhole	Elect MH		
Electricity Pit	Elect Pit		
Traffic Signal Pit	Traffic Pit		
Traffic Light	Light		
Telecommunications Manhole	Tel MH		
Telecommunications Pit	Tel Pit		
Tree / Shrub			

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Quality Level A - (meets location accuracy standards for minimum risk when excavating) Is the highest Quality Level accuracy and consists of positive identification of the attribute and location of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as 'Validated'.

PROJECT COORDINATE SYSTEM NOTES

Horizontal Meridian is MGA (Zone 56)
Project coordinates are based on plane or ground distances.
The coordinate origin is based on truncated values for Stn 9000

Base Point for MGA transformations: Stn 9000
Project Coordinate: 1657.344 E, 9751.964 N
MGA2020 Coordinate: 531657.344 E, 6919751.964 N
Rotation Project to MGA: none
Scale Factor: Project x 0.9996015 = MGA
Reverse Scale Factor: MGA x 1.0003986 = Project

Scale 1:250 - Lengths are in Metres.



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■ surveying ■ town planning ■ urban design ■ environmental management ■ landscape architecture

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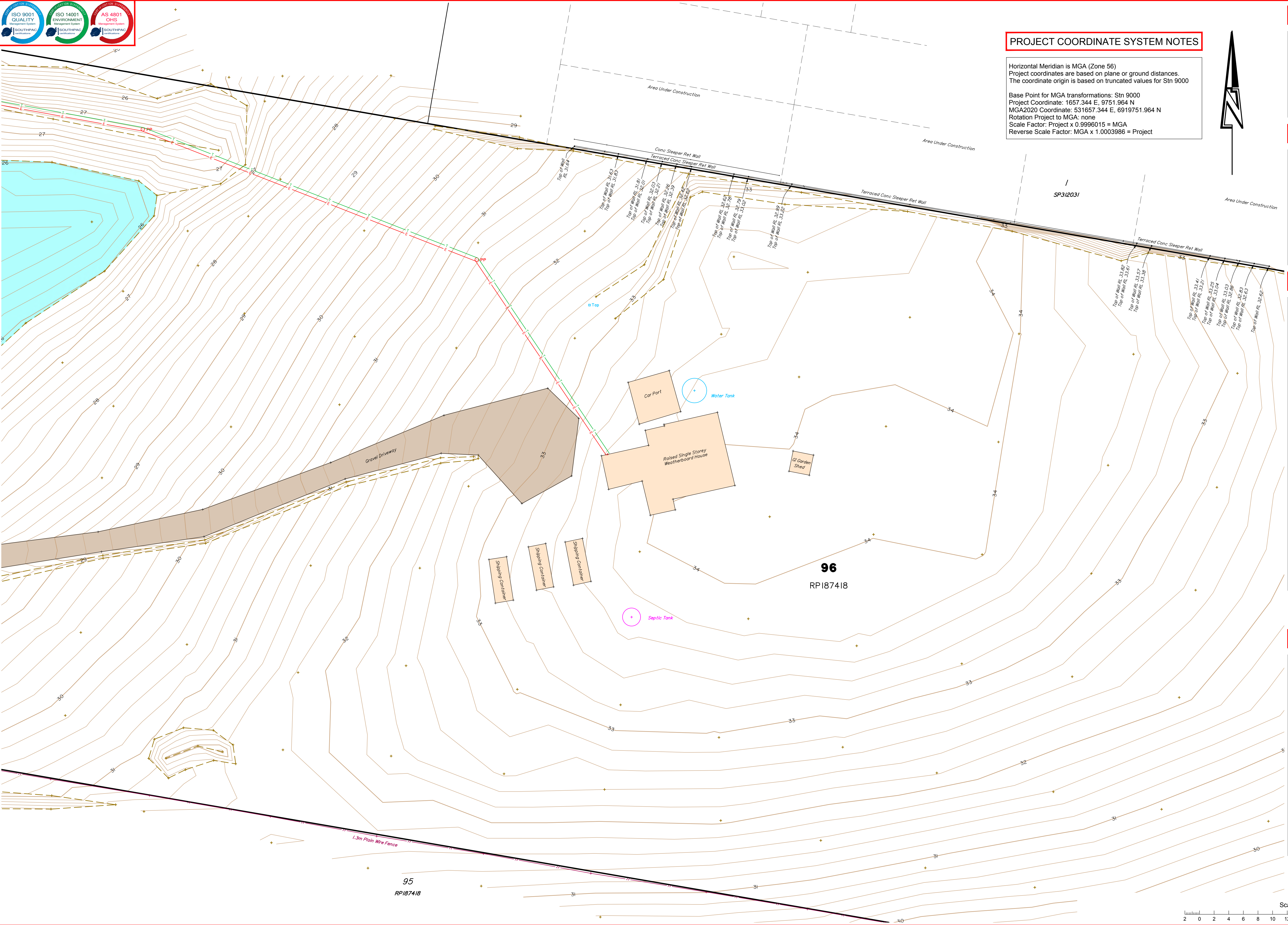
Brisbane ■ Springfield ■ Rockhampton

head office 9 Thompson St Bowen Hills Q 4006

phone 1300 123 SHG web www.saundershavill.com

Issues	No.	Drawn	Date	Description	Checked	Plan of	Surveyed		Date	Lot Description		
	A	MD	31/10/2022	Original Issue	JC		BC	Oct 2022				
	DETAIL PLAN						Level Datum: AHD der.		Lot 96 on RP187418			
	Sheet 2 of 4						Origin of Levels: PM139395					
	Project 54 George Alexander Way, Coomera						RL of Origin: 26.512					
	Client Coomera GA Pty Ltd ATF The Coomera GA Unit Trust						Contour Interval: 0.2m		Locality: Coomera			
									Local Government: Gold Coast City			

Scale @A1 1: 250	
@A3 1: 500	
Dwg No. 11241 S 03 DT A	



PROJECT COORDINATE SYSTEM NOTES

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LEGEND

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	by Survey	by Records
U/G ELECTRICITY	-E(A) -E(B) -E(C) -E(D) -E	-E(A) -E(B) -E(C) -E(D) -E
O/H ELECTRICITY	-E(A) -E(B) -E(C) -E(D) -E	-E(A) -E(B) -E(C) -E(D) -E
O/H TELECOMMUNICATIONS	-T(A) -T(B) -T(C) -T(D) -T	-T(A) -T(B) -T(C) -T(D) -T
U/G TELECOMMUNICATIONS	-T(A) -T(B) -T(C) -T(D) -T	-T(A) -T(B) -T(C) -T(D) -T
U/G DRAINAGE	-D(A) -D(B) -D(C) -D(D) -D	-D(A) -D(B) -D(C) -D(D) -D
SEWERAGE	-S(A) -S(B) -S(C) -S(D) -S	-S(A) -S(B) -S(C) -S(D) -S
WATER	-W(A) -W(B) -W(C) -W(D) -W	-W(A) -W(B) -W(C) -W(D) -W
GAS	-G(A) -G(B) -G(C) -G(D) -G	-G(A) -G(B) -G(C) -G(D) -G
FENCE	-F(A) -F(B) -F(C) -F(D) -F	-F(A) -F(B) -F(C) -F(D) -F

SYMBOLS

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Gully Trap	GT	SL	Surface Level
Stormwater Manhole	SMWH	IL	Invert Level
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Electricity Pit	EHP		
Traffic Signal Pit	TSP		
Traffic Light	TL		
Telecommunications Manhole	TMH		
Telecommunications Pit	TP		
Tree / Shrub	T		

ABBREVIATIONS

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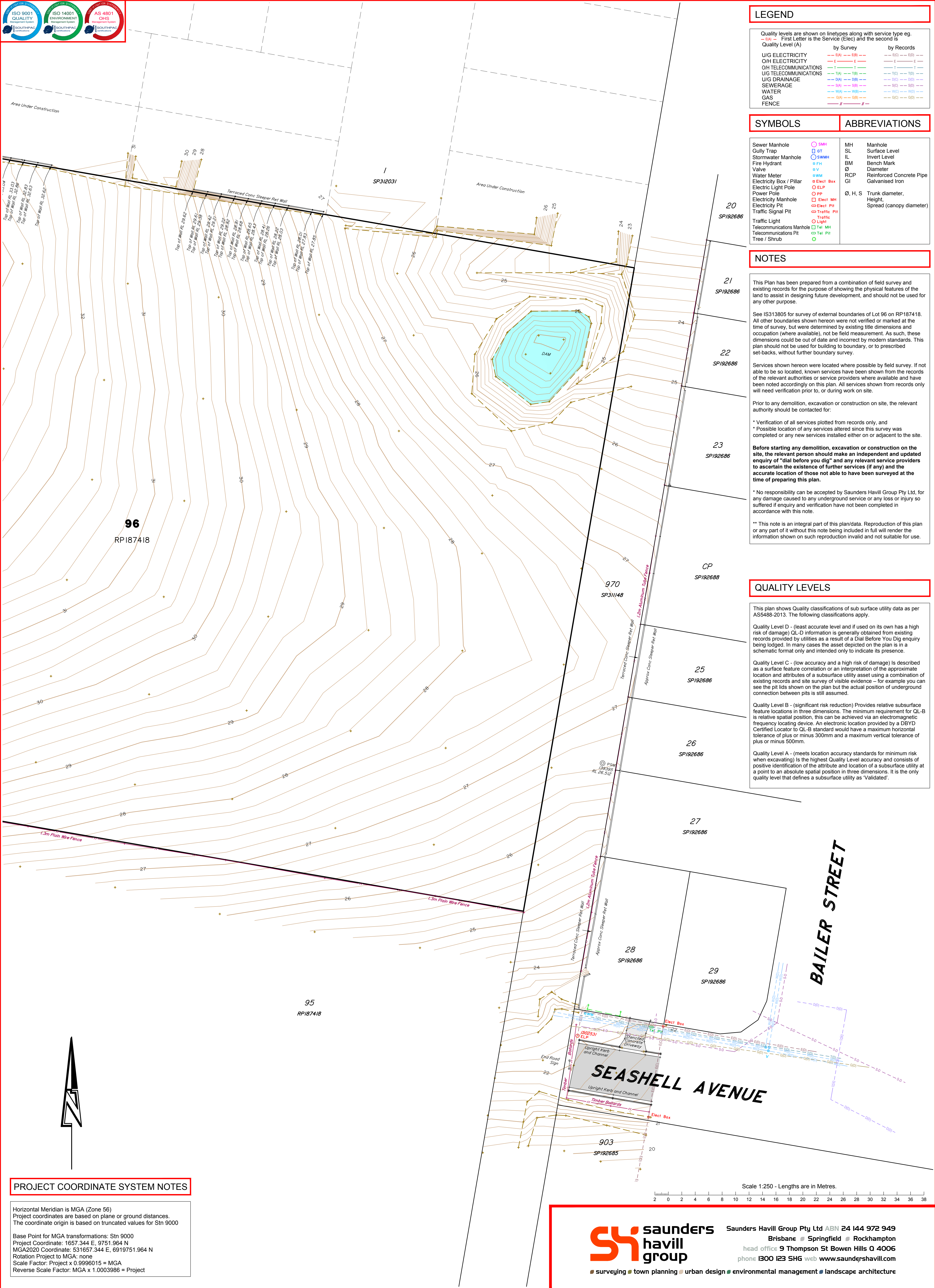
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No.	Drawn	Date	Description	Checked
A	MD	31/10/2022	Original Issue	JC

Plan of	DETAIL PLAN Sheet 3 of 4
Project	54 George Alexander Way, Coomera
Client	Coomera GA Pty Ltd ATF The Coomera GA Unit Trust

Surveyed BC	Date Oct 2022	Lot Description
Level Datum: AHD der.		Lot 96 on RP187418
Origin of Levels: PM139395 RL of Origin: 26.512		Locality: Coomera Local Government: Gold Coast City
Contour Interval: 0.2m		

surveying	Scale @A1 1: 250 @A3 1: 500
Dwg No. 11241 S 03 DT A	



LEGEND

Quality levels are shown on linetypes along with service type eg. - 1st Letter is the Service (Elec) and the second is Quality Level (A)			by Survey	by Records
U/G ELECTRICITY	---	---	---	---
O/H ELECTRICITY	---	---	---	---
O/H TELECOMMUNICATIONS	---	---	---	---
U/G TELECOMMUNICATIONS	---	---	---	---
U/G DRAINAGE	---	---	---	---
SEWERAGE	---	---	---	---
WATER	---	---	---	---
GAS	---	---	---	---
FENCE	---	---	---	---

SYMBOLS

Sewer Manhole	SMH	MH	Manhole
Gully Trap	GT	SL	Surface Level
Stormwater Manhole	SWMH	IL	Invert Level
Fire Hydrant	FH	BM	Bench Mark
Valve	V	Ø	Diameter
Water Meter	WM	RCP	Reinforced Concrete Pipe
Electricity Box / Pillar	Elect Box	GI	Galvanised Iron
Electric Light Pole	ELP	Ø, H, S	Trunk diameter, Height, Spread (canopy diameter)
Power Pole	PP		
Electricity Manhole	Elect MH		
Electricity Pit	Elect PH		
Traffic Signal Pit	Traffic PH		
Traffic Light	Traffic Light		
Telecommunications Manhole	Tel MH		
Telecommunications Pit	Tel PH		
Tree / Shrub			

NOTES

This Plan has been prepared from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.

See IS313805 for survey of external boundaries of Lot 96 on RP187418. All other boundaries shown hereon were not verified or marked at the time of survey, but were determined by existing title dimensions and occupation (where available), not be field measurement. As such, these dimensions could be out of date and incorrect by modern standards. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

Services shown hereon were located where possible by field survey. If not able to be so located, known services have been shown from the records of the relevant authorities or service providers where available and have been noted accordingly on this plan. All services shown from records only will need verification prior to, or during work on site.

Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for:

- * Verification of all services plotted from records only, and
- * Possible location of any services altered since this survey was completed or any new services installed either on or adjacent to the site.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of "dial before you dig" and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not able to have been surveyed at the time of preparing this plan.

* No responsibility can be accepted by Saunders Havill Group Pty Ltd, for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.

** This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

QUALITY LEVELS

This plan shows Quality classifications of sub surface utility data as per AS5488-2013. The following classifications apply.

Quality Level D - (least accurate level and if used on its own has a high risk of damage) QL-D information is generally obtained from existing records provided by utilities as a result of a Dial Before You Dig enquiry being lodged. In many cases the asset depicted on the plan is in a schematic format only and intended only to indicate its presence.

Quality Level C - (low accuracy and a high risk of damage) Is described as a surface feature correlation or an interpretation of the approximate location and attributes of a subsurface utility asset using a combination of existing records and site survey of visible evidence – for example you can see the pit lids shown on the plan but the actual position of underground connection between pits is still assumed.

Quality Level B - (significant risk reduction) Provides relative subsurface feature locations in three dimensions. The minimum requirement for QL-B is relative spatial position, this can be achieved via an electromagnetic frequency locating device. An electronic location provided by a DBYD Certified Locator to QL-B standard would have a maximum horizontal tolerance of plus or minus 300mm and a maximum vertical tolerance of plus or minus 500mm.

Quality Level A - (meets location accuracy standards for minimum risk when excavating) Is the highest Quality Level accuracy and consists of positive identification of the attribute and location of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as 'Validated'.

PROJECT COORDINATE SYSTEM NOTES

Horizontal Meridian is MGA (Zone 56)
Project coordinates are based on plane or ground distances.
The coordinate origin is based on truncated values for Stn 9000

Base Point for MGA transformations: Stn 9000
Project Coordinate: 1657.344 E, 9751.964 N
MGA2020 Coordinate: 531657.344 E, 6919751.964 N
Rotation Project to MGA: none
Scale Factor: Project x 0.9996015 = MGA
Reverse Scale Factor: MGA x 1.0003986 = Project

Issues	No.	Drawn	Date	Description	Checked	Plan of	Surveyed	Date	Lot Description	Scale @A1 1: 250 @A3 1: 500
	A	MD	31/10/2022	Original Issue	JC		BC	Oct 2022		
DETAIL PLAN							Level Datum: AHD der.		Lot 96 on RP187418	
Sheet 4 of 4							Origin of Levels: PM139395		Scale @A1 1: 250	
Project 54 George Alexander Way, Coomera							RL of Origin: 26.512		@A3 1: 500	
Client Coomera GA Pty Ltd ATF The Coomera GA Unit Trust							Contour Interval: 0.2m		Locality: Coomera	
									Local Government: Gold Coast City	
									Dwg No. 11241 S 03 DT A	