UPS
URBAN PLANNING SERVICES

VISTA STREET & SURFERS PARADISE BOULEVARD

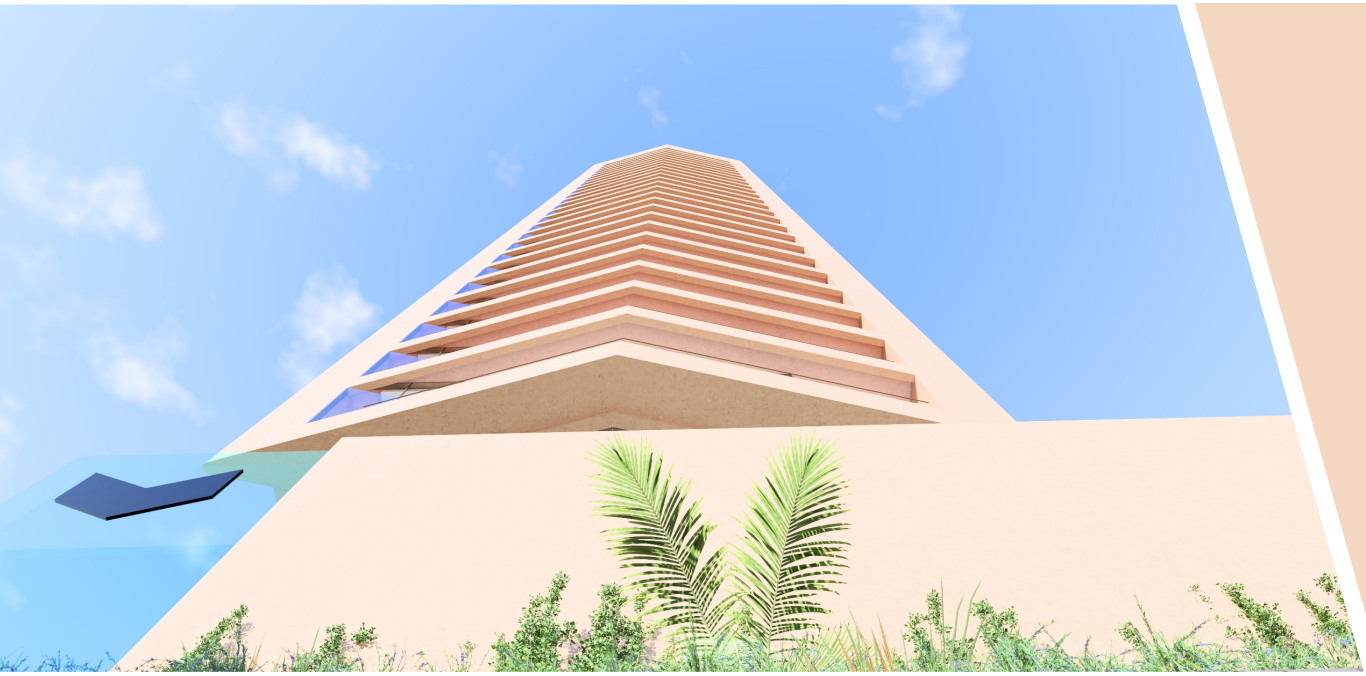
DEVELOPMENT APPLICATION - DECEMBER 2025 - JOB NO. 3544

SECTION 3 : SPECIALIST REPORTS



ATTACHMENT 5

Traffic Impact Assessment
prepared by Pekol Traffic & Transport



UPS
URBAN PLANNING SERVICES

TRAFFIC & TRANSPORT ENGINEERING

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17 December 2025

Bastion
Level 1, 34-36 Thomas Drive
Surfers Paradise Qld 4217

Attention: Matt McAllum

Dear Mat,

RE: 27 VISTA STREET, SURFERS PARADISE
TRAFFIC ENGINEERING ASSESSMENT

INTRODUCTION

This letter has been prepared by PTT, as requested by Bastion, to assess the traffic engineering aspects of a proposed mixed-use development at 27 Vista Street, Surfers Paradise. The proposed development comprises a mix of long term residential, short term residential and food and drink uses.

The aim of this assessment is to review the proposed development in terms of its site access arrangements, parking provision and design, servicing arrangements and active transport facilities with respect to the approved development, City of Gold Coast Council's (CGC) Planning Scheme (Version 10) and Australian Standards AS2890.1 Parking Facilities Part 1: Off-Street Car Parking. The likely impact on traffic operations and safety on the surrounding road network is also assessed.

EXISTING CONDITIONS

SUBJECT SITE

The subject site includes Lot 205 on RP21845, Lot 2 on RP48704 and Lot 6 on SP243229 and is located within a High-Density Residential zone, according to CGC's Zone Overlay. The subject site has a combined area of 1,230 m^2 and currently accommodates a single dwelling, as shown in Figure 1.

The site is bounded by high density residential uses to the north and east, Vista Street to the south and Surfers Paradise Boulevard to the west. The surrounding area primarily consists of residential uses.

The site is accessed via three separate crossovers on Vista Street.

ECAAS ISO 9001 CERTIFIED QUALITY MANAGEMENT

Figure 1: SUBJECT SITE



ROAD NETWORK

Both Surfers Paradise Boulevard and Vista Street are under the jurisdiction of CGC. Neither frontage road is included in CGC's Road Hierarchy Overlay. Surfers Paradise Boulevard is expected to function as a Local Collector and caters for a single (southbound) traffic lane and the Gold Coast City Light Rail corridor. It has a posted speed of 40km/h.

Vista Street would operate as Local Street and has an un-posted speed of 50km/h. On-street parking is available on both sides of the street.

Vista Street intersects Surfers Paradise Boulevard at a signalised intersection, adjacent to the site.

ACTIVE TRANSPORT

Pedestrian footpaths are located on both sides of Surfers Paradise Boulevard and Vista Street, which connect the site to surrounding areas. There are no dedicated cycle facilities in either frontage road.

PUBLIC TRANSPORT

The Northcliffe light rail station is located within walking distance of the site, as indicated in Figure 1. This railway station is served by the G Link (ie light rail route ID: GCR1), which provides very frequent services (ie every 15 minutes) between Broadbeach and Helensvale. Accordingly, the site is very accessible via public transport.

The site is located within the Transport Hub area, as defined in Figure 9.4.13-1 in CGC's Transport Code.

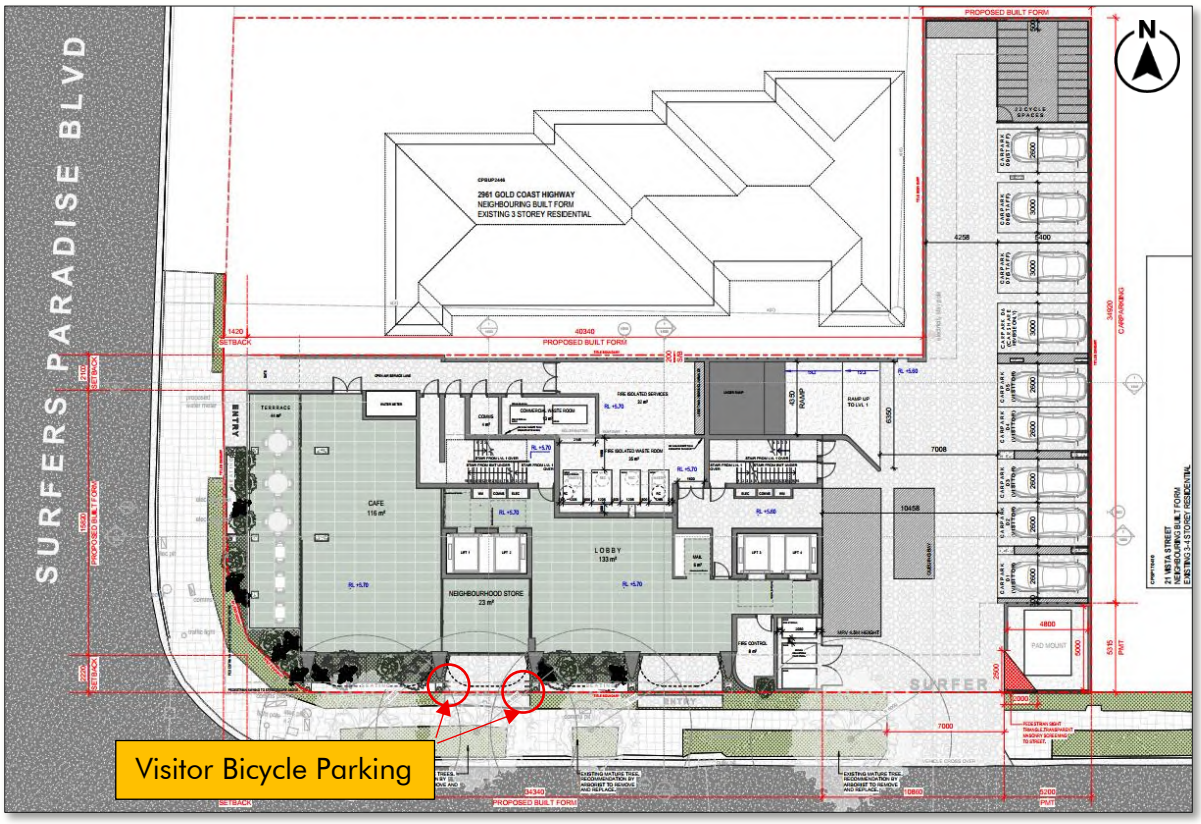
PROPOSED DEVELOPMENT

OVERVIEW

The proposed development comprises 100 two-bedroom residential units, of which 25 would be used for long-term residential (ie multiple dwellings) andFfi 75 for short-term accommodation. A food and drink tenancy comprising 120m^2 TUA is also proposed on the ground floor. The proposal would be supported by 46 parking spaces, including 37 residential, five visitor and four staff parking spaces.

The proposed ground floor layout is shown in Figure 2, with dimensioned architectural plans attached.

Figure 2: PROPOSED GROUND FLOOR LAYOUT



ACCESS

Location

Access to the site proposed via a single driveway on Vista Street, generally located as per the existing easternmost crossover. The proposed driveway location achieves approximately 30m of separation to the nearby signalised intersection (ie measured to the intersection tangent point) and as such, complies with AS2890.1.

Design

The proposed access would be 7.0m wide, which would cater for two-way vehicle movements in accordance with AS2890.1

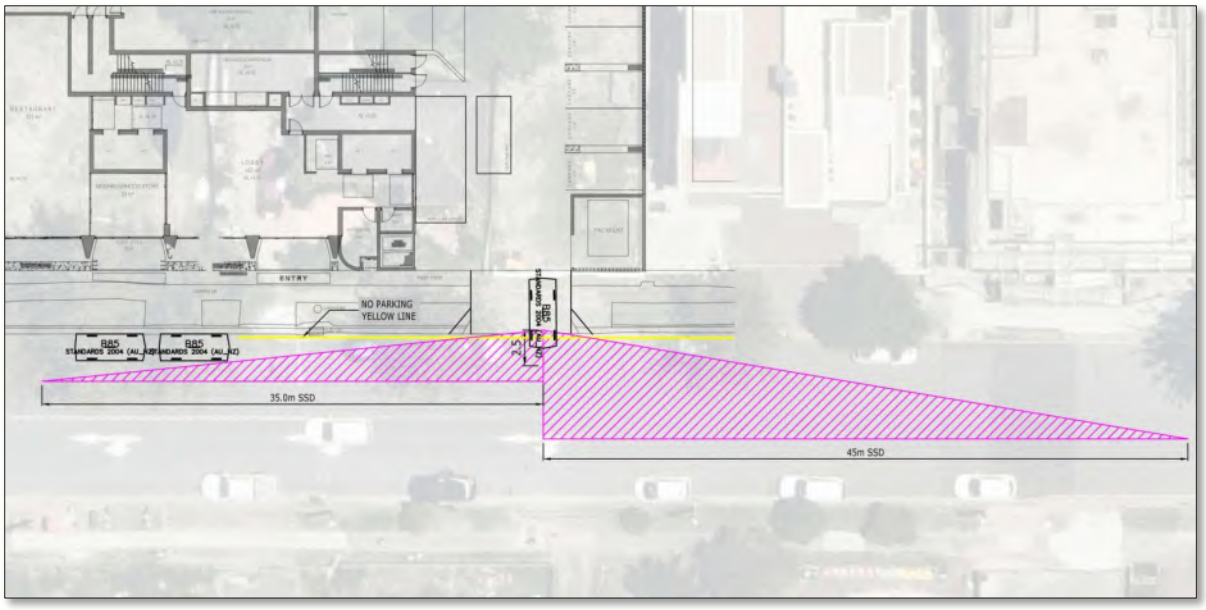
The proposed width would also cater for on-site Medium Rigid Vehicle servicing, as demonstrated in attached drawing 26-241-001. It is recommended that the proposed crossover be of General Wide design, in accordance with the Institute of Public Works Engineering Australasia (IPWEA) Standard Drawing RS-051.

Sight Distance

For a 50 km/h speed environment (ie on Vista Street), AS2890.1 specifies a desirable sight distance of 69m and minimum sight distance of 45m. A desktop review of the site indicates that the proposed access location achieves at least 35m of sight distance to the west on Vista Street (ie to the nearby signalised intersection). It is expected that vehicles approaching the proposed access from the west would be travelling at lower speeds (ie 20 – 40km/h), having just turned left into Vista Street. The available sight distance to the west is considered adequate. In excess of 100m sight distance is available to east, which accords with AS2890.1.

On-street parking is permitted along the Vista Street frontage. It is recommended that a no parking yellow line be installed on Vista Street to ensure a minimum of 45m and 35m sight distance is achieved to the east and west of the proposed access, respectively, as shown in Figure 3.

Figure 3: RECOMMENDED NO PARKING YELLOW LINE



Queuing

A vehicle hold point is proposed on the ground floor, between the site access and the proposed podium ramp. Entering vehicles would be required to stop at this hold point when opposing vehicles are exiting the podium. A total of 12.0m (ie two cars) queue storage would be provided on-site on approach to the this hold point, as shown in Figure 4. A queueing assessment has been undertaken (see attached) and demonstrates that the 98th percentile queue expected at this hold point is approximately 1.56 vehicles (ie 9.3m long). Thus, sufficient storage would be provided on-site at this hold point to accommodate the expected 98th percentile queue.

Figure 4: AVAILABLE QUEUE STORAGE



PARKING

Requirement

The Acceptable Outcome (AO) car parking requirement for the site has been determined in accordance with rates included Table 9.4.13-4 of CGC's Transport Code. The proposed layout includes a resident car share vehicle on the ground floor and four resident motorcycle spaces on the podium. The AO car parking requirement considers the proposed travel demand measure reductions listed in Table 9.4.13-7 of CGC's Transport Code. The resulting minimum car parking requirement is outlined in Table 1. A minimum of 42 car parking spaces would be required when considering all travel demand measures, including 37 long-term (resident) spaces and five short-term (resident visitors and food and drink) spaces.

Table 1: CAR PARKING REQUIREMENT

LAND USE	SCALE	RATE	REQUIREMENT
Long-Term Resident Parking			
Multiple Dwelling	25 units	1.0 space per unit	25.0 spaces
Short-term Accom.	75 units	1.0 spaces per 4 units	19.0 spaces
		less 5 spaces per car share space	- 5.0 spaces
		Less 1 space per two M/C spaces	-2.0 spaces
		Total Resident Parking	**37 spaces**
Short-term Parking			
Resident Visitors	25 units	1 space per 10 multiple dwelling units	3.0 spaces
Food and Drink	120m^2 TUA	1.0 space / 100m^2 TUA	2.0 spaces
		Total Short-Term Parking	**5.0 spaces**

Provision

The proposed layout provides a total of 46 car parking spaces, including:

- 37 residential spaces, over three podium levels
- five visitor / food and drink parking spaces on ground
- three staff parking spaces on ground (ie to be allocated to the food and drink tenancy)

The proposed car parking provision accords with CGC's Transport Code.

Persons with Disability Parking

Neither CGC's Transport Code, the National Construction Code (NCC) nor Australian Standards AS2890.6 Parking Facilities Part 6: Off Street Parking for People with Disabilities specify a requirement for PWD parking for residential uses. However, the NCC requires PWD parking be provided at a rate of one space per 50 ordinary space for food and drink / commercial uses. No PWD parking is proposed on-site, which is considered appropriate because:

- the proposed food and drink tenancy is small (ie 120m^2 GFA), with a total of 1.2 parking spaces required to support tenancy
- the tenancy is expected to operate partially ancillary to the proposed residential uses on-site
- the vast majority of on-site parking associated with the tenancy would be generated by staff
- the tenancy is expected to predominantly cater to pass-by trade, noting the sites locality to the Northcliffe light rail station

Parking Design

The proposed parking layout has been designed in accordance with CGC's Transport Code and AS2890.1. This is typified by:

- visitor parking spaces dimensioned 2.6m wide by 5.4m long
- resident parking spaces dimensioned 2.4m wide by 5.4m long
- resident car share / staff parking spaces dimensioned 2.6m to 3.0m wide by 5.4m long
- resident motorcycle spaces dimensioned 1.2m wide by 2.5m long
- two-way parking aisles (on ground) dimensioned 4.3m wide or greater
- two-way parking aisles (on podium) dimensioned 5.9m wide or greater
- single lane ramps dimensioned 4.35m wide (wall to wall)
- ramp grade at a maximum of 1:4.2
- ramp transitions at 1:8
- walls located clear of parking clearance envelopes

Columns would be located within the parking envelopes of visitor bays 1 – 4 and would encroach into the minimum manoeuvring taper required at the open end of parking spaces, as defined by AS2890.1. However, a 6.95m wide parking aisle is proposed adjacent to these bays. As demonstrated in Figure 5, a B85 car would be able to egress the visitor bays (without encroaching the adjacent column). The

proposed column locations are not expected to significantly impact vehicle manoeuvring to/from these bays.

Figure 5: VISITOR BAY MANOEUVRING



A narrow 4.25m wide parking aisle is proposed adjacent to the ground floor staff parking bays and recommended car share bay. As demonstrated in attached drawing 26-241-003, the reduce parking aisle width is not expected to restrict vehicle manoeuvring to/from these bays. It is recommended that signage be installed to restrict these bays to 'Reverse In Only'. It is also recommended that end (most northern) staff bay be allocated as a small car bay.

Resident bays located on the western side of each podium level are served by 5.99m wide parking aisle, with a wall located opposite these parking bays on the eastern side of the aisle. The strict application of AS2890.1 would require a 6.1m wide parking aisle be provided (ie 5.8m wide aisle, plus an additional 0.3m clearance to the wall). However, as demonstrated in attached drawing 26-241-009, a B85 car would be able to access / egress these parking bays.

Additional swept paths of a B99 car turning around within the ground floor parking area and a B85 car accessing / egressing resident bays 16, 45 and 46 are also attached.

Ramp Operations

The podium levels are accessed via a series of single lane ramps / circulation aisles. A series of swept path drawings were prepared (see attached) to demonstrate the following:

- a B99 large car accessing and egressing the single lane ramp on ground level

- a B99 large car undertaking a full circulation loop in each direction on both a typical podium level (travelling at an average speed of 7km/h)
- a B99 large car manoeuvring into each hold point on a typical podium level in each direction (travelling at an average speed of 7km/h)

All swept paths maintain the minimum manoeuvring and circulating clearances required by AS2890.1.

In order to manage the two-way movement of cars on the one-lane ramps, a traffic light system is recommended comprising:

- a series of hold points (in both directions) with associated vehicle sensors to detect the presence of a car
- a system of red/green traffic lights, linked to the vehicle sensors, and signage (eg "STOP ON RED SIGNAL") to advise drivers to stop at the hold points and give way to an opposing vehicle on the ramp
- additional signage (eg "WAIT IN PARKING BAY ON RED SIGNAL") to be visible from parking bays that are not co-located with hold points
- push buttons located in proximity to resident parking bays that are not co-located with hold points on the podium levels (ie to allow residents to activate the exit sequence).

COMMERICAL VEHICLE SERVICING

The proposed food and drink outlet would be regularly serviced by an SRV, in accordance with CGC's Transport Code. A swept path of an SRV accessing and egressing the site in a forward gear is attached.

For a multiple dwelling, CGC's Transport Code requires a dedicated standing area be provided on-site to cater for a Medium Rigid Vehicle (MRV). Based on the area of the development site (1,230m^2), CGC's Transport Code also requires that the MRV be able to enter and exit the site in a forward gear (ie full on-site manoeuvring). A dedicated MRV loading area is proposed on-site in accordance with the Transport Code. However, an MRV would be required to reverse into the site from Vista Street (ie restricted access manoeuvring).

CGC's service vehicle manoeuvring requirements are based on the scale of the development site, rather than the expected frequency generated by a use. If the total site area was 999m^2, restricted manoeuvring (ie reverse entry movements) would be permitted. The developability of high-density residential uses over a 999m^2 site verses a 1,230m^2 site is expected to be generally equivalent, with a potential development over the smaller site likely comprising additional levels (to cater for additional dwellings). Furthermore, the vast majority of dwellings proposed on-site would cater for short-term accommodation, which is expected to generate a negligible servicing demand.

The proposed on-site servicing arrangement, including the proposed restricted manoeuvring arrangement, is considered acceptable because:

- all servicing, including refuse collection, would occur on-site within a dedicated service vehicle loading bay, which exceeds the minimum loading bay requirements prescribed in the Transport Code
- smaller and more frequent service vehicles (ie SRV or Van) used for parcel / food and drink deliveries would be enter and exit the site in a forward gear

- the proposed MRV servicing demand would be low
- Vista Street is a local street predominantly serving residential uses, and thus service vehicle reverse entry manoeuvres into the site are not expected to significantly impact external traffic operations

A swept path of an MRV accessing and egressing the site is attached. A minimum 4.5m height clearance would be provided over all areas trafficked by an MRV.

ACTIVE TRANSPORT

Pedestrians

Direct pedestrian accesses, separate from the vehicular driveway, are proposed on the Surfers Paradise Boulevard and Vista Street frontages.

A pad mount is proposed on the exit side of the Vista Street access driveway. However, a transparency masonry screen would be installed around the pad mount to ensure a 2.0m wide 2.5m pedestrian sight splay is achieved on the exit side of the driveway, in accordance with AS2890.1.

Bicycle Parking

The minimum bicycle parking requirement for the proposed development has been calculated in accordance with CGC's Transport Code. A minimum of 38 bicycle spaces are required, as summarised in Table 2.

Table 1: BICYCLE PARKING REQUIREMENT

USE	SCALE	PARKING RATE	REQUIRED
Long Term Parking			
Multiple Dwellings	25 dwellings	1.0 space per dwelling	25.0 spaces
Short-term Accom.	75 dwellings	1.0 space per 40 dwellings	1.8 spaces
Food and Drink	120m^2 TUA	1.0 space / 100m^2 TUA	1.2 spaces
		Sub-Total	**28.0 spaces**
Short Term Parking (incl. Visitors)			
Multiple Dwellings	25 dwellings	1.0 space per 12 dwellings	2.0 spaces
Short-term Accom.	75 dwellings	1.0 space per 20 dwellings	4.0 spaces
Food and Drink	120m^2 TUA	1.0 space / 50m^2 TUA	3.0 spaces
		Sub-Total	**9.0 spaces**
		Total	**38.0 spaces**

CGC's minimum parking rate for short-term accommodation uses suggests the visitor bicycle demand would be double the resident demand. However, visitor demand associated with multiple dwellings is a fraction of the resident demand. Furthermore, Austroads Guide to Traffic Management Part 11 – Parking Management Techniques does not specify a recommended visitor bicycle parking rate for short-term accommodation uses. It is our view that the visitor demand associated with the proposed short-term accommodation units would be approximately half of the resident parking demand (ie a rate of one space per 80 units), which equates to one visitor bicycle space. Thus, a minimum of six short-term / visitor bicycle parking spaces should be provided on-site.

A total of 34 bicycle parking spaces are proposed on-site, including:

- 22 long-term / resident spaces on the ground floor within a secure bike store
- six long-term / resident spaces on the podium levels (ie behind the security gate)
- six short-term / visitor spaces, in proximity to the main lift lobby entrance on Vista Street

The proposed bike parking provision is considered adequate to support the proposed scale of uses.

TRAFFIC OPERATIONS

TRAFFIC GENERATION

The expected peak traffic generation has been estimated based on rates published in the Transport for NSW (TfNSW) Guide to Transport Impact Assessment: Technical Guidance for Transport Practitioners. We have estimated the residential traffic (ie multiple dwellings and short-term accommodation) based on high density uses in metropolitan areas with high public transport accessibility.

As per Table 5.11 of the TfNSW guide, traffic generation for high density residential uses in metropolitan areas (ie the Gold Coast) is calculated based on the following rates:

- morning peak: 0.19 trips per dwelling
- evening peak: 0.15 trips per dwelling

A rate of five trips per 100m^2 TUA has been adopted for the proposed ground floor food and drink outlet, which is consistent with Table 5.50 in the TfNSW guide.

Based on the above rates, the proposed development is expected to generate up to 25 two-way vehicle trips during the weekday morning and evening commuter peak hours.

TRAFFIC IMPACT

The proposal is expected to generate up to 25 new vehicle trips during the commuter peak hours. This small increase in traffic is not expected to have a significant impact on surrounding traffic operations and it is expected the surrounding network has sufficient spare capacity to cater for the proposal. It is therefore our view that additional traffic analyses are not considered necessary to support the proposal.

CONCLUSION & RECOMMENDATIONS

The proposed development has been evaluated in terms of its site access arrangements, parking provision and design, servicing arrangements, pedestrian / cyclist facilities and impact on the external road network. The main points to note are:

- the proposal comprises 100 residential units, of which 75 units would be used for short-term accommodation and a 120m^2 food and drink tenancy
- the access location, design and width accord with AS2890.1 and CGC's Transport Code and is considered acceptable for the proposed scale of use
- sufficient storage would be provided on-site on approach to the first internal conflict points (ie hold point) to cater for the expected 98th percentile queue
- sufficient parking would be provided on-site in accordance with CGC's Transport Code
- the proposed on-site parking facilities have been designed generally in accordance with AS2890.1 and CCG's Transport Code
- the proposed layout adequately caters for on-site MRV servicing, in accordance with CGC's Transport Code
- adequate pedestrian and cyclist facilities would be provided as part of the proposal
- the proposal is expected to generate up to 25 trips during the weekday commuter peak hours,
- additional traffic impact analyses are not considered necessary as the proposed traffic impacts are expected to be equivalent to the approved development

Based on the above, it is recommended that:

- the proposed crossover be of General Wide design, in accordance with IPWEA Standard Drawing RS-051
- the end (northern most) staff parking space on the ground floor be allocated as a small car bay
- sufficient signage, line marking and traffic signal / vehicle sensor devices be installed throughout the site to manage two-way vehicle movements on the proposed single lane ramps

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



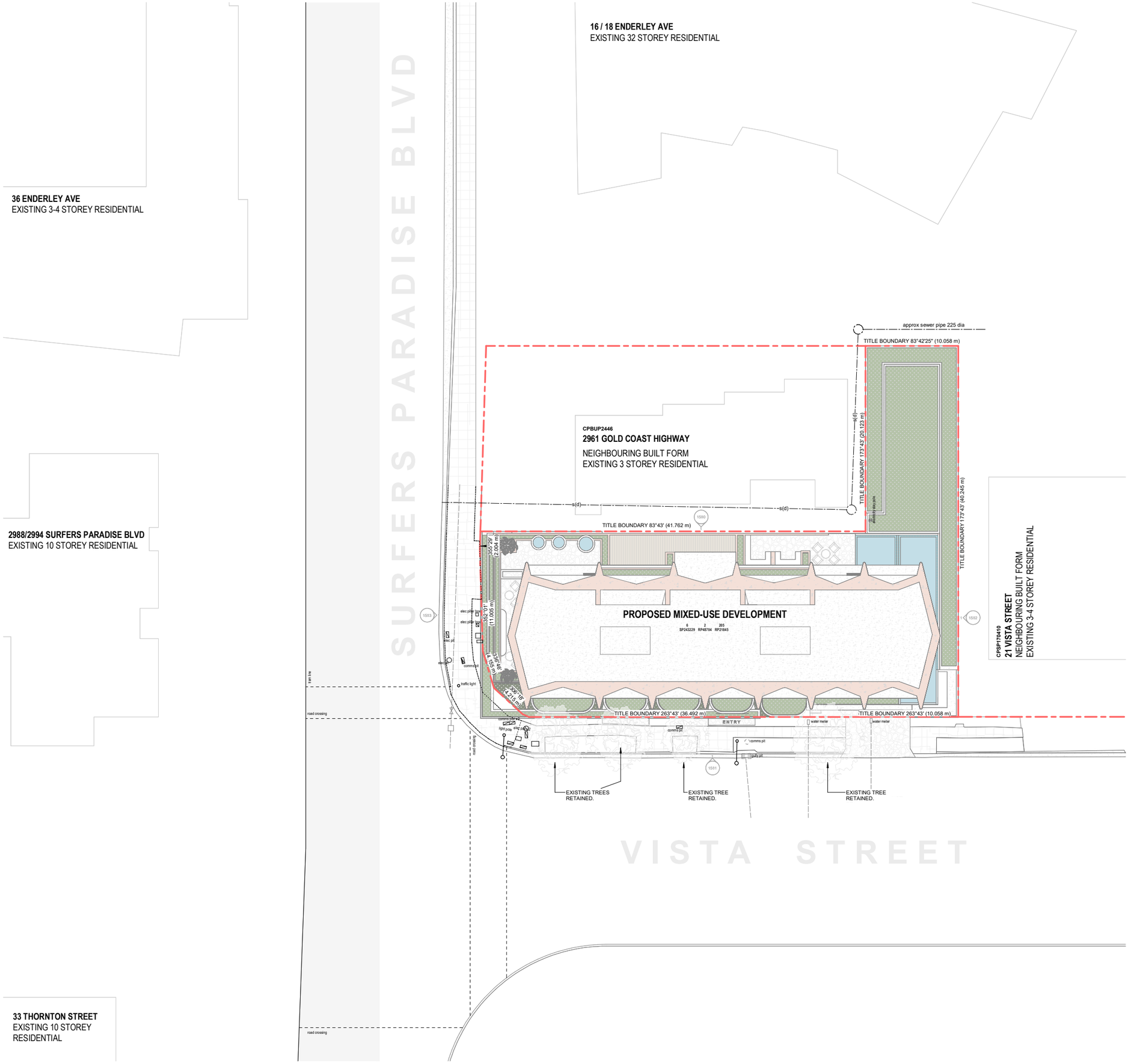
Casey Glover
Senior Engineer (RPEQ 34450)

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E



NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

SITE CONTEXT PLAN

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		17/12/2025 3:27:45 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

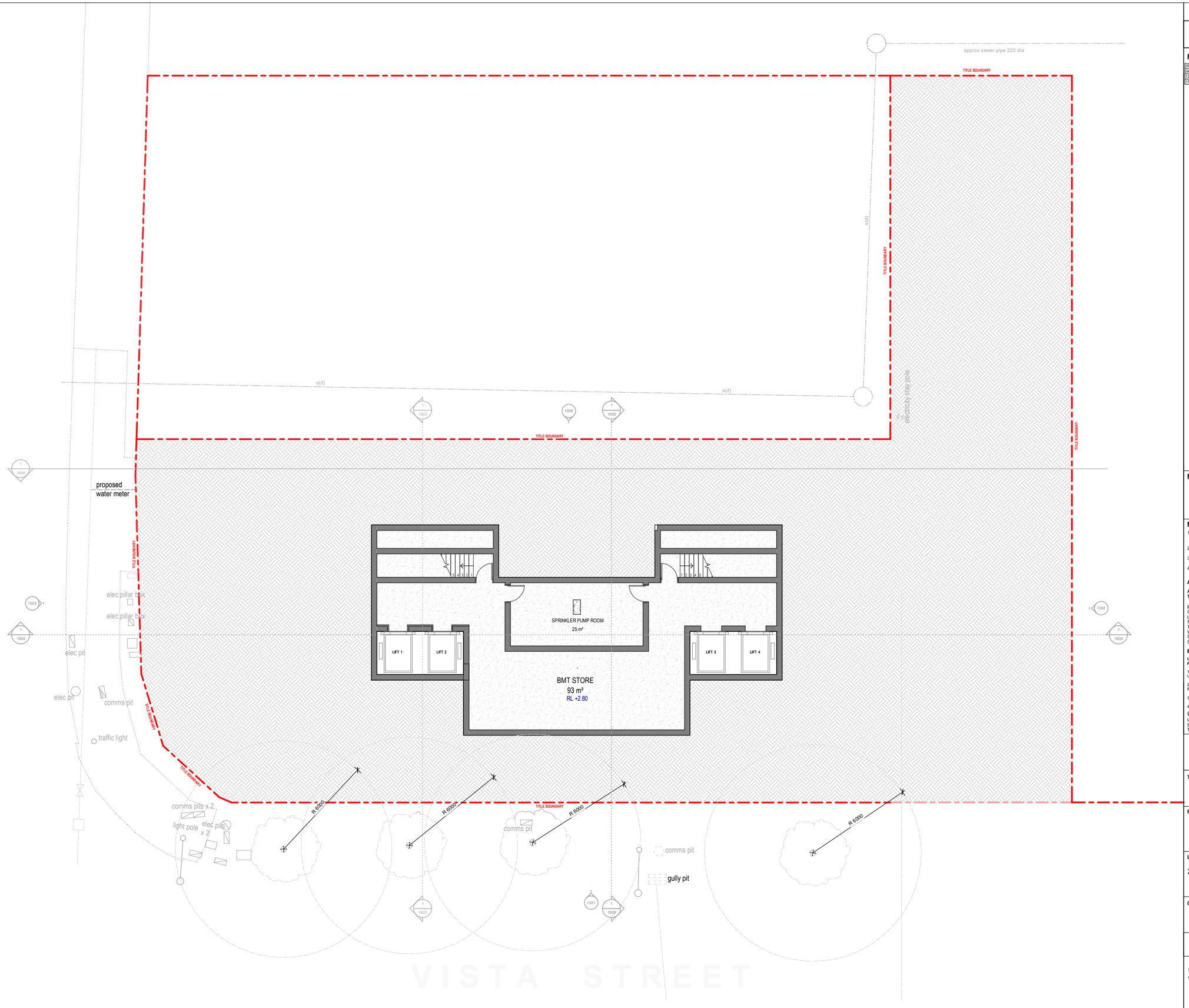
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ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E



NORTH POINT

6°

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - BMT

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		17/12/2025 3:12:17 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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Date 1	Revision 1	A
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E

SURFERS PARADISE BLVD

CPBUP2446

2961 GOLD COAST HIGHWAY
NEIGHBOURING BUILT FORM
EXISTING 3 STOREY RESIDENTIAL

10060
PROPOSED BUILT FORM

approx sewer pipe 225 dia

500

22 CYCLE SPACES

CARPARK 08 (STAFF) 2600
CARPARK 08 (STAFF) 3000
CARPARK 07 (STAFF) 3000
CARPARK 06 (CAR SHARE / REVERSE ONLY) 3000
CARPARK 05 (VISITOR) 2600
CARPARK 04 (VISITOR) 2600
CARPARK 03 (VISITOR) 2600
CARPARK 02 (VISITOR) 2600
CARPARK 01 (VISITOR) 2600

4258
5400

34920
CARPARKING

1420
SETBACK

40340
PROPOSED BUILT FORM

TITLE BOUNDARY

200 SAG

RL +5.60

1:4.2
1:7.3
4350 RAMP
RAMP UP TO LVL 1
6350
7008

OPEN AIR SERVICE LANE
GATE
WATER METER
proposed water meter
ENTRY
TERRRACE 44 m²
COMMS 4 m²
COMMERCIAL WASTE ROOM 13 m²
FIRE ISOLATED SERVICES 32 m²
UNDER RAMP
ROLLER SHUTTER
RAMP OVER
FIRE ISOLATED WASTE ROOM 35 m²
STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL 1 OVER
STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
WM
COMMS
ELEC
ELEC
COMMS
WM
RL +5.70
RL +5.60
CAFE 116 m²
LOBBY 133 m²
NEIGHBOURHOOD STORE 23 m²
LIFT 1
LIFT 2
LIFT 3
LIFT 4
MAIL 6 m²
QUEUING BAY
10458
MRV 4.5M HEIGHT
FIRE CONTROL 8 m²
REFUSE COLLECTION - TEMP STORE
2050
4800
PAD MOUNT
5000
5315
PMT
2500
2000
7000
PEDESTRIAN SIGHT TRIANGLE TRANSPARENT MASONRY SCREENING TO STREET.
VEHICLE CROSS OVER
electricity stay pole
elec pit
elec pit
comms pit
traffic light
light pole
elec pit x 2
quity oil
SEATING
PEDESTRIAN AWNING TO STREET AND ABOVE
EXISTING TREES RETAINED
EXISTING TREE RETAINED
EXISTING TREE RETAINED
2100
SETBACK
15820
PROPOSED BUILT FORM
2220
SETBACK
1420
SETBACK
34340
PROPOSED BUILT FORM
10860
5200
PMT

VISTA STREET

CPSP+170410
21 VISTA STREET
NEIGHBOURING BUILT FORM
EXISTING 3-4 STOREY RESIDENTIAL

NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - GF

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		17/12/2025 3:12:22 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8658 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E

SURFERS PARADISE BLVD

VISTA STREET

approx sewer pipe 225 dia

2000 SETBACK

TITLE BOUNDARY

60 000L FIRE TANK

60 000L FIRE TANK

IRRIGATION TANK

SERVICES 106 m²

BREEZEBLOCK FACADE SCREENING WITH BACKING WALL TO PROVIDE ACOUSTIC AND VISUAL PROTECTION TO NEIGHBOURS

1420 S/B

200 SETBACK

proposed water meter

RL +10.60

RAMP UP TO LVL 1

RAMP UP TO LVL 2

4350 RAMP

CARPARK 10 2400

CARPARK 11 2400

CARPARK 12 2400

CARPARK 13 2400

CARPARK 14 2400

CARPARK 15 4080

5400

5990 AISLE

8458 AISLE

4350 AISLE

BIKE 23

BIKE 24

2400 400 2400

5400

CARPARK 16

CARPARK 17

LIFT LOBBY

WM COMMS ELEC

LIFT 1 LIFT 2 LIFT 3 LIFT 4

LR RC SP

INGRESS HOLD BAY

EGRESS HOLD BAY

CARPARK 21 2400

CARPARK 20 2400

CARPARK 19 2400

CARPARK 18 2400

5400

MOTOR CYCLE 01

MOTOR CYCLE 02

elec pit

comms pit

traffic light

light pole

elec pits x 2

gully pit

PEDESTRIAN AWNING TO STREETSCAPE

ENTRY

360 S/B

835 S/B

735 S/B

4460 SETBACK

2000 SETBACK

2895 SETBACK

2225 SETBACK

SURFER

NORTH POINT

6°

NOTES

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SMOKE DETECTORS:	AS 3786
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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 1

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		17/12/2025 3:12:58 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

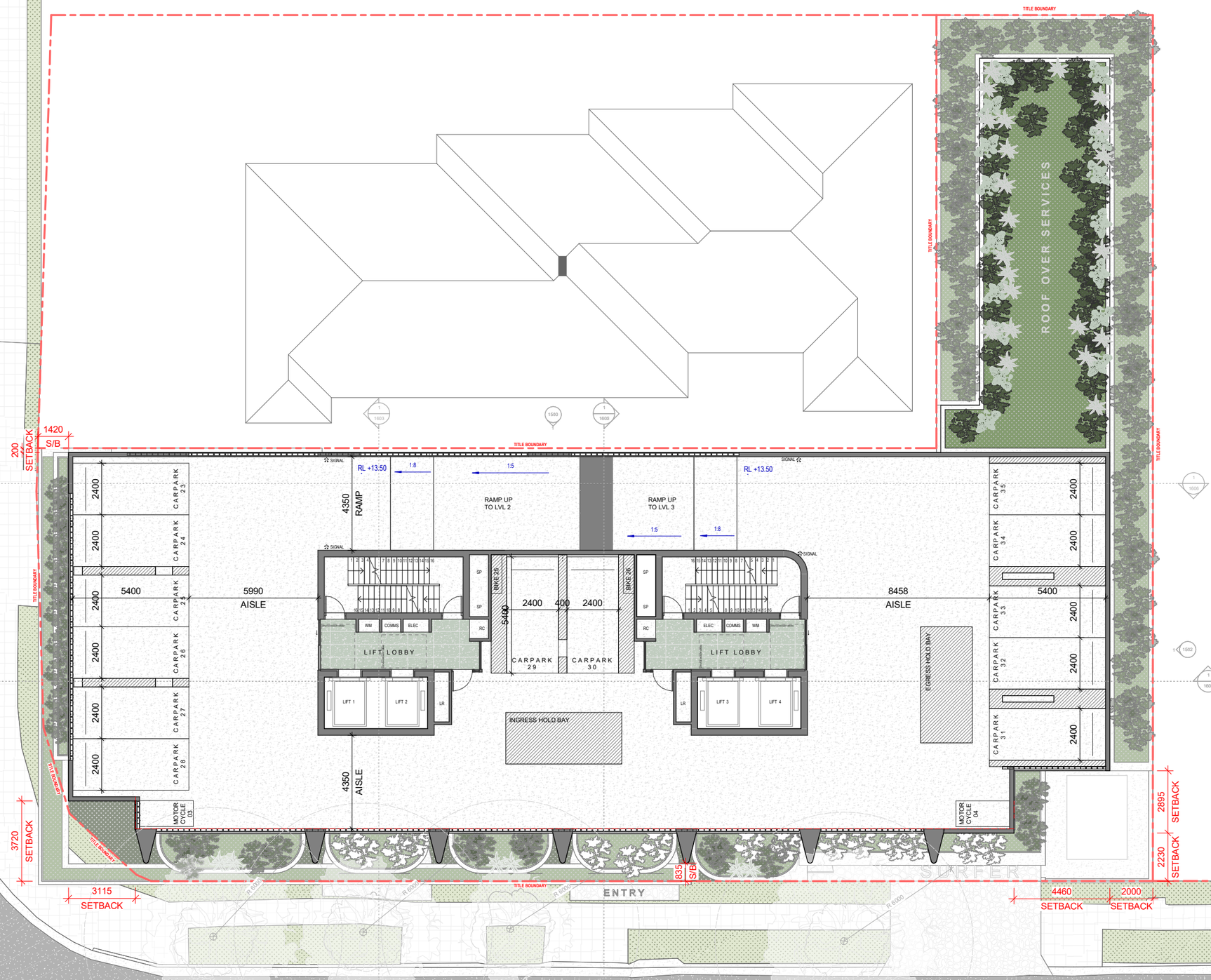
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980	DA	1301	E

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E



NORTH POINT

6°

NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 2

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		17/12/2025 3:13:45 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

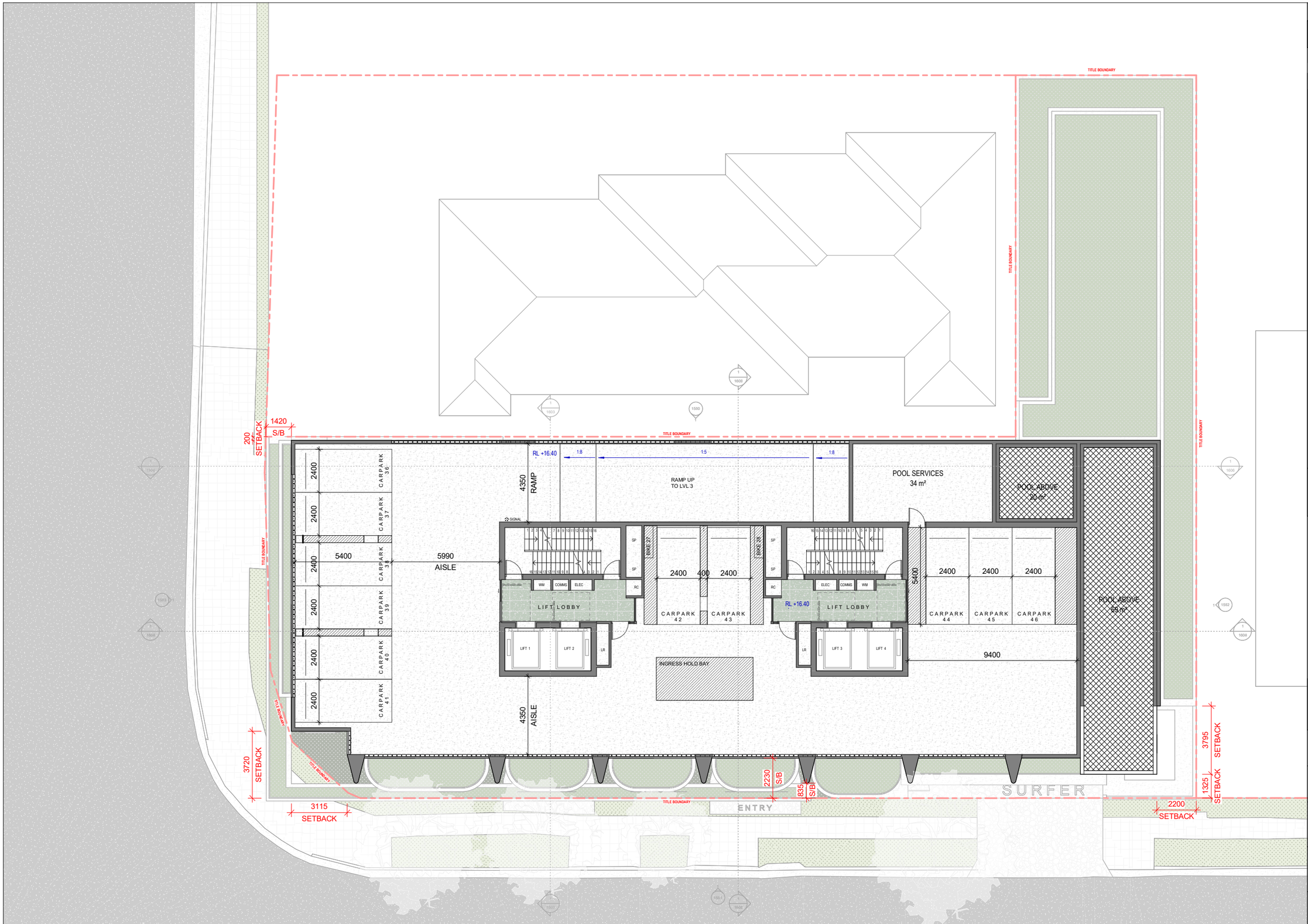
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980	DA	1302	E

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
17-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E



NORTH POINT

6°

NOTES

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FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE

GA - LVL 3

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		17/12/2025 3:14:13 PM

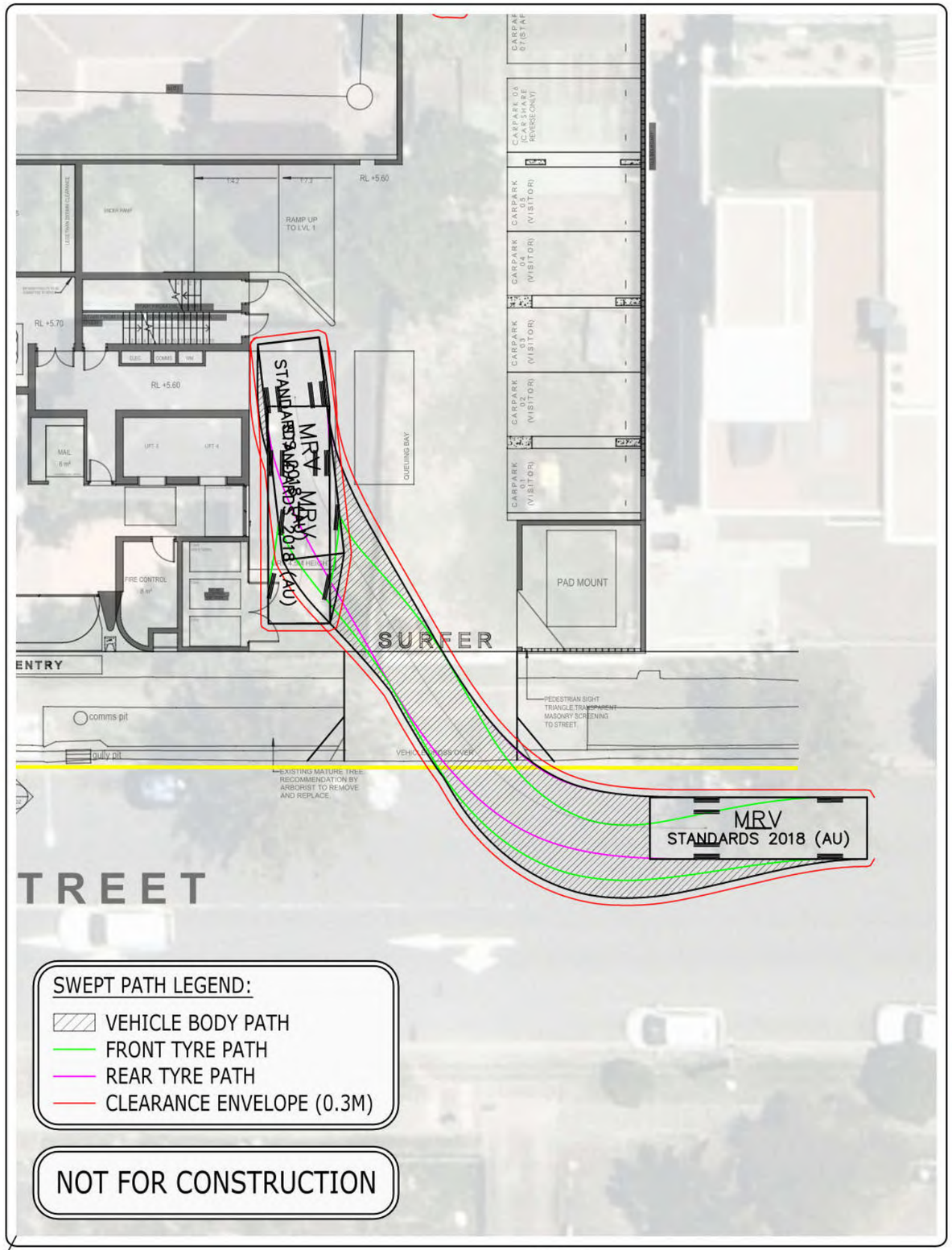
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

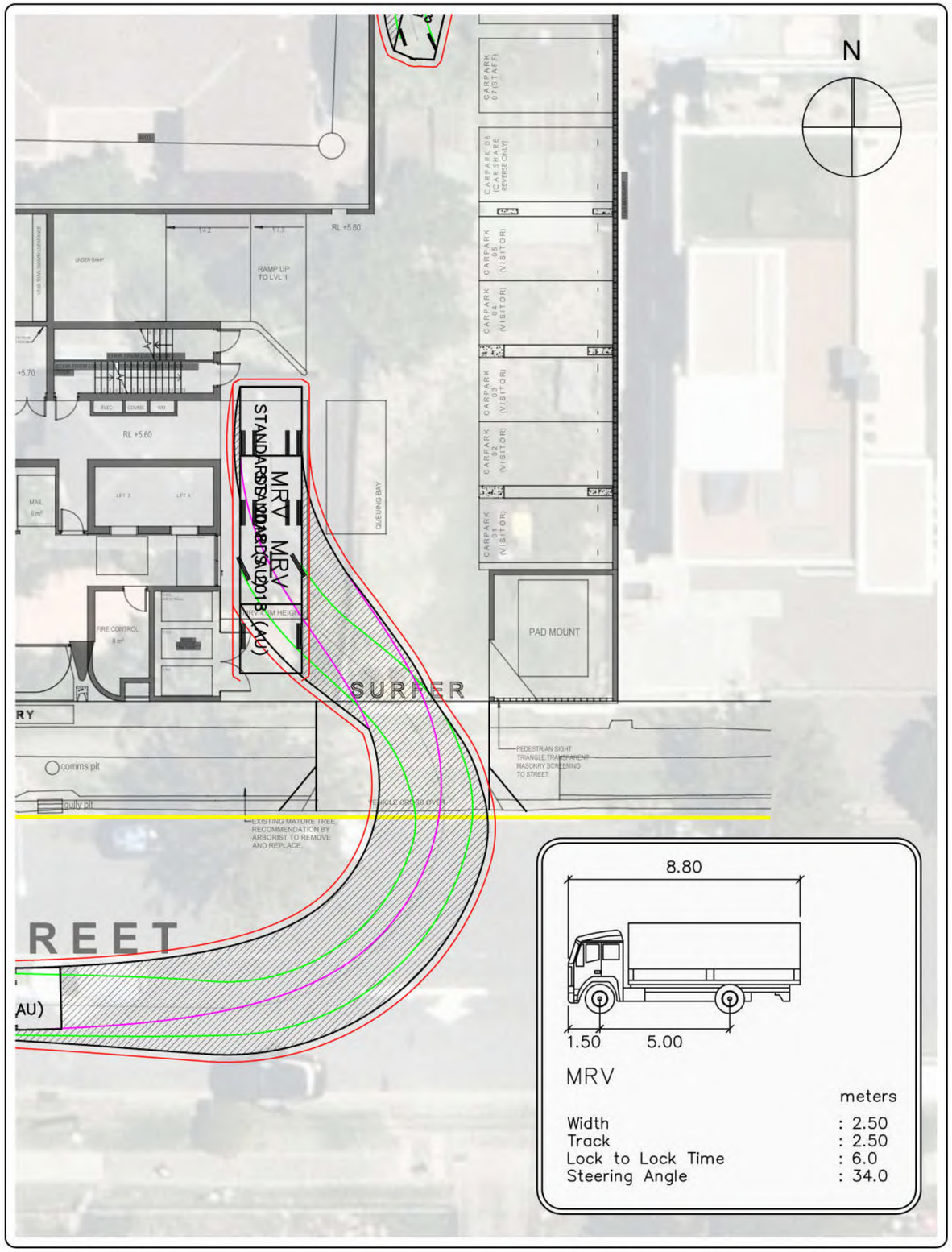
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SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION



MRV

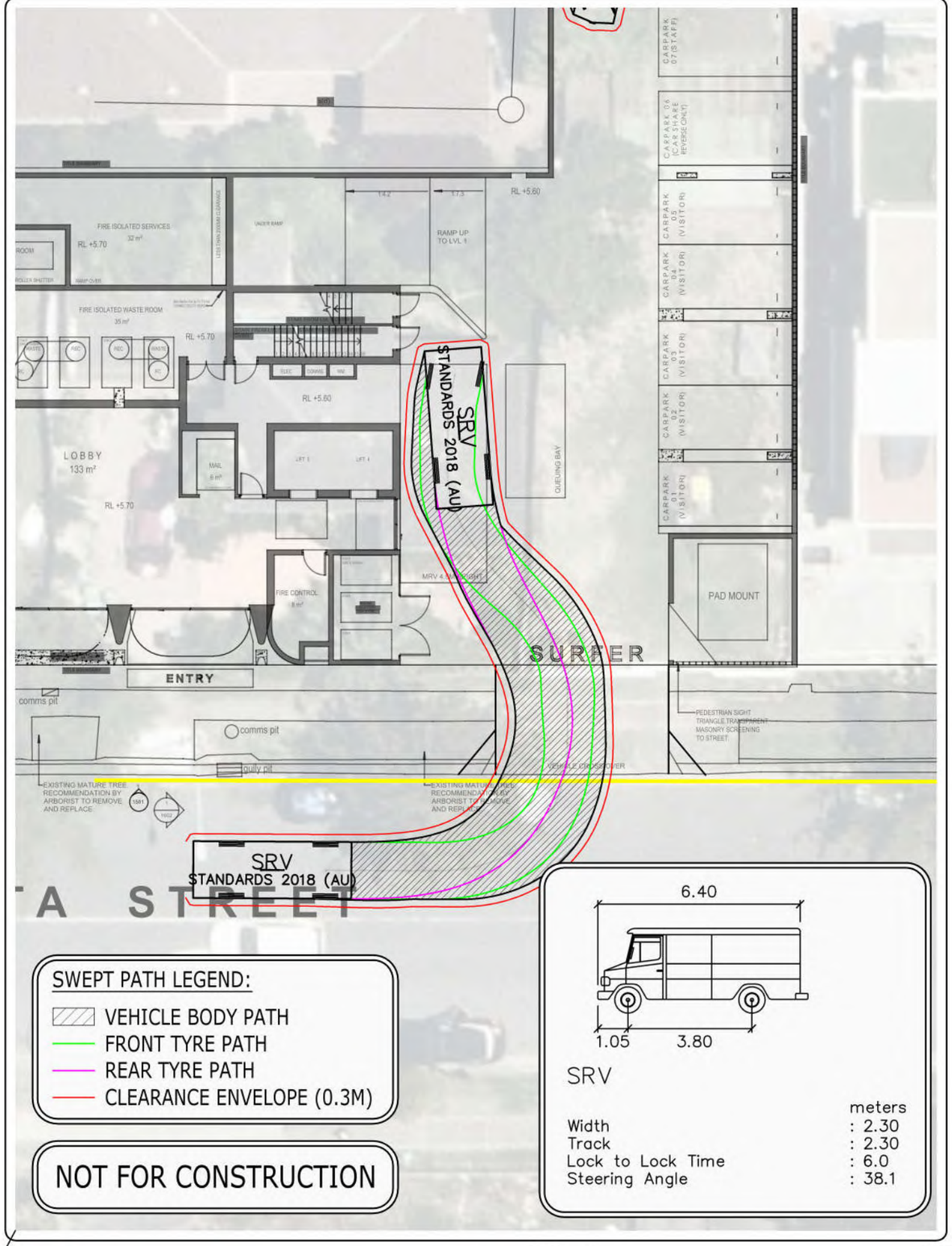
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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
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PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

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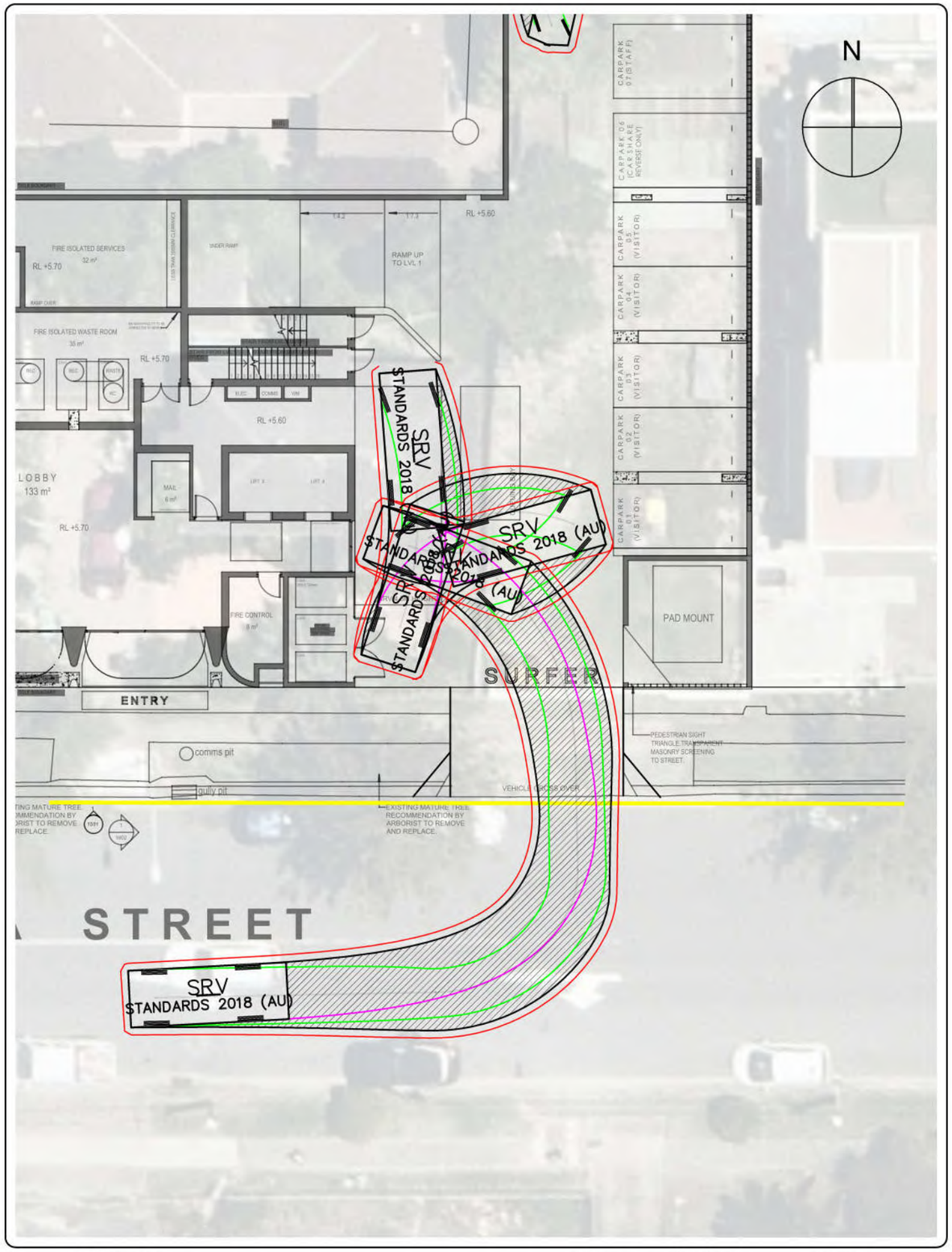
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- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION

SRV

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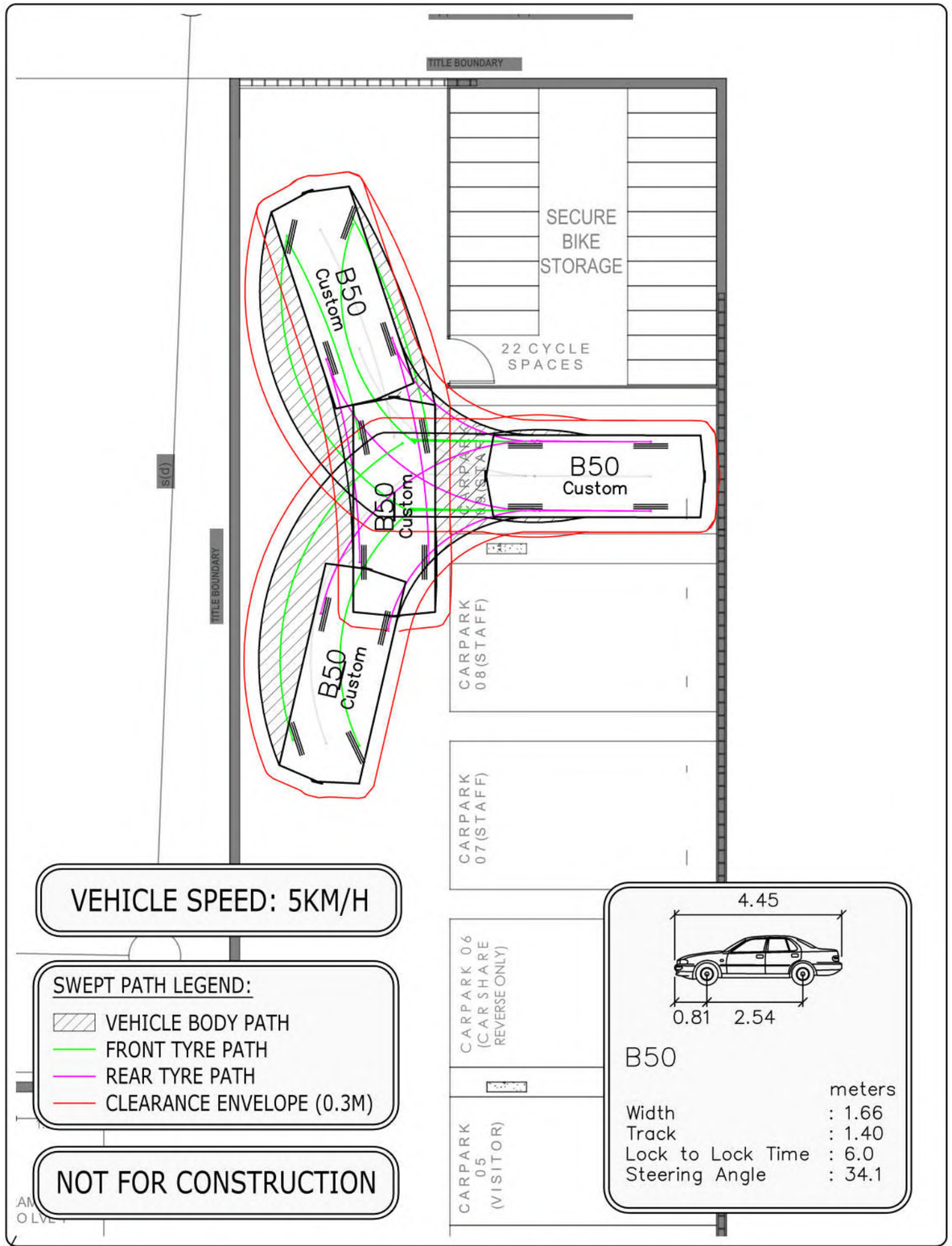


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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE: SRV SERVICING	DRAWING NO: 26-241-002	REV: A	SCALE: 1:200 @ A3	APPROVED BY: CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

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VEHICLE SPEED: 5KM/H

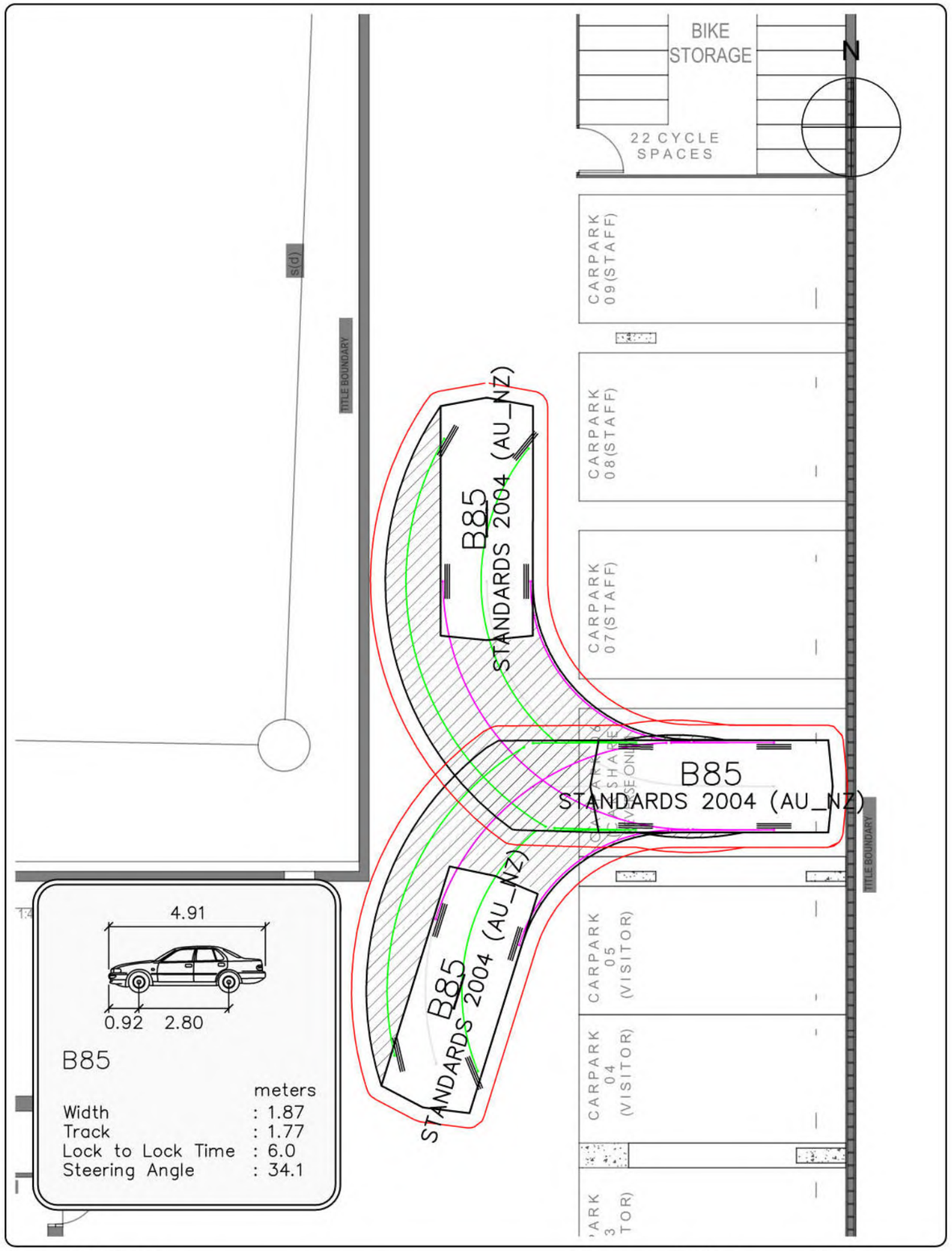
SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)

NOT FOR CONSTRUCTION

B50

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B85

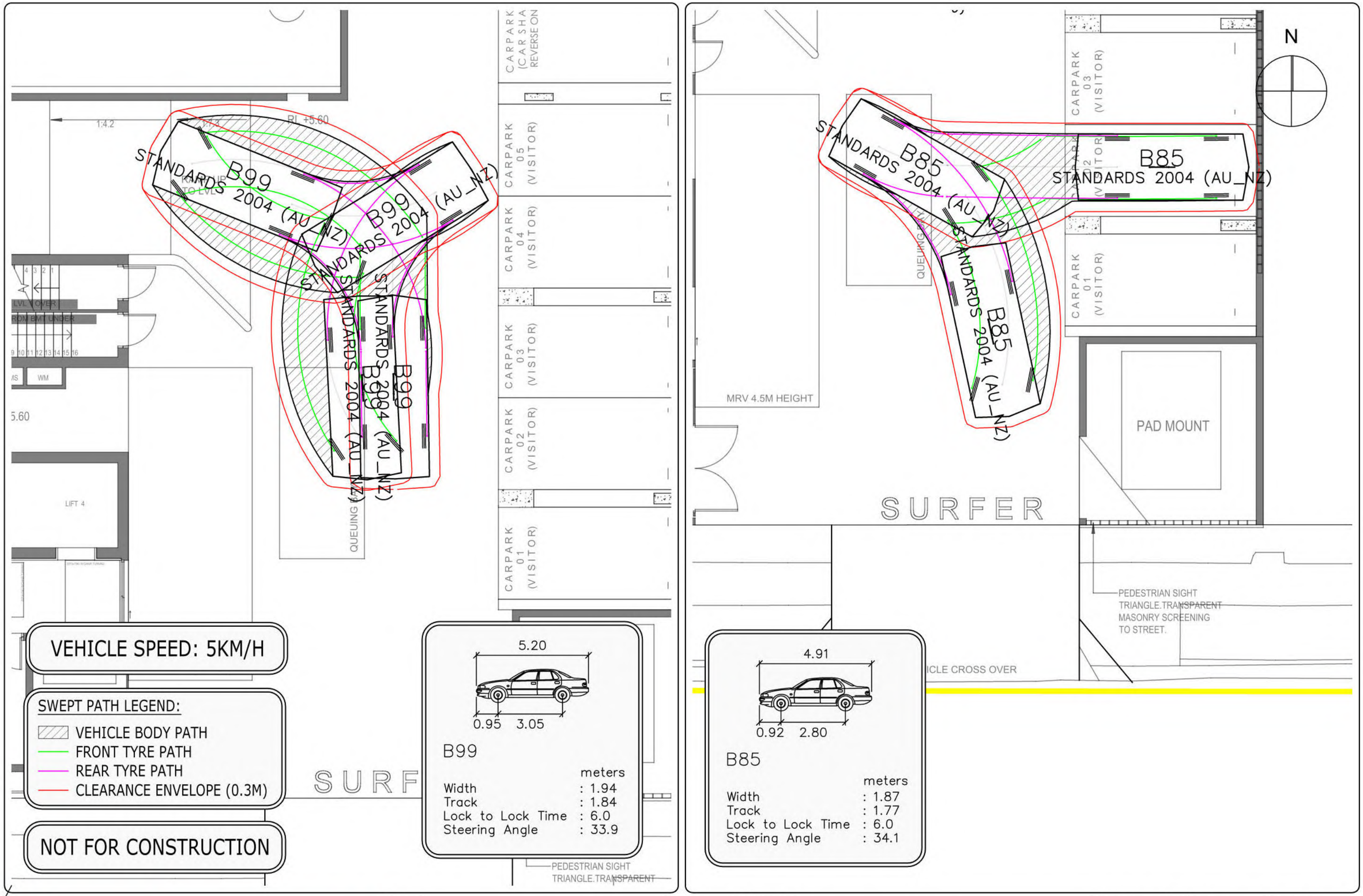
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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE: STAFF PARKING / CAR SHARE BAY MANOEUVRING	DRAWING NO: 26-241-003	REV: A	SCALE: 1:100 @ A3	APPROVED BY: CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

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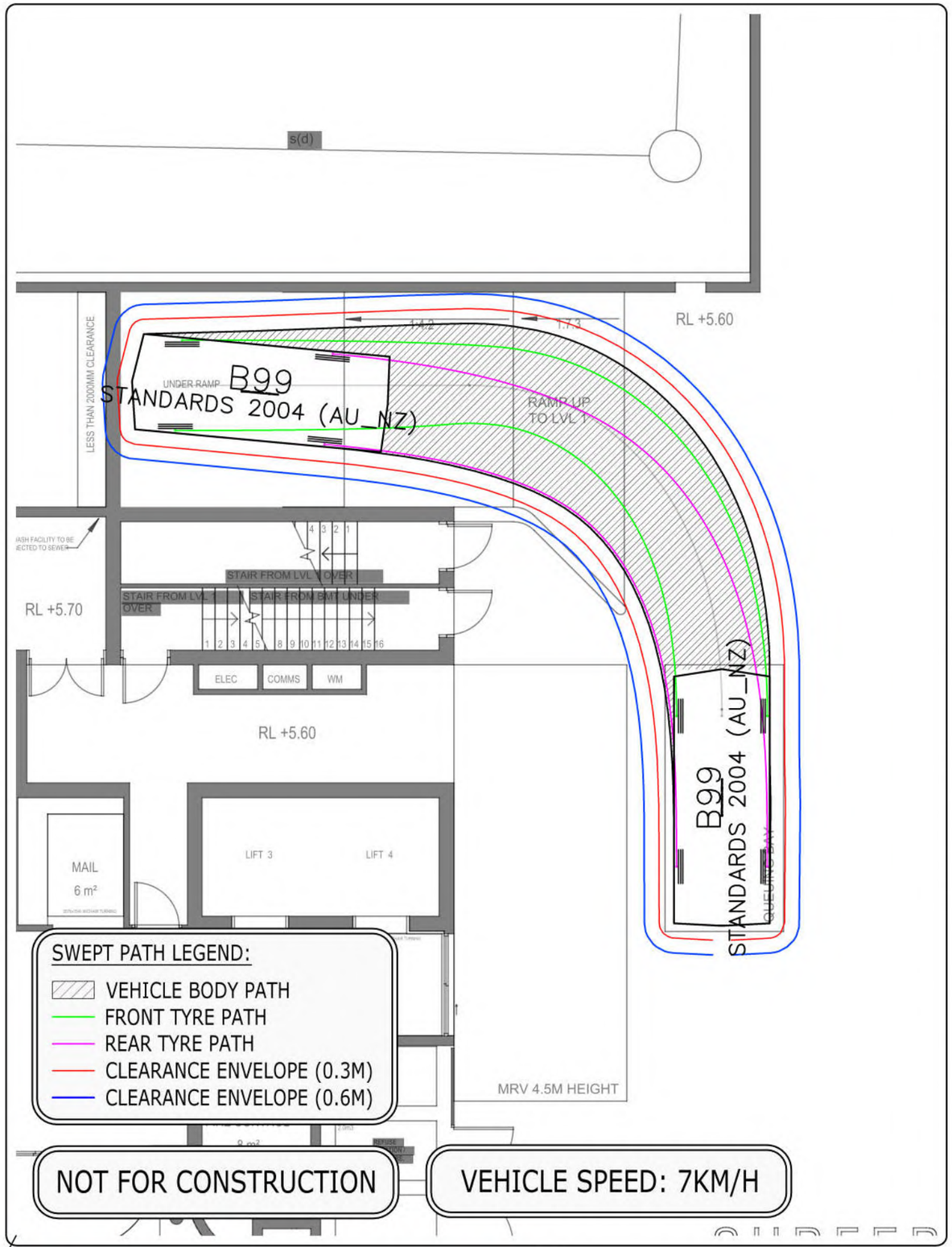


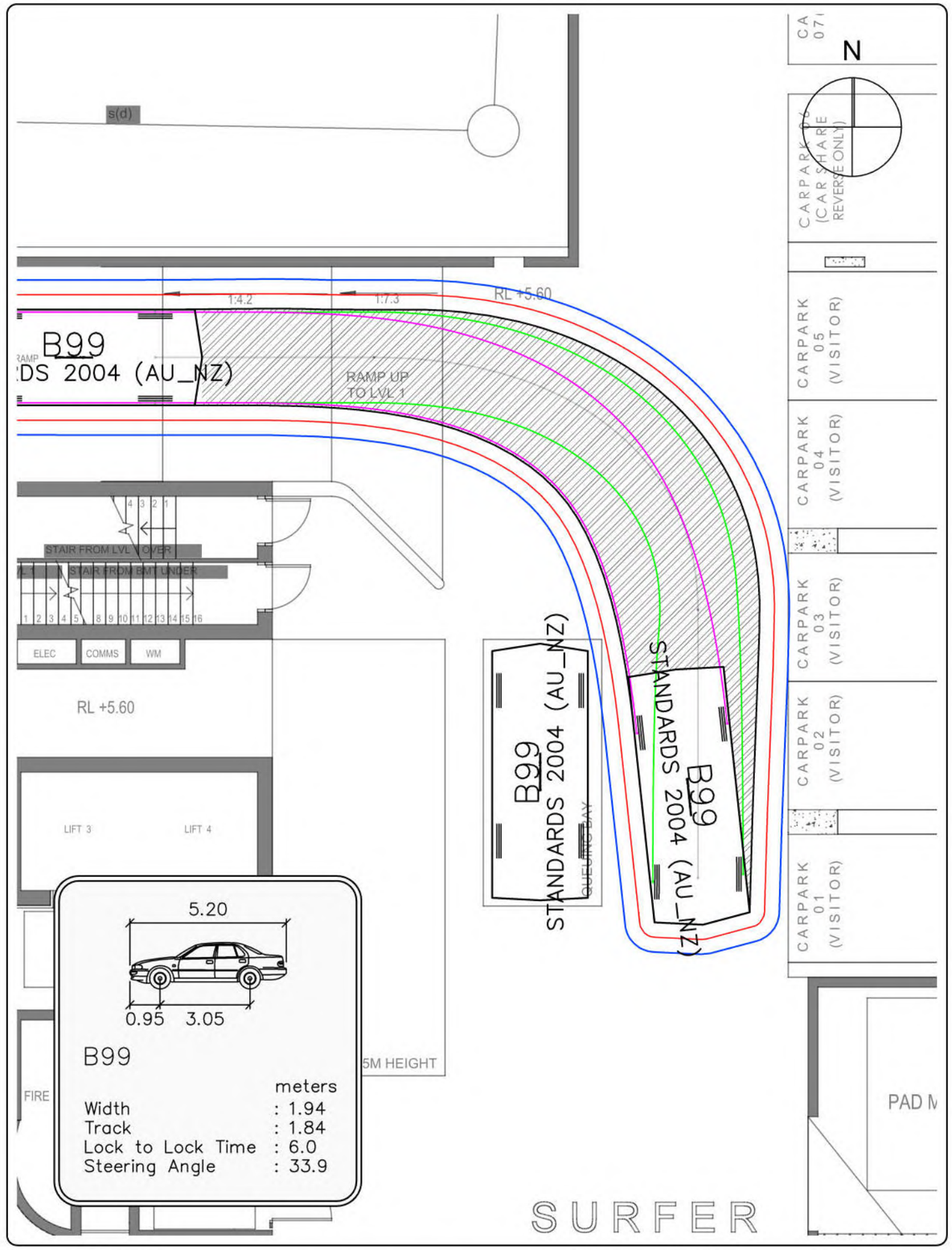
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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
ADDITIONAL GROUND FLOOR CAR MANOEUVRING	26-241-004	A	1:100 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

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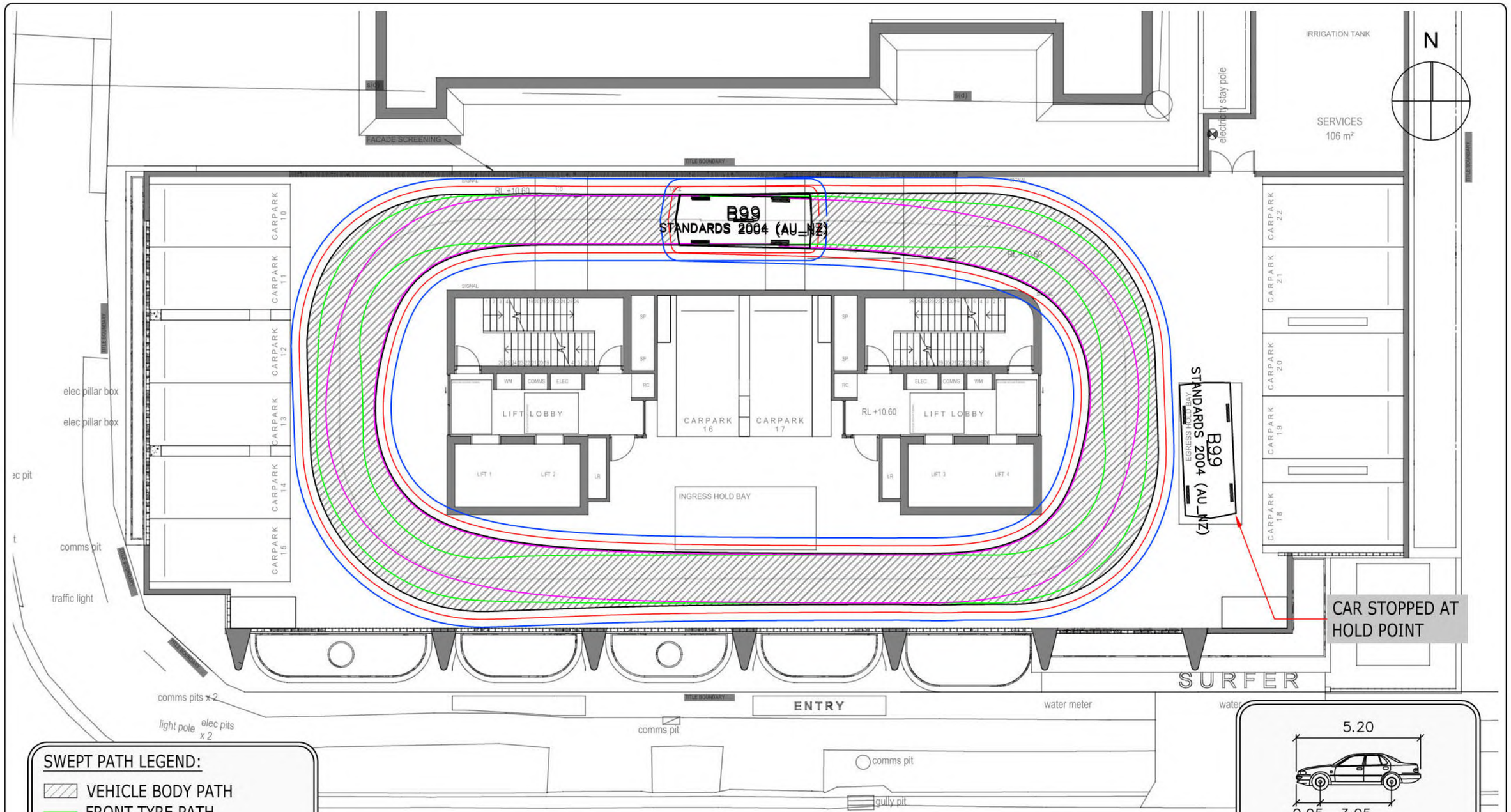


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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE: GROUND FLOOR B99 CIRCULATION TO/FROM RAMP	DRAWING NO: 26-241-005	REV: A	SCALE: 1:100 @ A3	APPROVED BY: CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

P:\2025-26\26-241 27 Vista Street, Surfers Paradise\Calcs\SK-001C



SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)
- CLEARANCE ENVELOPE (0.6M)

NOT FOR CONSTRUCTION

VEHICLE SPEED: 7KM/H

T A S T R E E T

B99

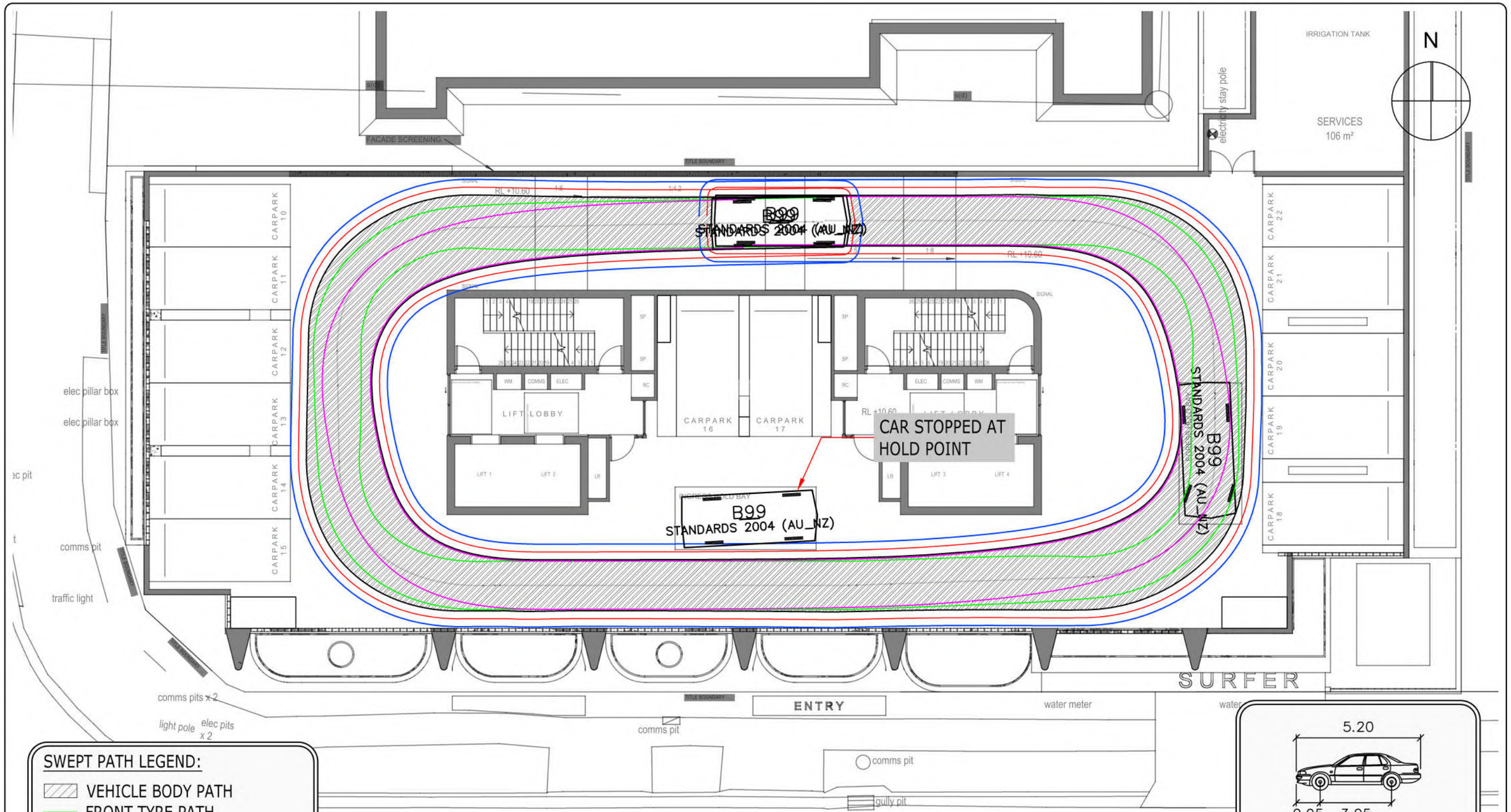
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Steering Angle	: 33.9

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ABN 96 067 593 962
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Level 2, 62 Astor Tce, Spring Hill QLD 4000

REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
PODIUM INGRESS CIRCULATION	26-241-006	A	1:150 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

P:\2025-26\26-241 27 Vista Street, Surfers Paradise\Calcs\SK-001C



SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)
- CLEARANCE ENVELOPE (0.6M)

NOT FOR CONSTRUCTION

VEHICLE SPEED: 7KM/H

B99

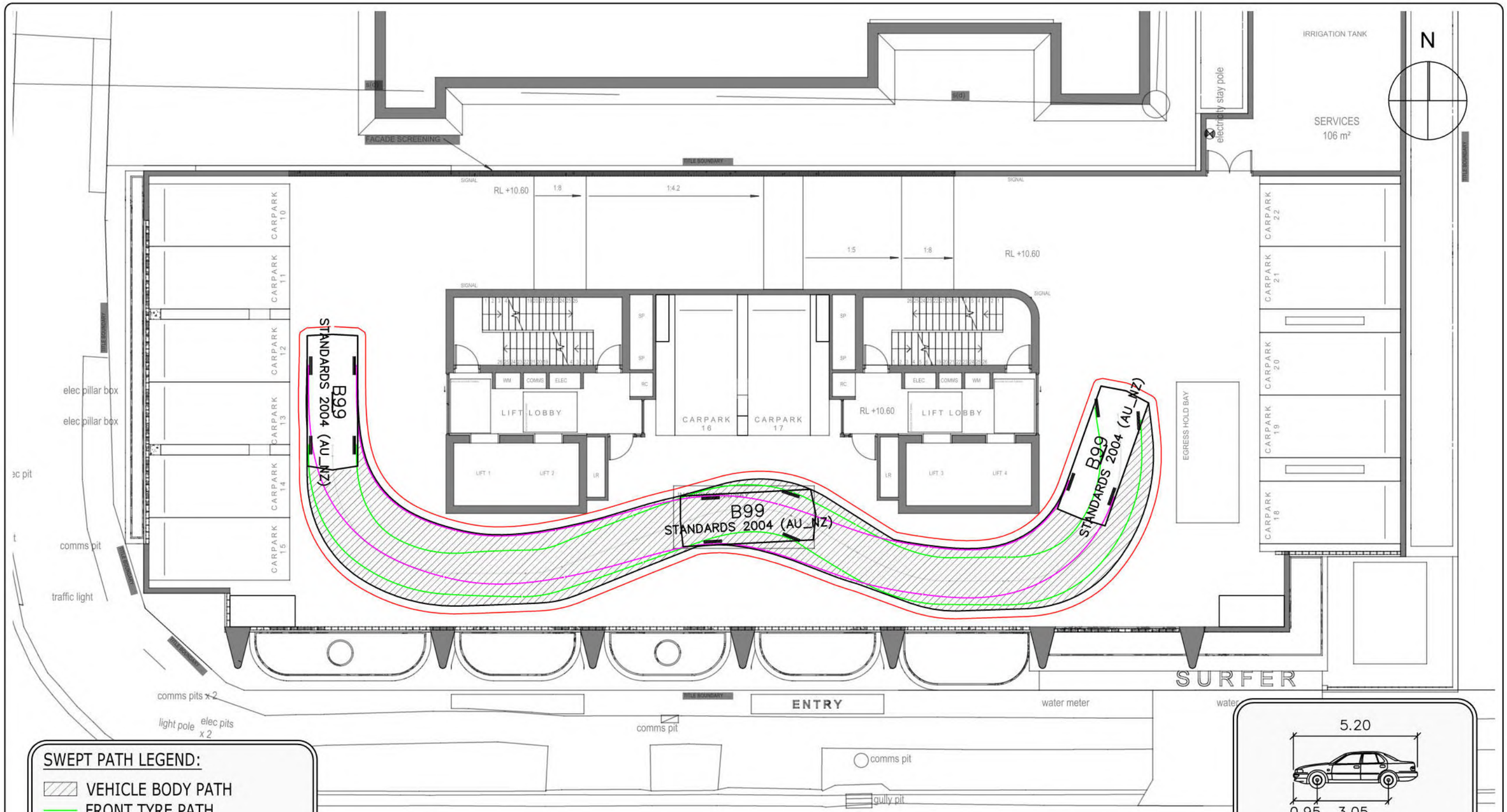
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Steering Angle	: 33.9

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PTT
ABN 96 067 593 962
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REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
PODIUM EGRESS CIRCULATION	26-241-007	A	1:150 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

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SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)
- CLEARANCE ENVELOPE (0.6M)

NOT FOR CONSTRUCTION

VEHICLE SPEED: 5KM/H

B99

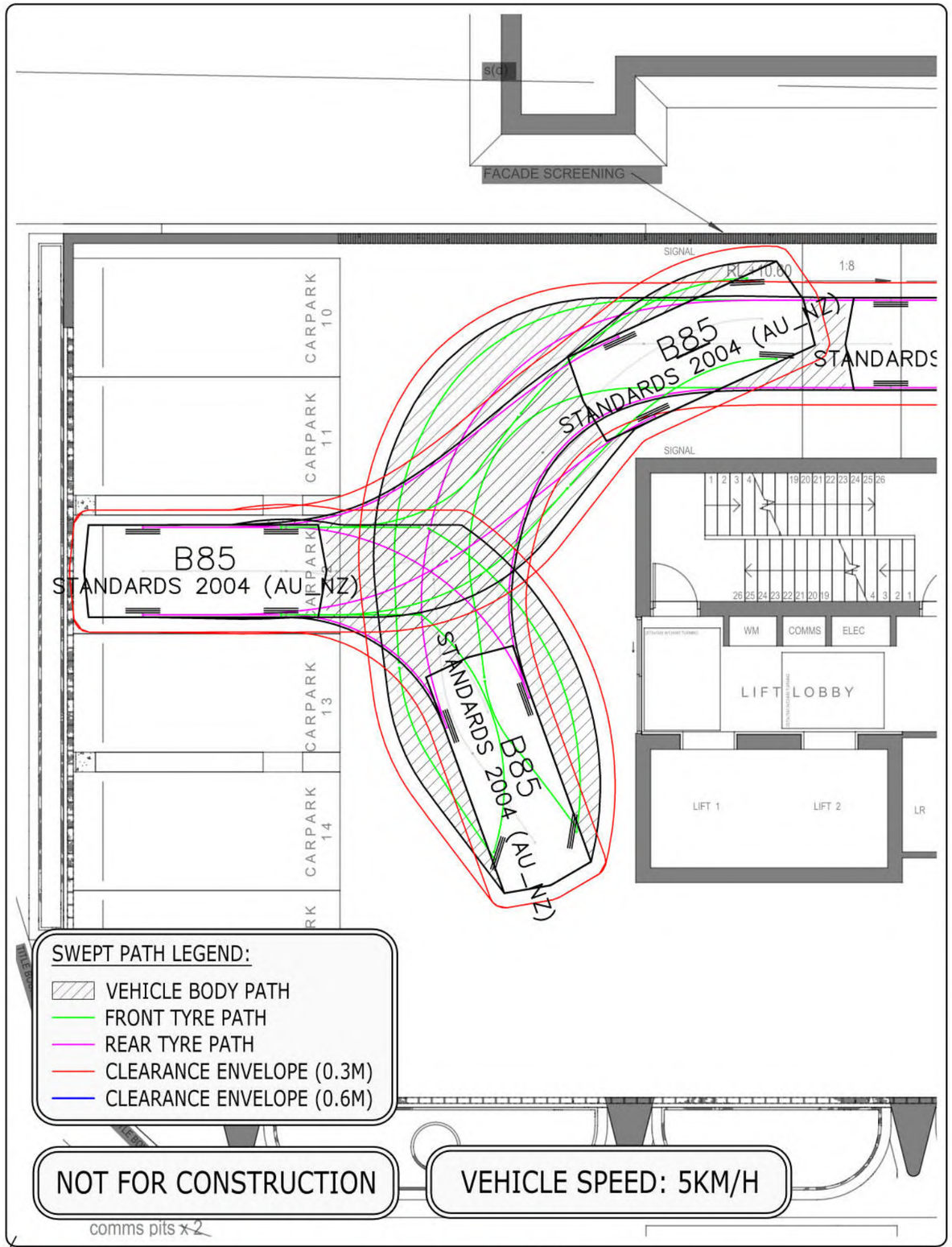
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Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

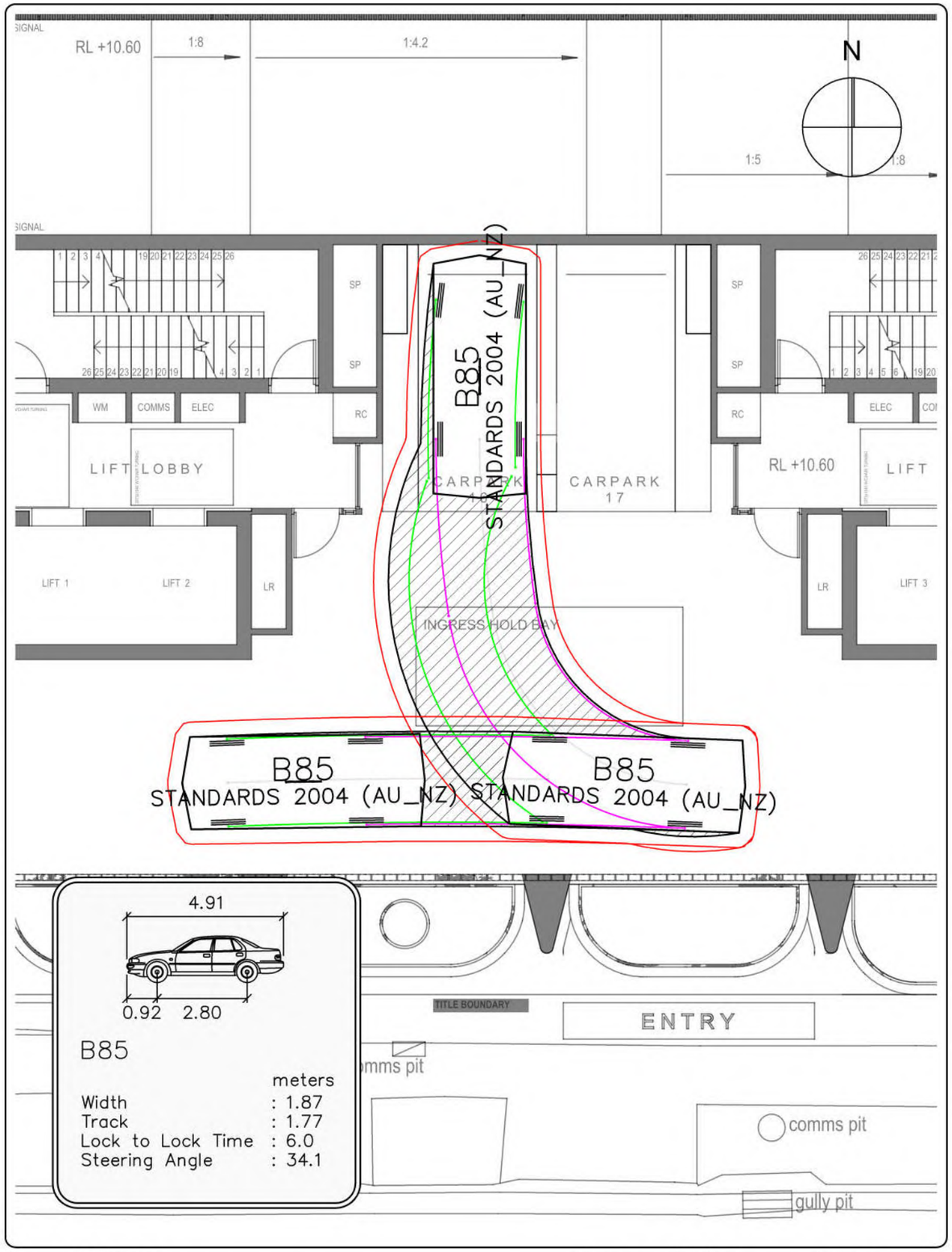
PTT
TRAFFIC & TRANSPORT ENGINEERING
PTT
ABN 96 067 593 962
P 07 3839 6771 WWW.PTT.COM.AU
Level 2, 62 Astor Tce, Spring Hill QLD 4000

REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
PODIUM INGRESS MANOEUVRING TO HOLD POINT	26-241-008	A	1:150 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

P:\2025-26\26-241 27 Vista Street, Surfers Paradise\Calcs\SK-001C





PTT
TRAFFIC & TRANSPORT ENGINEERING
PTT
ABN 96 067 593 962
P 07 3839 6771 WWW.PTT.COM.AU
Level 2, 62 Astor Tce, Spring Hill QLD 4000

REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
PODIUM CAR BAY MANOEUVRING	26-241-009	A	1:100 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

P:\2025-26\26-241 27 Vista Street, Surfers Paradise\Calcs\SK-001C

POOL SERVICES
34 m²

POOL ABOVE
20 m²

POOL ABO
69 m²

16.40

LIFT LOBBY

ELEC

COMMS

WM

LR

LIFT 3

LIFT 4

CARPARK
44

CARPARK
45

CARPARK
46

B85
STANDARDS 2004 (AU_NZ)

SURFER

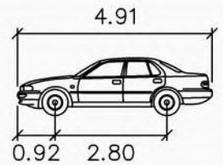
SWEPT PATH LEGEND:

- VEHICLE BODY PATH
- FRONT TYRE PATH
- REAR TYRE PATH
- CLEARANCE ENVELOPE (0.3M)
- CLEARANCE ENVELOPE (0.6M)

NOT FOR CONSTRUCTION

VEHICLE SPEED: 5KM/H

N



B85

	meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

PTT
TRAFFIC & TRANSPORT ENGINEERING
PTT
ABN 96 067 593 962
P 07 3839 6771 WWW.PTT.COM.AU
Level 2, 62 Astor Tce, Spring Hill QLD 4000

REV	DESCRIPTION	DRN	DATE
A	INITIAL ISSUE	CG	17/12/25

DRAWING TITLE:	DRAWING NO:	REV:	SCALE:	APPROVED BY:
ADDITIONAL PODIUM CAR BAY MANOEUVRING	26-241-010	A	1:100 @ A3	CG (RPEQ 34450)
PROJECT TITLE: 27 VISTA STREET, SURFERS PARADISE	CLIENT: BASTION			

P:\2025-26\26-241 27 Vista Street, Surfers Paradise\Calcs\SK-001C

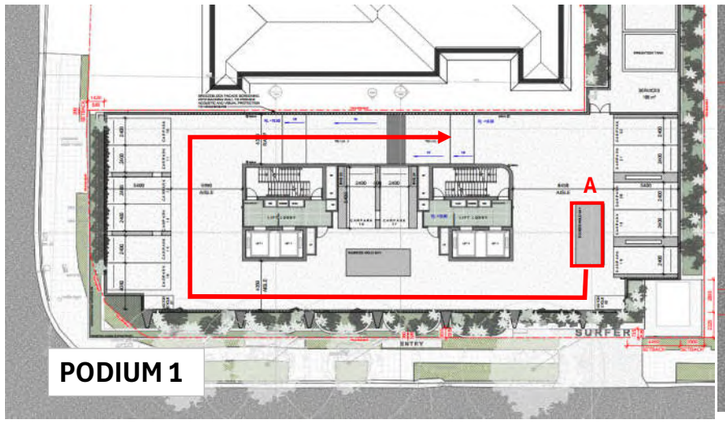
27 Vista Street, Surfers Paradise

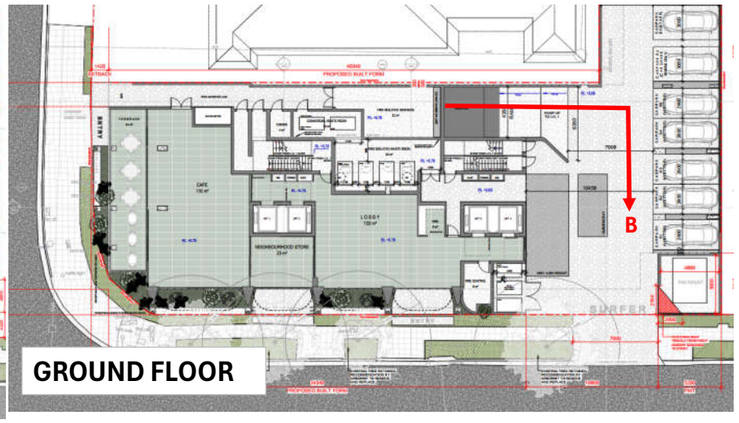
Peak:	Evening
Long Term Units:	25
Short-Term Units:	75
F+D GFA	120
Total Car Spaces:	46
Podium Spaces	37
Ground Floor Spaces	9
vph (Resi Units):	15
vph (F+D)	6
% in:	70%
ins:	15

Service Time (POD1 to GF)				
Circulating A to B	70	m	7 km/h	36.0 sec
Parking / Unparking				15.0 sec
All Red Time				2.0 sec
				53.0 sec

98% Queue at GF Hold Point		
Service Rate (s)	68	vph
rho(p) GF Hold Point	0.22	
percentile queue	98%	
N	1.56	veh

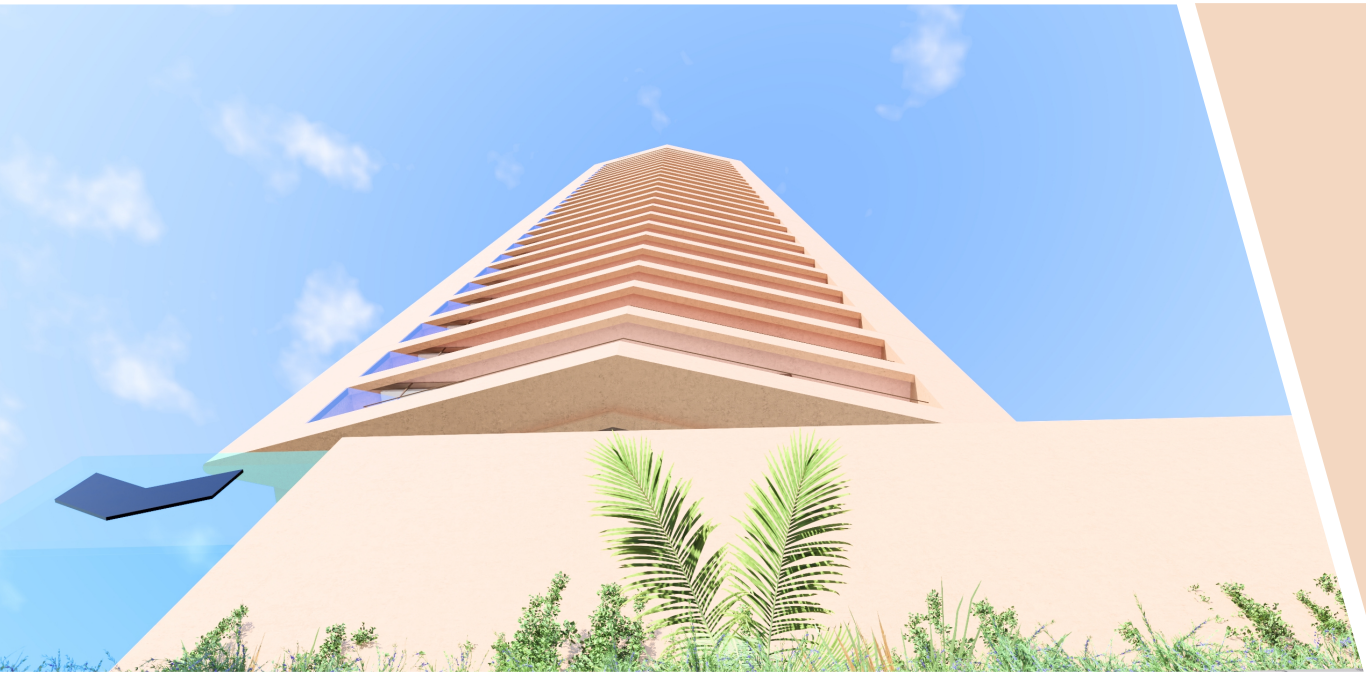
9.34 m





ATTACHMENT 6

Engineering Services Report
prepared by Edge Consulting Engineers



URBAN PLANNING SERVICES

Engineering Services Report
Vista St Apartments
25-27 Vista Street & 2959 Surfers Paradise Boulevard, Surfers Paradise
Gold Coast, QLD, 4217

Prepared for:
Bastion Group

Prepared by:
Holly January
Flood Engineer

Checked by:
Tim Peters
Director & Group Chairman (RPEQ 5496)

EDGE CONSULTING
2 MAYNARD STREET
WOOLLOONGABBA, QUEENSLAND, 4102

18/12/2025

Ref: AU251205

DOCUMENT VERIFICATION

Job Title: Vista St Apartments

Job No.: AU251205

Document Title: Engineering Services Report

Date	Rev.	Issue	Author	Reviewed
12/12/2025	00	Draft Issue	Holly January	Tim Peters
18/12/2025	01	First Issue	Holly January	Tim Peters

Holly January

Name – Author

Signed

18/12/25

Date

Tim Peters, 5496

Name - Reviewer

Signed

18/12/25

Date

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5.2 General Erosion and Sediment Control Measures 7
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Appendices

Appendix A – Survey
Appendix B-Architectural Plans
Appendix C – Engineering Drawings
Appendix D – BYDA Information

1 Introduction

This report has been prepared to support the design and construction of a proposed development at 25-27 Vista Street and 2959 Surfers Paradise Boulevard, Surfers Paradise. The development is proposed to take place over the following parcel of land:

Property Address: 25-27 Vista Street and 2959 Surfers Paradise Boulevard, Surfers Paradise
Property Description: Lot 2 RP48704, Lot 205 RP21845 & Lot 6 SP243229
Council: City of Gold Coast Council
Developable Site Area: 1230m^2

The report describes the civil engineering issues associated with the development of the proposed land and includes discussion on the following engineering items;

- Earthworks;
- Erosion and Sediment Control;
- Flooding;
- Stormwater Drainage;
- Water Connection; and
- Sewer Connection.

This report investigates the proposed development and its suitably to service the type and scale of development that is proposed.

2 Property Description

2.1 Site Locality

The proposed development is situated at 25-27 Vista Street and 2959 Surfers Paradise Boulevard, Surfers Paradise. The property is located within the City of Gold Coast Council (CoGCC) Local Government Area.

It is bounded by Surfers Boulevard along the western boundary and Vista Street along the southern boundary. Northcliffe Beach is approximately 200m east of the site.

A general locality plan is presented in Figure 2.1 below:



Figure 2.1 - Site Locality

2.2 Land Usage

The site is currently occupied by two existing dwellings, a carport and two sheds.

2.3 Topography and Drainage

The detailed survey obtained for the project site indicates that the site grade varies but generally it grades toward the center of the site, allowing flows to discharge toward the existing gully pit in Vista Street.

A copy of the detailed survey by 3020 Surveys has been attached to Appendix A of this report.

2.4 External Catchment

No external upstream catchments were identified.

3 Proposed Development

3.1 Development Description

The proposed development consists of:

- The construction of a 29 storey apartment building;
- The construction of a basement;
- The construction of a restaurant, retail store and car parks on the ground floor;

- The construction of associated driveways and other hardstand surfaces associated with the proposed development.

Refer to the Architectural Plans in Appendix B. The impervious areas of the proposed development have been measured to cover approximately 97% of the development site.

Construction works for the site will consist of bulk earthworks, with controlled excavation works and general lot shaping.

Additional works on site shall include the construction of water reticulation, sewer reticulation, electrical and telecommunications services and stormwater management works (quantity and quality).

4 Earthworks

The earthworks associated with the proposed development will predominantly involve the construction of the access driveway, general lot shaping and servicing the site. Refer to the Engineering Drawings in Appendix C.

The development is shown as being within a potential acid sulfate soils problem area in City of Gold Coast's Interactive Mapping, shown in Figure 4.1 below.



Figure 4.1: Acid Sulfate Soils Overlay Map (OM14)

A site-specific Acid Sulfate Soils assessment may therefore be required for this site. This is to be prepared by a suitably qualified geotechnical engineer.

5 Erosion and Sediment Control

5.1 Introduction

During construction, it shall be the responsibility of the Principal Contractor to ensure that the development complies with the relevant erosion and sediment control objectives, as outlined in the State Planning Policy and the CoGCC Planning Scheme.

This section of the report provides suggested inclusions in an erosion and sediment control plan for the proposed development site. This plan includes recommendations for monitoring & reporting responsibilities and the construction of site-specific sedimentation and erosion control measures. Detailed drawings specifying the proposed erosion and sediment control measures are to be provided at the Operational Works stage of the development.

5.2 General Erosion and Sediment Control Measures

It shall be the responsibility of the Principal Contractor to ensure the following erosion and sediment control measures are implemented on site:

- Clean stormwater runoff from upstream allotments is to be directed away from the development site using earth bunds or cut-off drains, as deemed appropriate by a suitable supervisor;
- The prevention of sediment runoff towards other allotments via the effective implementation of silt fences or other mitigation devices as deemed appropriate by a suitable supervisor;
- Sediment runoff shall also be prevented from entering the Council stormwater drainage system via the implementation of control measures such as gully pit sediment barriers;
- Erosion shakedown points shall be established at all vehicular access points, with shakedown areas regularly swept clean and sediment removed; and
- Erosion and sediment control measures are not to be removed from the development site until the site is completely rehabilitated and the surface is capable of resisting erosion.

5.3 Spoil and Stockpile Management Measures

It shall be the responsibility of the Principal Contractor to ensure the following spoil and stockpile management measures are implemented on site:

- Where the stockpiling of spoil and excess earthworks is necessary on the development site, stockpiles shall be established as far away as possible from stormwater inlets and pipelines to reduce the likelihood of sediment runoff; and
- Stockpiles are to be established within a designated zone of fill material and should be surrounded with appropriate erosion and sediment control measures.

5.4 Training Requirements

It shall be the responsibility of the Principal Contractor to ensure the following training protocols are implemented on the development site:

Site induction courses shall include details of an environmental management reporting system, through which personnel will be able to report perceived erosion and sediment control issues on site.

6 Flooding

According to CoGCC's interactive mapping, the site is not within any flood event hazard extent, as shown in Figure 6.1 below.



Figure 6.1- Flood Risk Area Overlay Map (OM17)

7 Water and Sewer Connection

7.1 Sewer Connection

The three existing sewer property connections along the northern boundary of the site will be removed. It is proposed that the development site will be serviced via a new 1050mm diameter manhole in the north-eastern corner of the site. This will require neighbour's consent.

The proposed sewer property connection arrangement is detailed in the Engineering Drawings attached as Appendix C.

7.2 Water Connection

The two existing water property connections at the southern boundary of the site will be removed. The development is proposed to be serviced via the existing 150mm diameter DI water main within Surfers Paradise Boulevard on the eastern boundary of the site. Refer to the Engineering Drawings in Appendix C. Furter details regarding the water meter stack and water connection sizing are to be provided during the Detailed Design stage.

8 Stormwater Drainage

In the developed case, it is proposed that the development site will discharge to the existing 450mm diameter RC stormwater main within Vista Street via a new 375mm diameter property connection at the southern boundary of the site.

The proposed stormwater drainage arrangement for the development is shown in the Engineering Drawings attached as Appendix C.

9 Conclusion

This report has been prepared to support the proposed development of an apartment building consisting of 29 storeys.

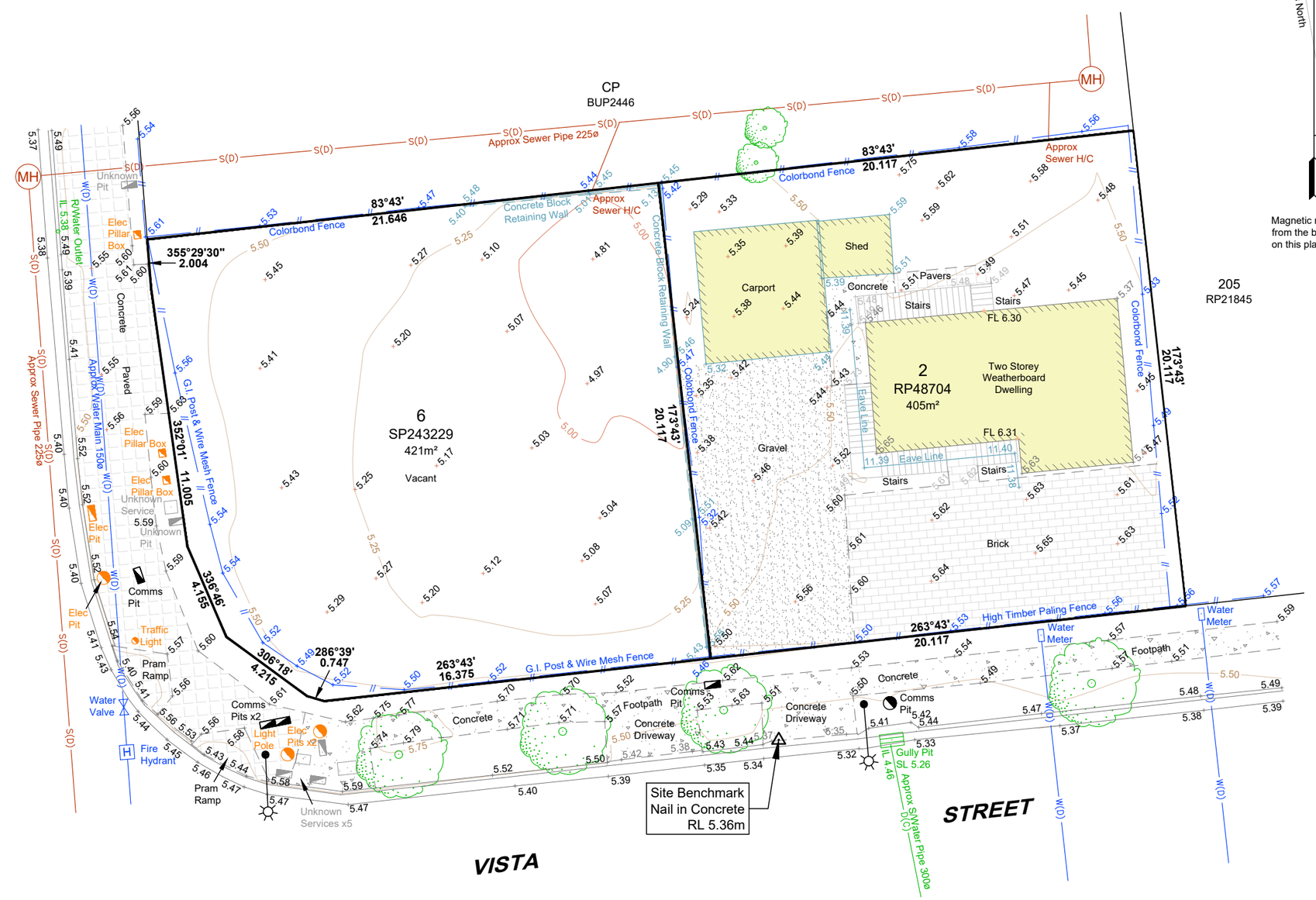
There are no apparent significant constraints on the execution of internal and external earthworks, sediment and erosion control, provision of vehicular access, or the drainage of stormwater from the site.

A summary of the proposed water and sewer connection strategy has been presented for Council's consideration.

This report demonstrates that the proposed development can be suitably serviced with all engineering services described and supports the type and scale and development that is proposed.

10 Appendices

Appendix A – Survey



NOTES:

1. Drawn to scale on an A3 sheet.
2. All levels are in metres on the Australian Height Datum PSM #200184 - RL 5.873 AHD situated in Surfers Paradise Boulevard.
3. Relatively low AHD levels on the subject site suggest the possibility of a minimum habitable floor level requirement. The builder should contact the local authority to check for flood level information.
4. Boundaries subject to cadastral survey.
5. The location of services is approximate only and is plotted from surface installations and the relevant council records. The exact nature and location of these services should be confirmed prior to construction.

0 4 8 12 16 20 24 28 32

SCALE IN METRES

3020 SURVEYS

ACN: 648 937 197 | ABN: 33 648 937 197

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

Fence	Awning Post
Ret. Wall Base	Floor Level
Ret. Wall Top	Comm. Pit
Eave Line	Comm. Pillar
Step	Spot Level
Pool	Low V. Pole
Garden Edge	Elec Pit
Back Kerb	Street Light
Invert Kerb	Service Mkr
Lip Kerb	Bollard
Grade Change	Gate
Driveway	Fence Post
Slab Edge	Gas Mkr Post
Bank Toe	Gas Valve
Bank Top	Sewer MH
Tree Line	Sewer IO
Comms (Rec)	SW MH
Elec (Rec)	SW Pit
Gas (Rec)	SW Outlet
Sewer (Rec)	Downpipe
Stormwater (Rec)	Fire Hydrant
Water (Rec)	Water Meter
Waters Edge	Water Valve
Gate	Tree

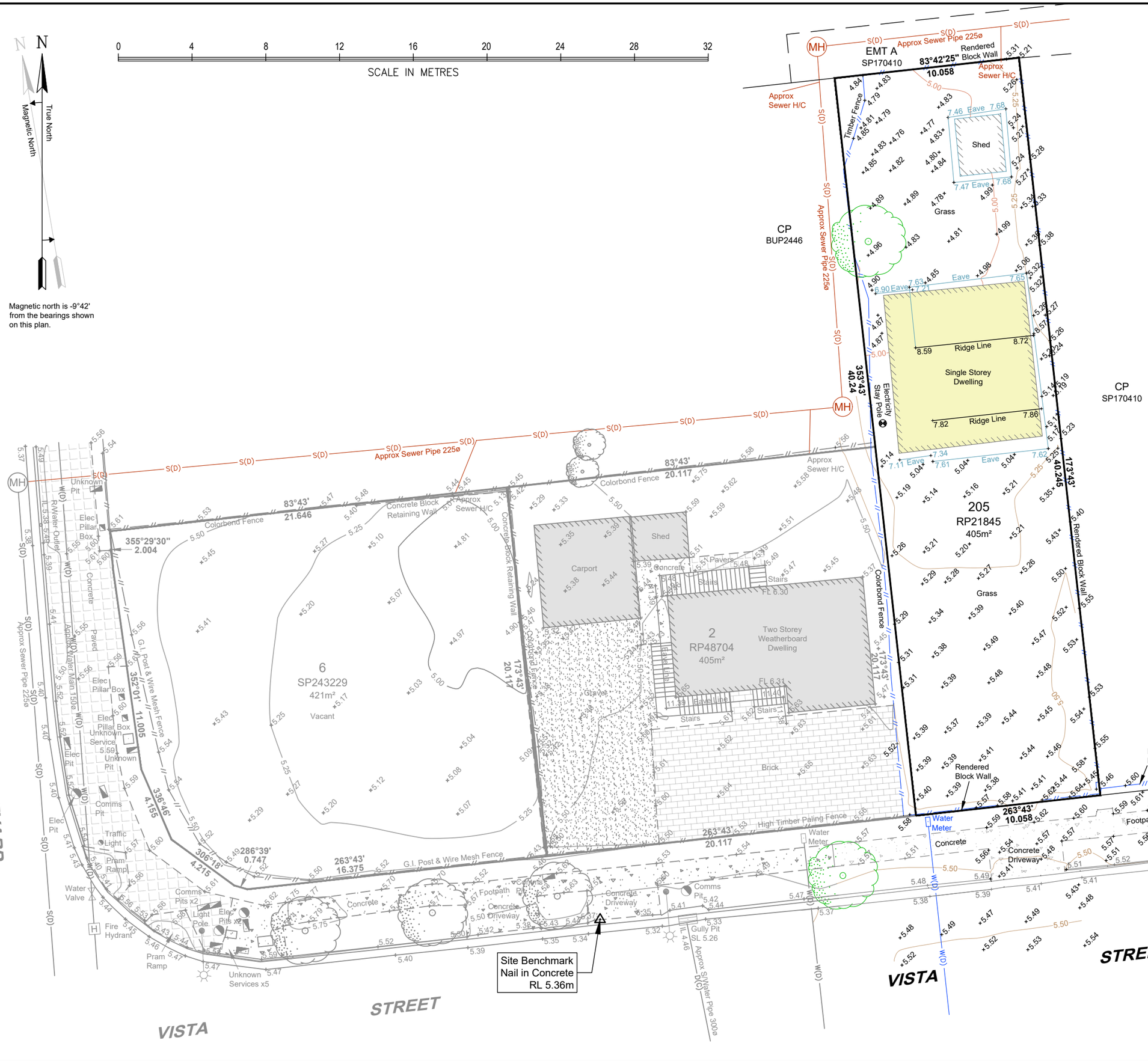
Project: Detail Survey
Client: BDA
Authority: Gold Coast C.C.
Meridian: SP243229
V. Datum: AHD (D)
V. Origin: PSM #200184
RPD: Lot 6 on SP243229 & Lot 2 on RP48704
Contour Interval: 0.25m
Scale at A3: 1:200

DATE	AMENDMENTS	REV
22.04.2024	Original Issue	A

27 Vista St & 2959 Surfers Paradise Blvd

SURFERS PARADISE

22.04.2024	240073_DET_01	A



3020 SURVEYS

ACN: 648 937 197 | ABN: 33 648 937 197

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

Fence		Awning Post	
Ret. Wall Base		Floor Level	
Ret. Wall Top		Comm. Pit	
Eave Line		Comm. Pillar	
Pool		Spot Level	
Garden Edge		Low V. Pole	
Bitumen Edge		Elec Pit	
Back Kerb		Elec Pillar	
Invert Kerb		Street Light	
Lip Kerb		Service Mkr	
Grade Change		Bollard	
Driveway		Fence Post	
Slab Edge		Gas Mkr Post	
Bank Toe		Gas Valve	
Bank Top		Sewer MH	
Tree Line		Sewer IO	
Comms (Rec)		SW MH	
Elec (Rec)		SW Pit	
Gas (Rec)		SW Outlet	
Sewer (Rec)		Downpipe	
Stormwater (Rec)		Fire Hydrant	
Water (Rec)		Water Meter	
Waters Edge		Water Valve	
Gate		Tree	

NOTES:

1. Drawn to scale on an A3 sheet.
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3. Relatively low AHD levels on the subject site suggest the possibility of a minimum habitable floor level requirement. The builder should contact the local authority to check for flood level information.
4. Boundaries subject to cadastral survey.
5. The location of services is approximate only and is plotted from surface installations and the relevant council records. The exact nature and location of these services should be confirmed prior to construction.
6. Council or state overlays have not been searched and may exist over the subject lot. These overlays won't be shown on the final plan and digital data unless specifically provided for in this fee proposal.
7. All gray data been picked-up as part of previous job no. 240073 (22.04.2024) and been added only for reference (they were not a part of survey under job 255030)

REV:	DESCRIPTION:	BY:	DATE:
D			
C			
B			
A	Original Plan	AJS	01.10.2025

RPD:	Lot 205 on RP21845
MERIDIAN	SP243229
V. DATUM	AHD (D)
V. ORIGIN	PSM #200184
AUTHORITY	G.C.C.C.
CONTOUR INTERVAL:	0.25m

PAGE 1/1

CLIENT: BDA

SITE: 25 VISTA STREET SURFERS PARADISE

TITLE: DETAIL SURVEY

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:250	01.10.2025	AJS	-

DRAWING NO: 255030_DET_01

REVISION: A

Appendix B-Architectural Plans

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH STUDIO SNELL.

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

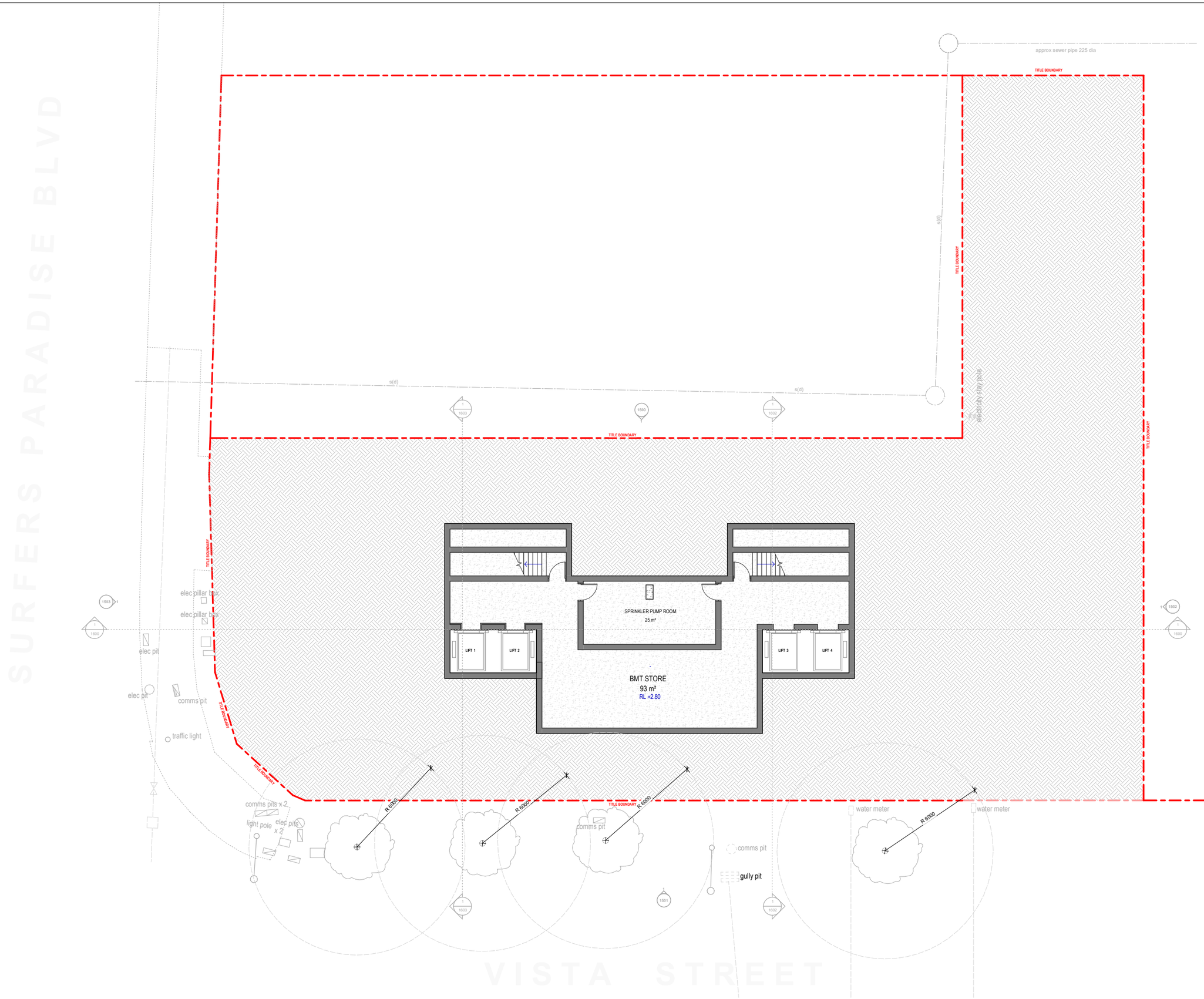
16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5640 7374
PHONE SYDNEY 02 9332 1111

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

936	SK	1100	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B



NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - BMT

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:01 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

936 | SK | 1100 | B

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

936	SK	1200	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
Date 1	Revision 1	A
04-12-2025	For Information	B

SURFERS PARADISE BLVD

VISTA STREET

10060
TITLE BOUNDARY
approx sewer pipe 225 dia
STORAGE
CARPARK 08(STAFF)
CARPARK 07(STAFF)
CARPARK 06(STAFF)
CARPARK 05
CARPARK 04
CARPARK 03
CARPARK 02
CARPARK 01
34945
CARPARKING
1420
SETBACK
40340
PROPOSED BUILT FORM
s(d)
electricity stay pole
OPEN AIR SERVICE LANE
GATE
ENTRY
TERRRACE
44 m²
RESTAURANT
121 m²
RL +5.70
FIRE ISOLATED SERVICES
59 m²
RL +5.70
UNDER RAMP
RL +5.60
1.4:2
1.8:3
RAMP OVER
FIRE ISOLATED WASTE ROOM
28 m²
RL +5.70
STAIR FROM LVL1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL1 OVER
STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL 1 OVER
WM
COMMS
ELEC
RC
ELEC
COMMS
WM
LIFT 1
LIFT 2
LIFT 3
LIFT 4
MAIL
6 m²
LOBBY
142 m²
RL +5.70
NEIGHBOURHOOD STORE
23 m²
QUEUING BAY
MRV 4.5M HEIGHT
COMMS
Not Enclosed
FIRE CONTROL
9 m²
REFUSE COLLECTION / TEMP STORE
SURF DECK
12 m²
SEATING
SEATING
ENTRY
TITLE BOUNDARY
4800
5000
PAD MOUNT
5390
PMT
6500
PEDESTRIAN SIGHT TRIANGLE TRANSPARENT MASONRY SCREENING TO STREET.
VEHICLE CROSS OVER
2100
SETBACK
14300
PROPOSED BUILT FORM
3740
SETBACK
1420
SETBACK
34340
PROPOSED BUILT FORM
10860
5200
PMT
elec pit
comms pit
traffic light
light pole
x 2
gully pit
water meter
SURFER

NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - GF

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:07 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

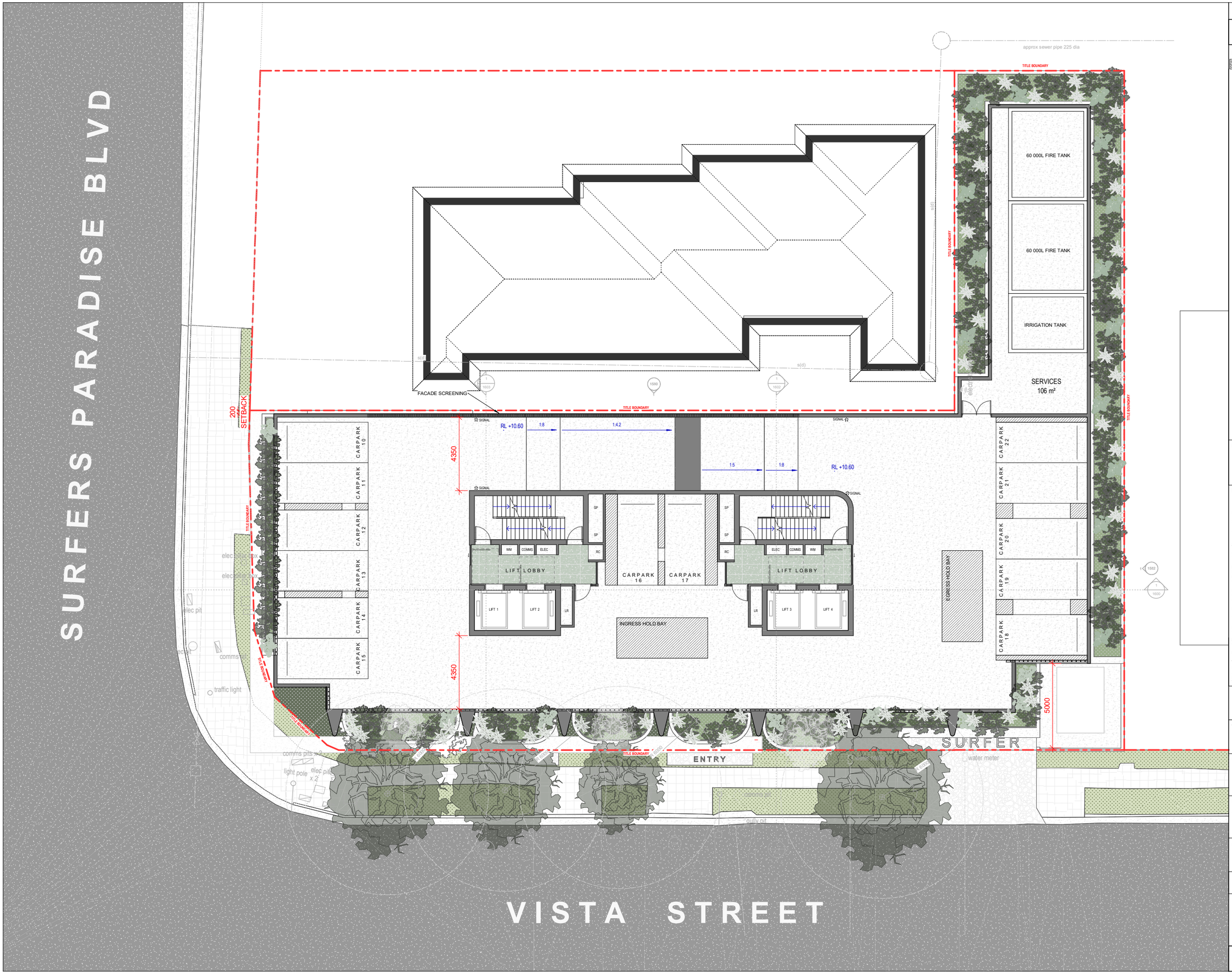
936	SK	1200	B

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936	SK	1300	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B



NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
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3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

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GENERAL NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 1

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:39 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
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NORTH POINT



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TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 2

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:30:19 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8658 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

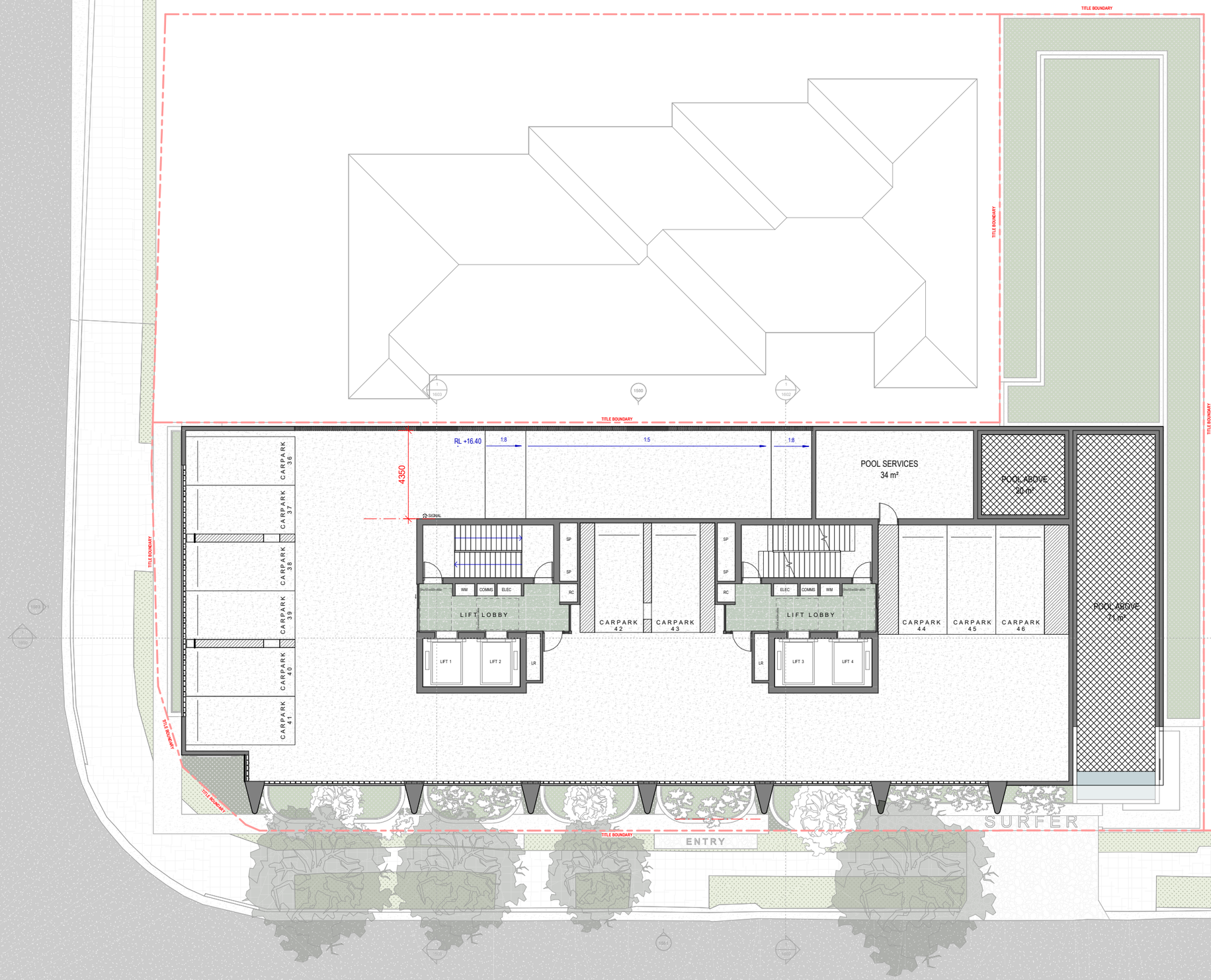
936	SK	1301	B

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936	SK	1302	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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NORTH POINT

6°

NOTES

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 3

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:30:44 PM

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STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

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REVISION SCHEDULE

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NORTH POINT

6°

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 4

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:31:01 PM

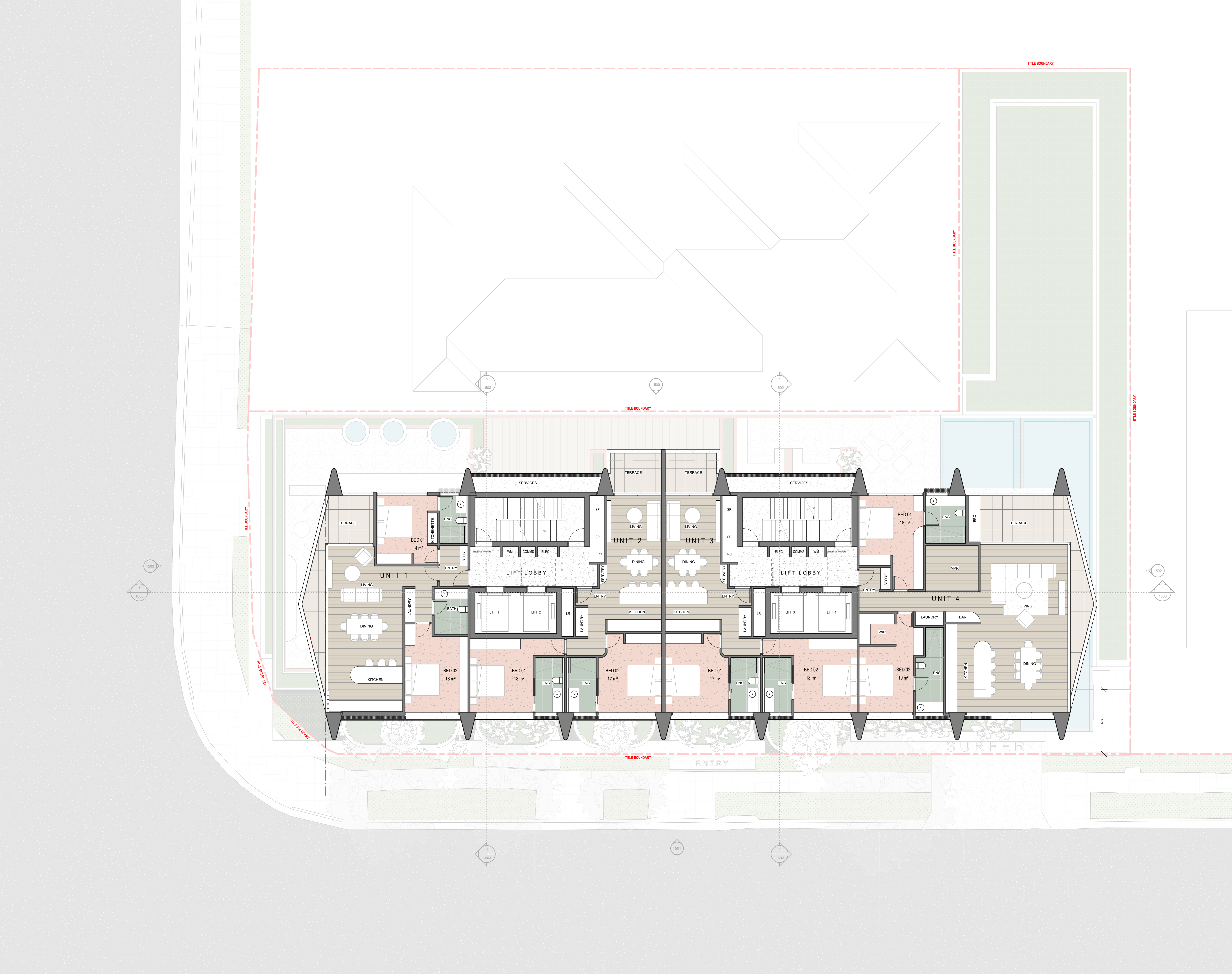
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 296

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

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NORTH POINT

6°

NOTES

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AUSTRALIAN STANDARDS

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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GENERAL NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 5-29

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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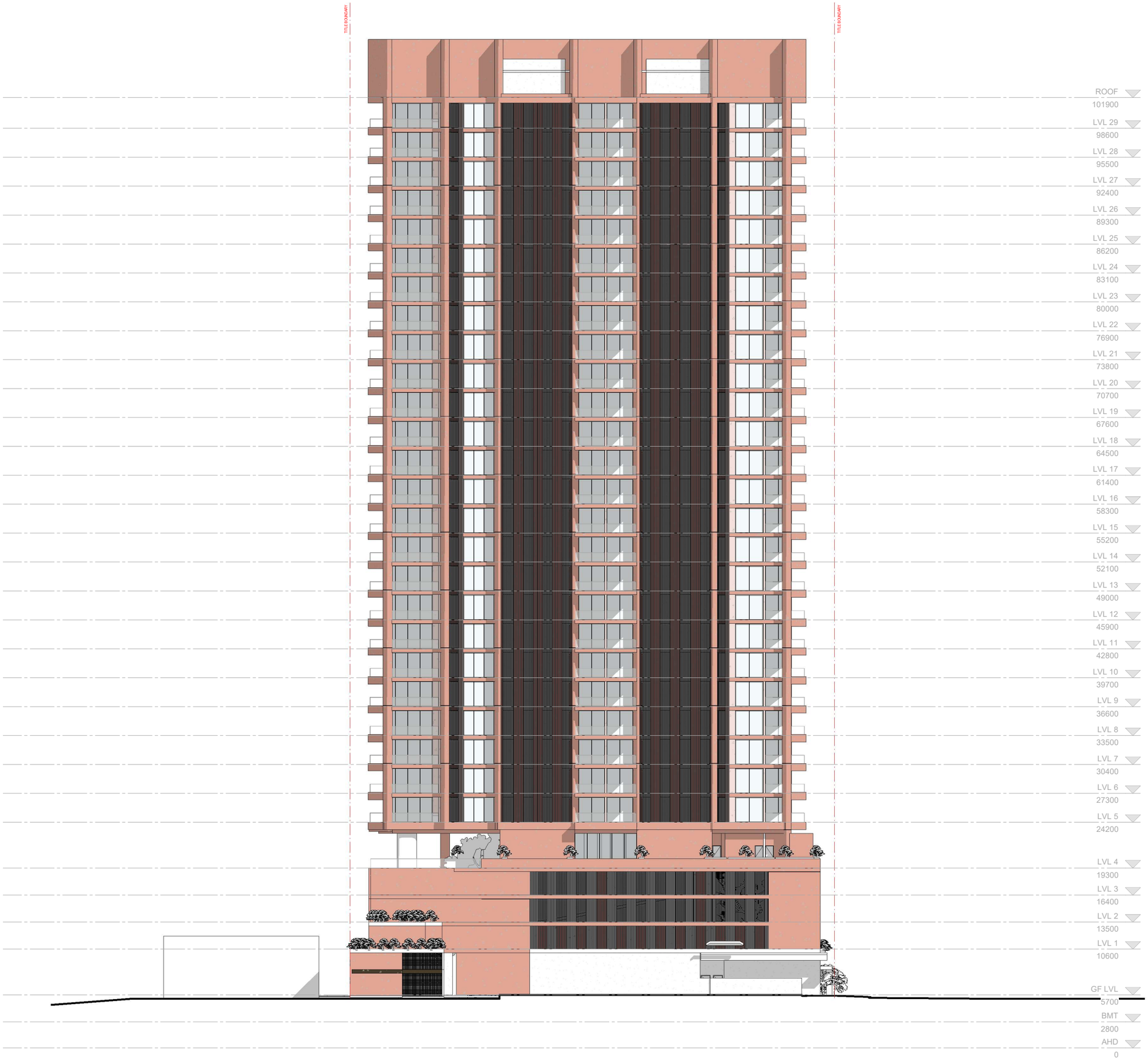
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
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NORTH POINT

6°

NOTES

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AUSTRALIAN STANDARDS

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

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GENERAL NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - NORTH

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:31:36 PM

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SNELLGAARD FAMILY PTY LT 89 709 189 298

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PHONE SYDNEY 02 9332 1111

936	SK	1500	B



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936	SK	1501	B

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04-12-2025	For Information	B

6°

NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - SOUTH

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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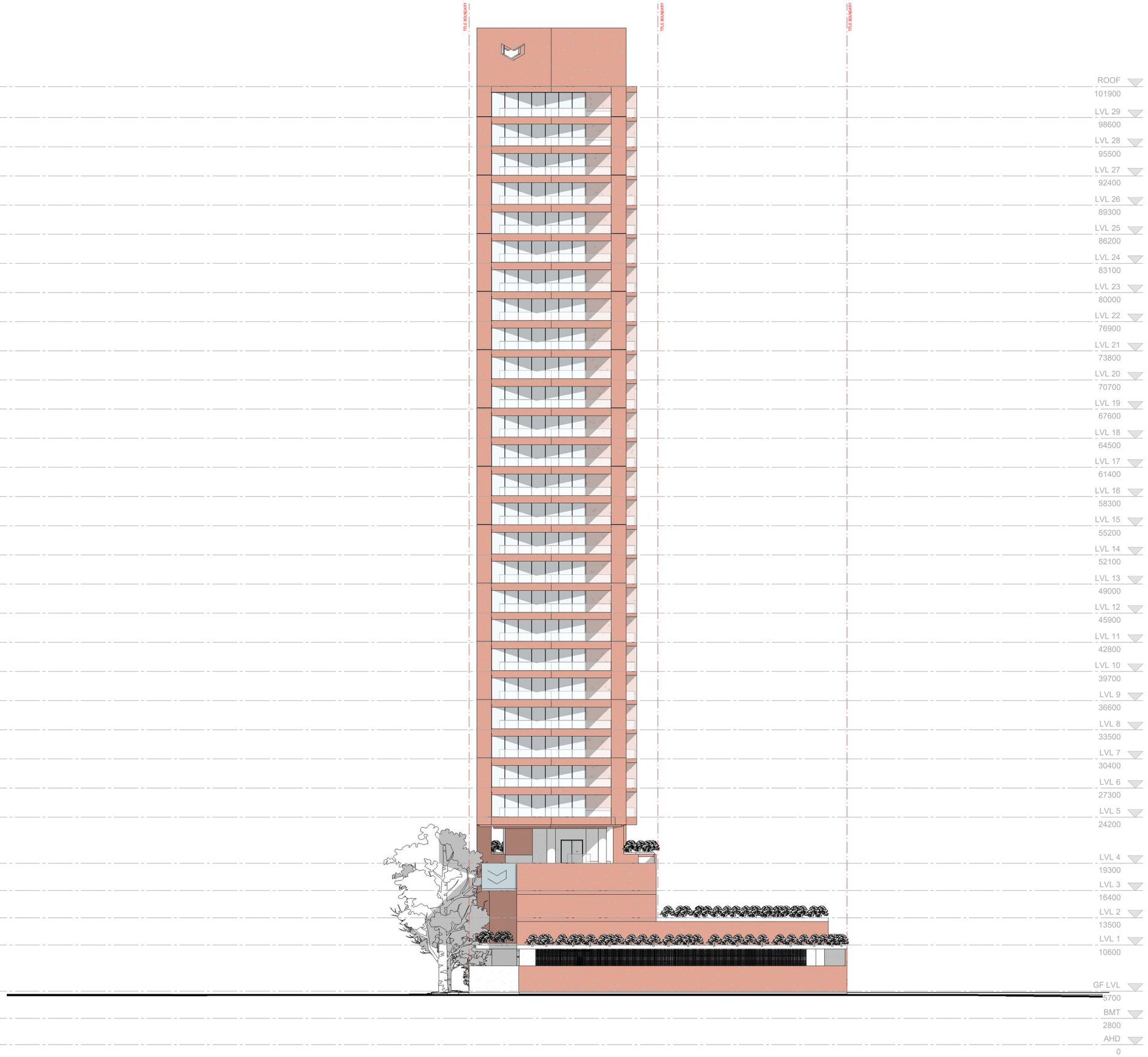
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SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - EAST

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:01 PM

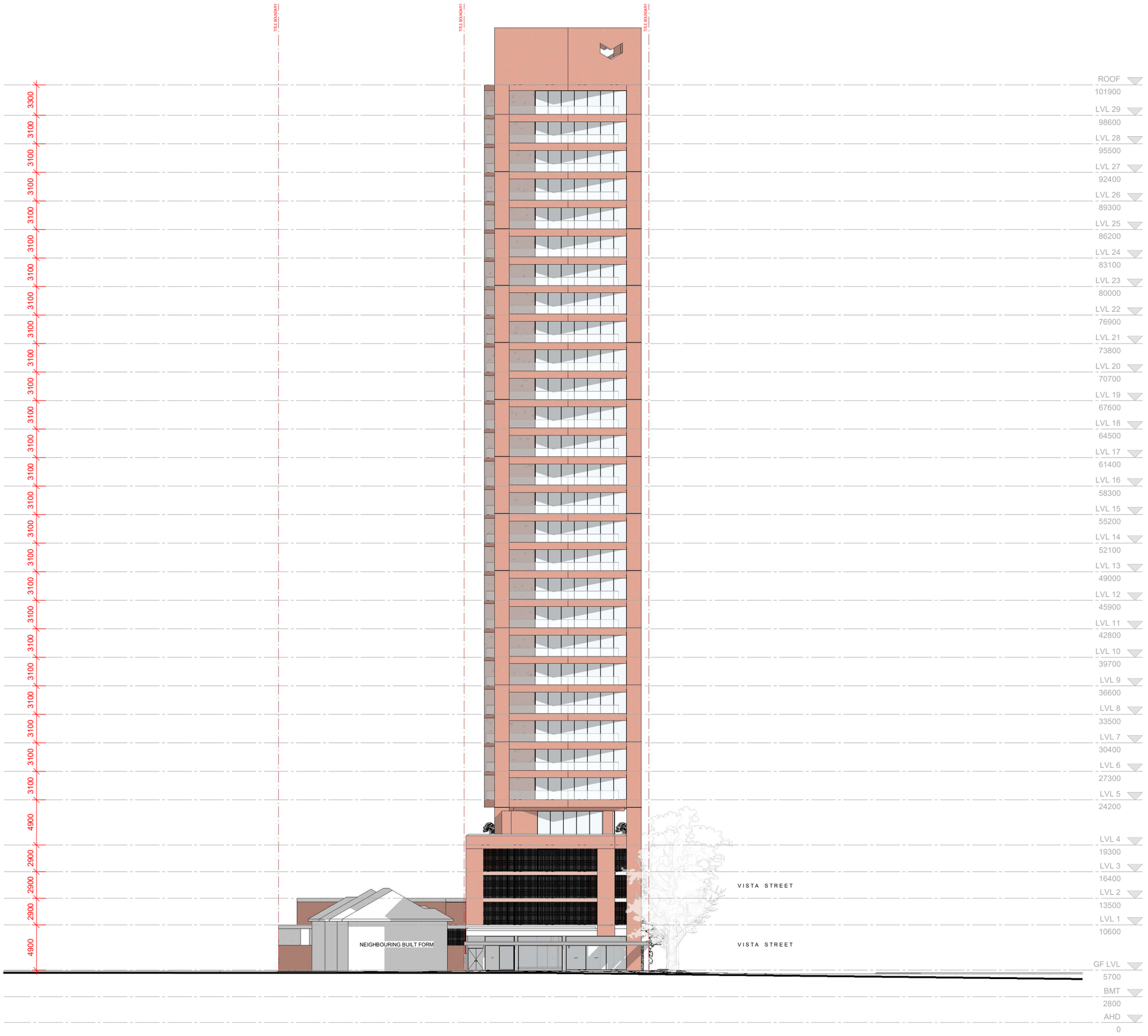
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SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
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NORTH POINT

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NOTES

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AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF

2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER

3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS

4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - WEST

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:12 PM

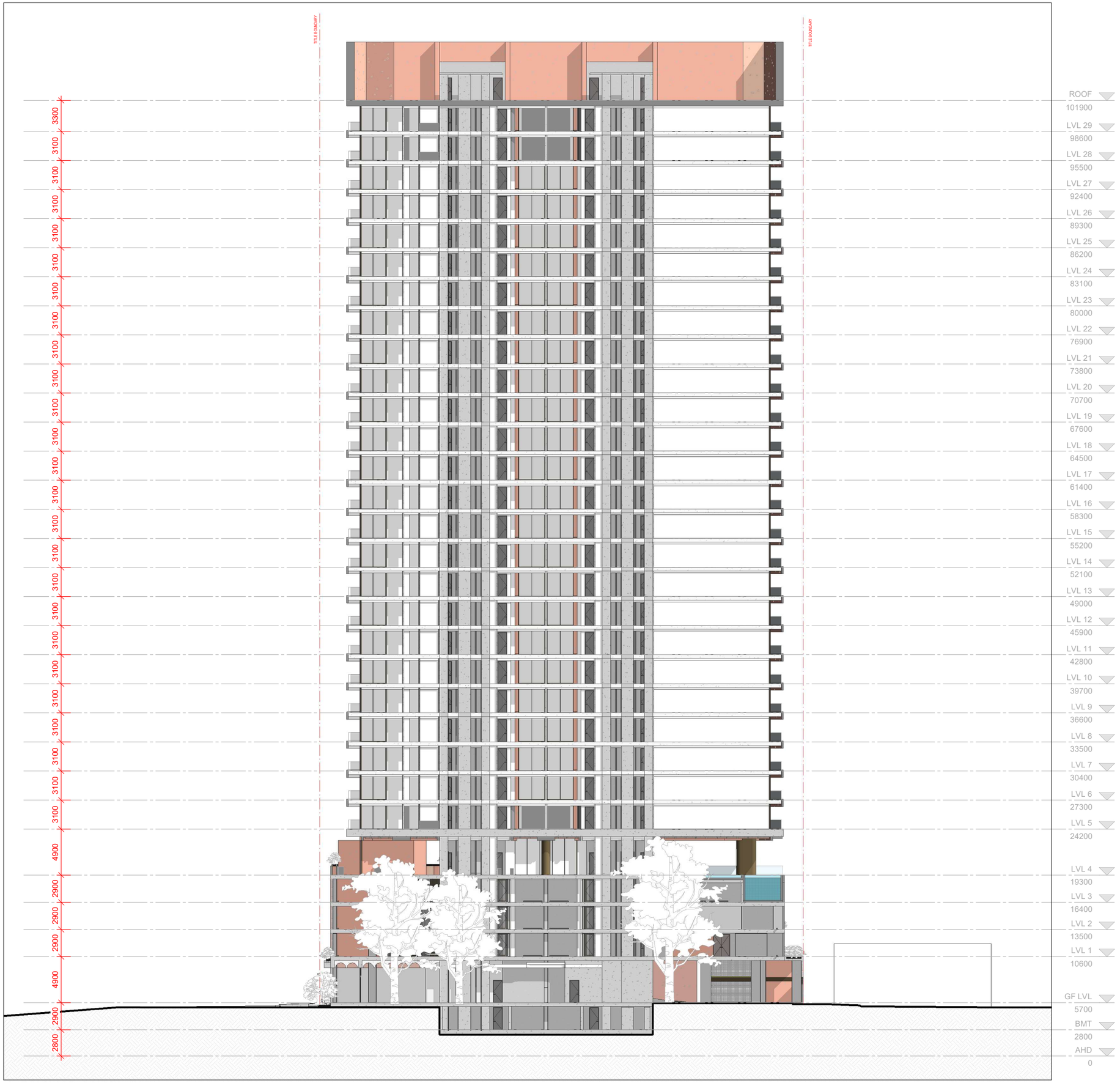
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 266

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
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PHONE SYDNEY 02 9332 1111

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936	SK	1600	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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NORTH POINT

6°

NOTES

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2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 01

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:20 PM

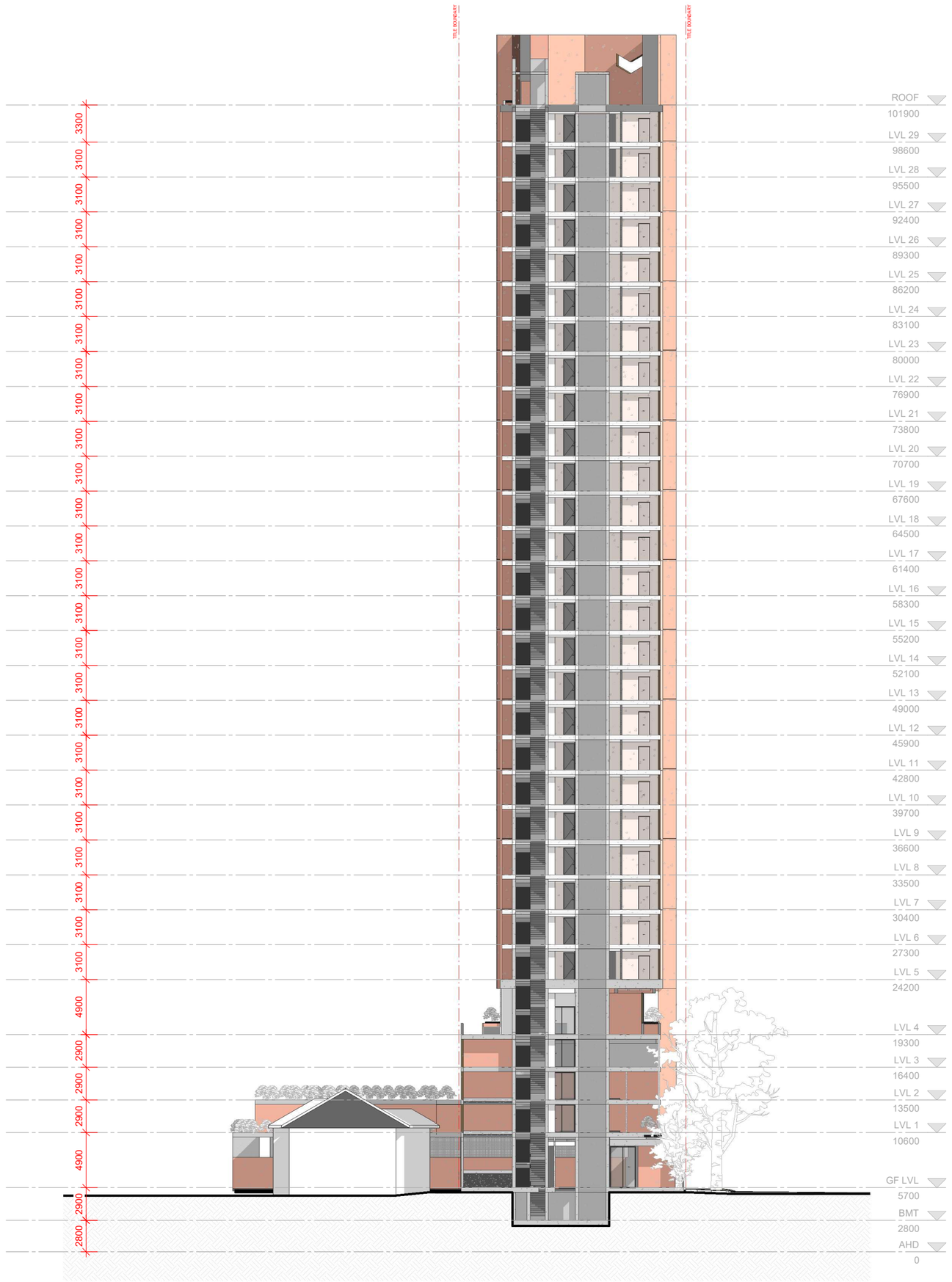
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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

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6°

NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 02

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:25 PM

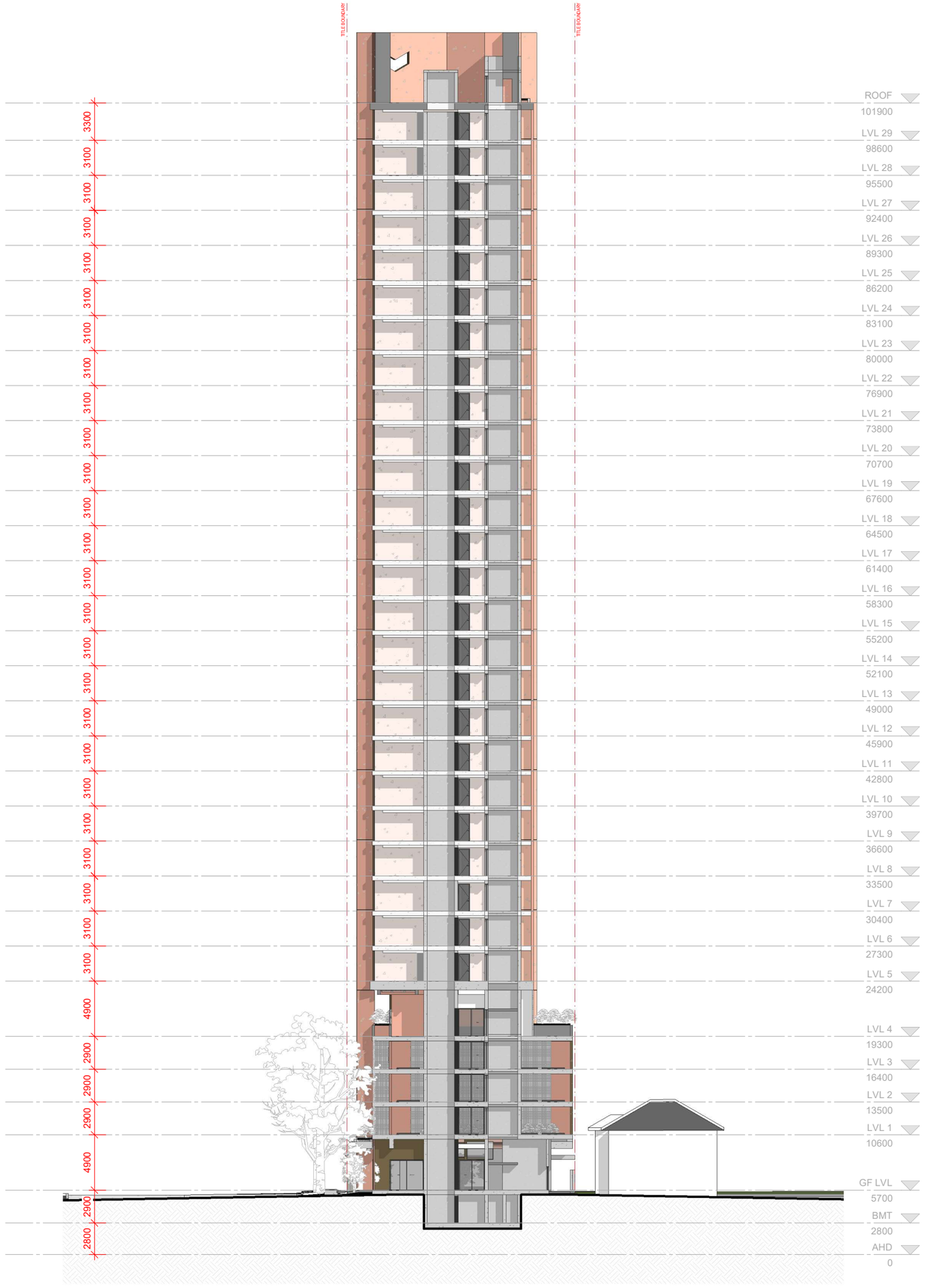
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NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 03

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:29 PM

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936	SK	1603	B

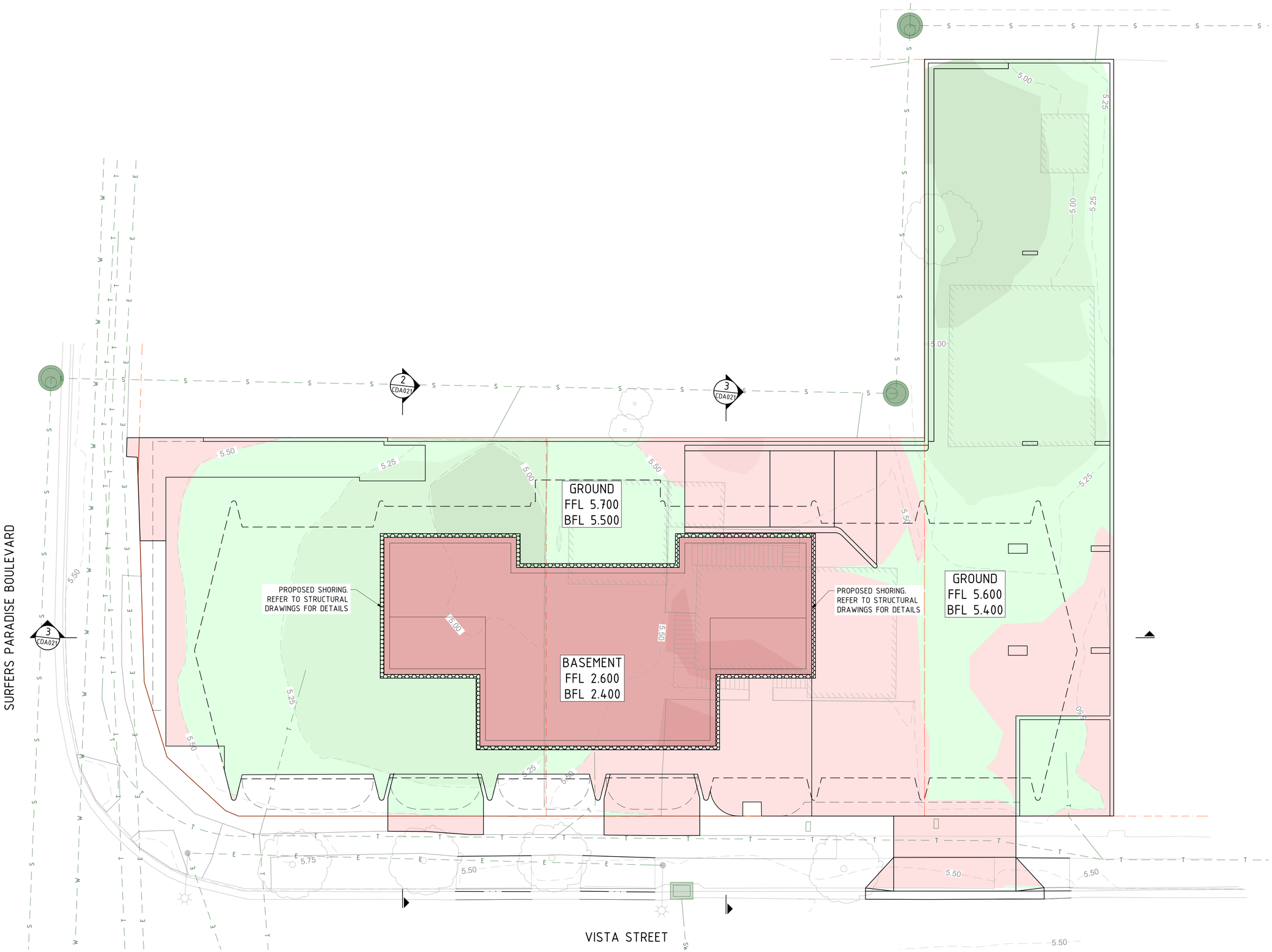
Appendix C – Engineering Drawings

PROPOSED EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR (11.1)
- BUILDING
- CONCRETE
- STORMWATER (SW)
- WATER (W)
- SEWER (S)
- GAS (G)
- TELECOMMUNICATIONS (T)
- ELECTRICAL (E)
- ELECTRICAL OVERHEAD

DEPTH RANGE LEGEND

CUT		FILL
	0.00m - 0.25m	
	0.25m - 0.50m	
	0.50m - 1.00m	
	1.00m - 1.50m	
	1.50m - 2.00m	
	2.00m - 3.00m	
	> 3.00m	



EARTHWORKS VOLUMES

100mm STRIP (NOM.) = 122m^3
CUT = 535m^3
FILL = 255m^3
NOTE:

- EARTHWORK VOLUMES HAVE BEEN CALCULATED BETWEEN STRIPPED SURFACE AND DESIGN SURFACE MINUS 200mm.
- EARTHWORKS CONTOURS SHOWN ARE 200mm BELOW DESIGN SURFACE.
- EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS & TANKS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.

ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

0 2 4
SCALE 1:100 @A1

Rev	Date	Description	By	Chk
P01	12.12.25	PRELIMINARY	BC	MS

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

Drawing Title
BULK EARTHWORKS PLAN

Project No.
AU251209

Drawing No.
CDA011

Revision
P01

PRELIMINARY
NOT FOR CONSTRUCTION

SURFACE LEGEND

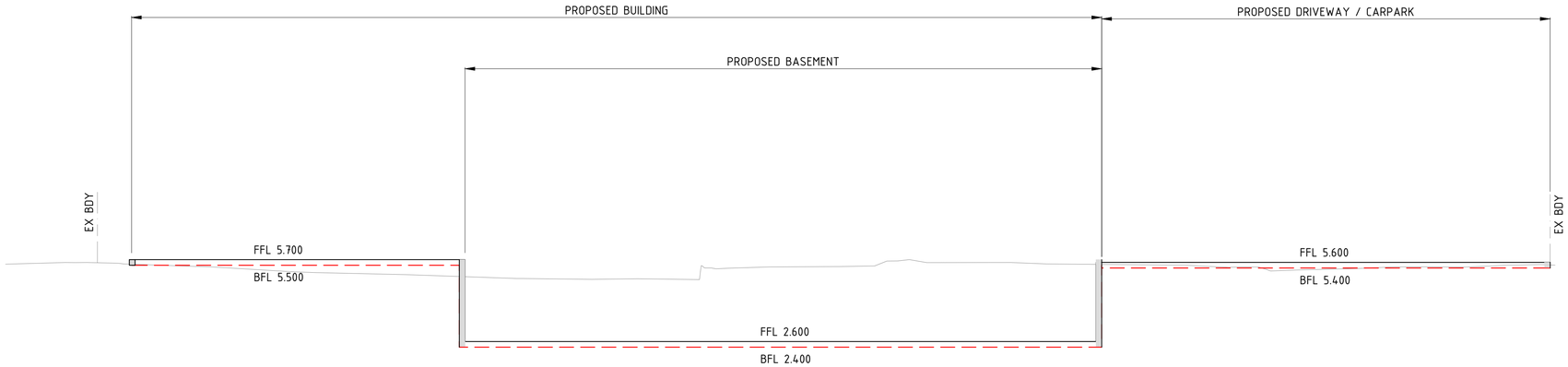
NATURAL SURFACE
DESIGN SURFACE
BULK EARTHWORKS SURFACE

NOTE

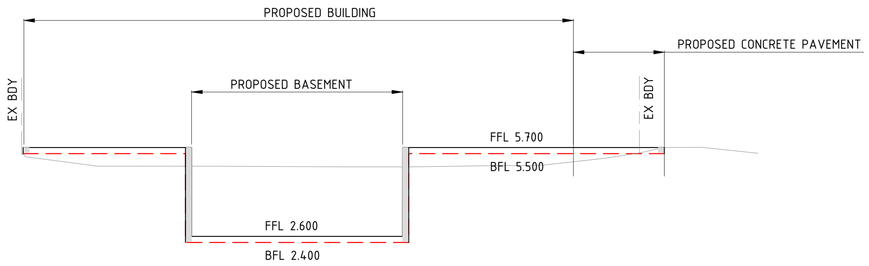
ANY UNSUITABLE MATERIAL AND/OR UNCONTROLLED FILL ENCOUNTERED IS TO BE TREATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

ALL TEMPORARY BATTERS ARE SHOWN INDICATIVELY AND MUST BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

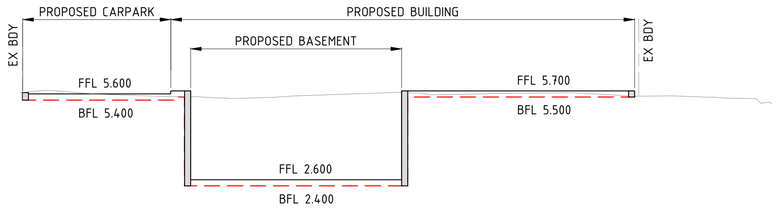
EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



SECTION
SCALE 1:100
1 CDA011



SECTION
SCALE 1:100
2 CDA011



SECTION
SCALE 1:100
3 CDA011

WARNING

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

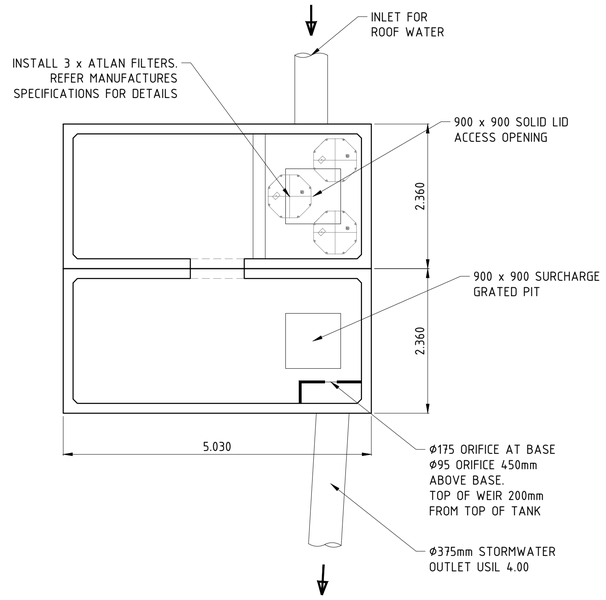
Drawing Title
BULK EARTHWORKS SECTIONS

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA021

Revision
P01



STORMWATER DETENTION TANK PLAN VIEW

WARNING

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
LMN	BC	ND

Drawing Title
STORMWATER DETAILS

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA041

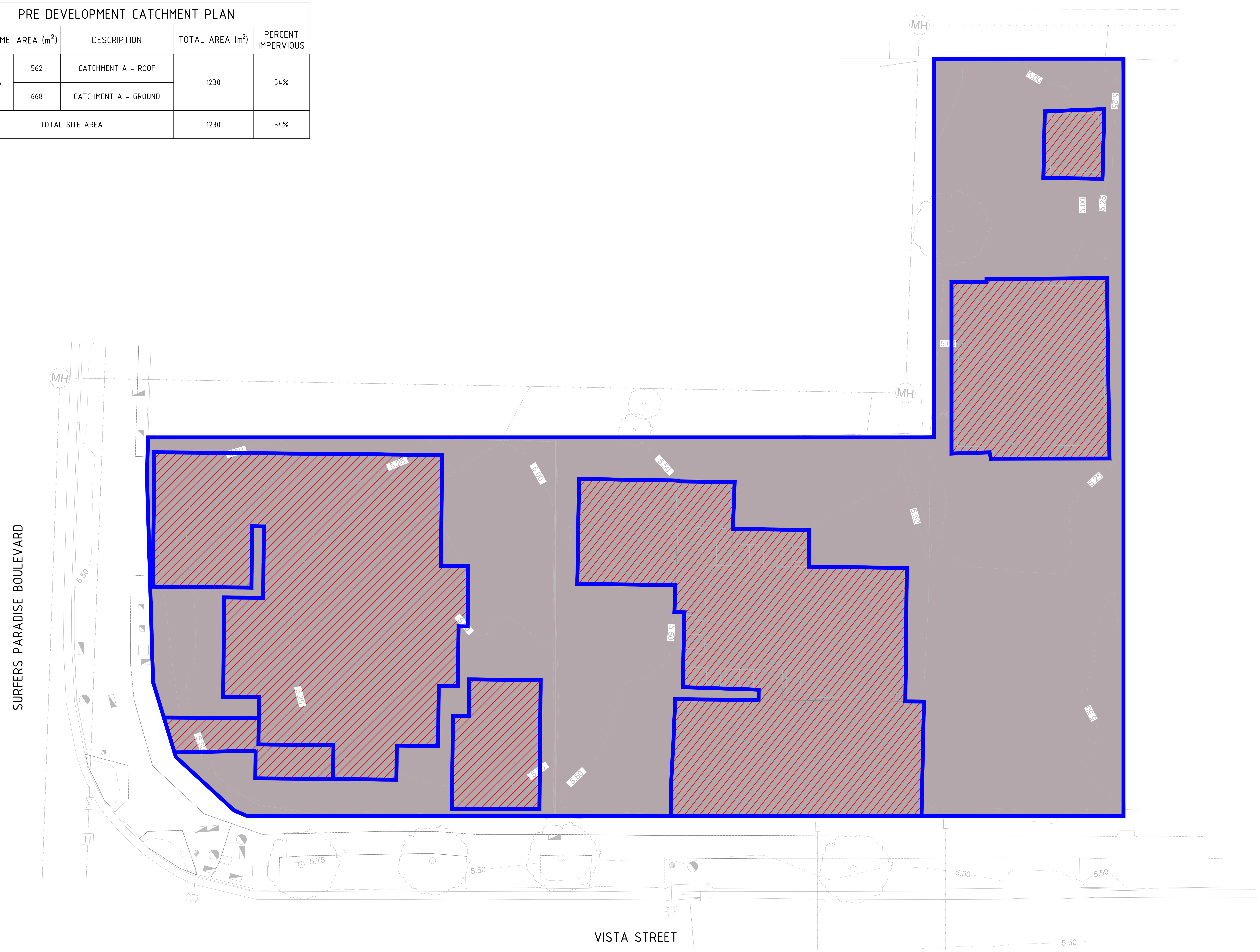
Revision
P01

EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- 11.1 MAJOR CONTOUR
- BUILDING
- SWALE
- SW STORMWATER
- CATCHMENT

PRE DEVELOPMENT CATCHMENT PLAN

LEGEND	NAME	AREA (m^2)	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
(hatched)	A	562	CATCHMENT A – ROOF	1230	54%
(shaded)		668	CATCHMENT A – GROUND		
TOTAL SITE AREA :				1230	54%



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E: brisbane@edgece.com

dlcs ISO 9001 certified ISO 45001 certified ISO 14001 certified

Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD
SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed: LMN | Drawn: BC | Checked: ND

Drawing Title
PRE DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA051

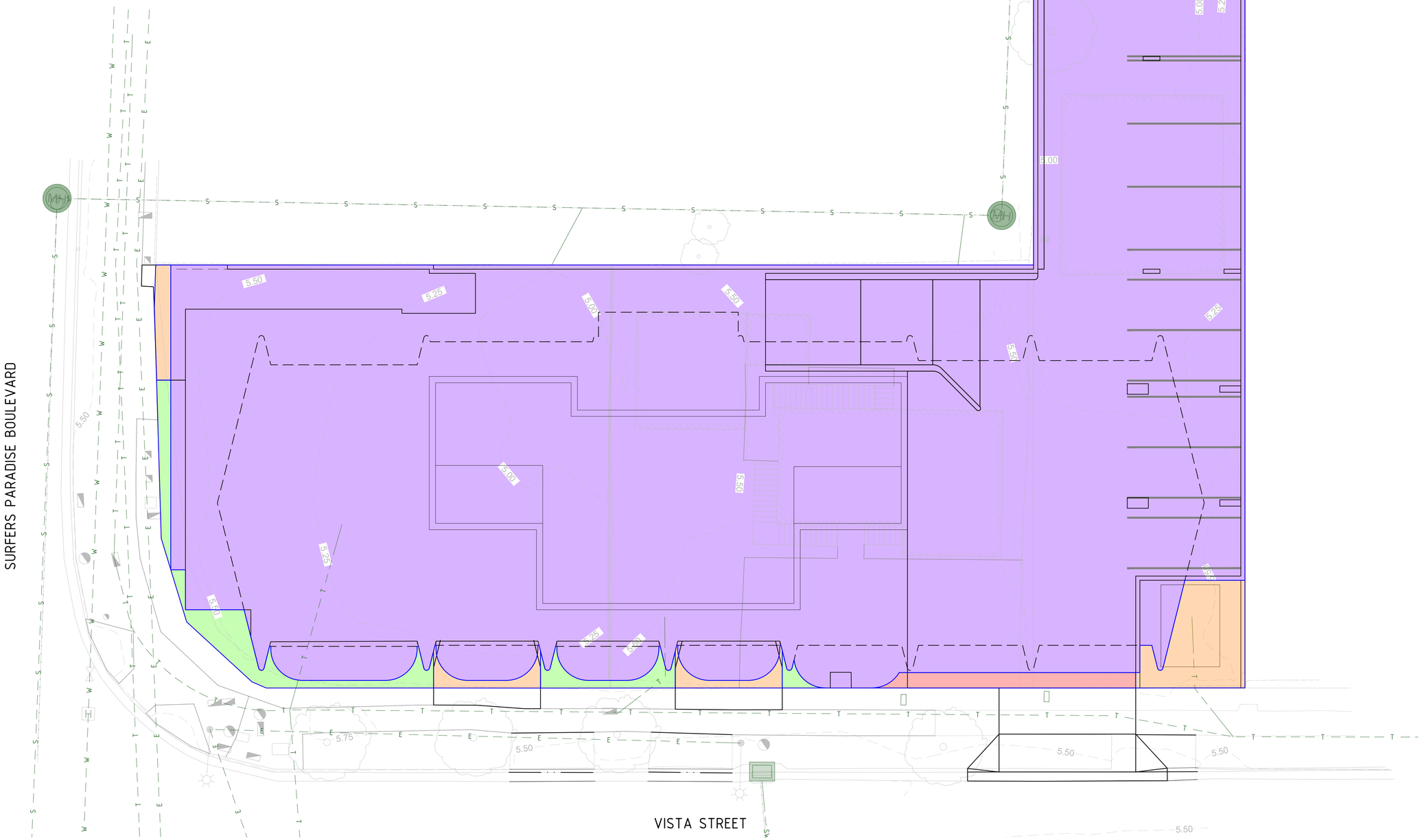
Revision
P01

PROPOSED | EXISTING

PROPERTY BOUNDARY
MINOR CONTOUR
MAJOR CONTOUR
BUILDING
SWALE
STORMWATER
CATCHMENT

POST DEVELOPMENT CATCHMENT PLAN

LEGEND	NAME	AREA (m^2)	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
	A	1169	CATCHMENT A - ROOF	1230	98%
		9	CATCHMENT A - DRIVEWAY		
		30	CATCHMENT A - HARDSTAND		
		23	CATCHMENT A - LANDSCAPE		
TOTAL SITE AREA :				1230	98%



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Project Name
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Client
BASTION GROUP

Designed	Drawn	Checked
LMN	BC	ND

Drawing Title
POST DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

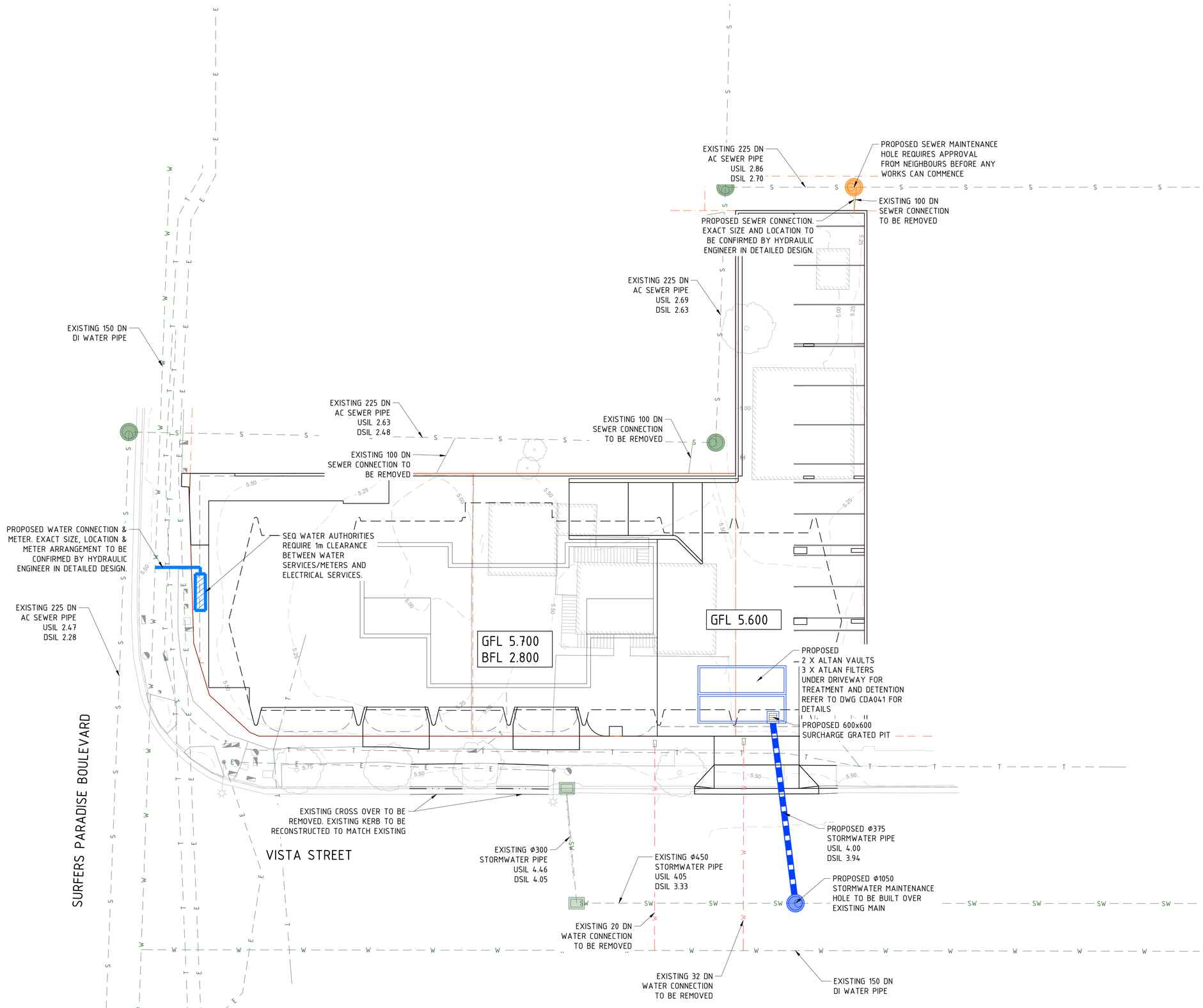
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Drawing No.
CDA061

Revision
P01

PROPOSED | EXISTING

- PROPERTY BOUNDARY
- BUILDING
- BARRIER KERB & CHANNEL
- BARRIER KERB
- CONCRETE
- EDGE OF BITUMEN
- BLOCKWORK WALL
- CONCRETE SLEEPER WALL
- BUILDING WALL
- LANDSCAPE WALL
- STORMWATER
- WATER
- SEWER
- GAS
- TELECOMMUNICATIONS
- ELECTRICAL
- ELECTRICAL OVERHEAD



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DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed | Drawn | Checked

Drawing Title
SERVICES CONNECTION PLAN

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA071

Revision
P01

Appendix D – BYDA Information

Job No 51839560

BEFORE YOU DIG byda.com.au — Look up and Live

Zero damage - Zero harm - Zero disruption

byda.com.au

Contact Details

Contact	Contact number	Company	Enquirer ID
Ben Castle	0466 615 998	Edge Consulting Engineers	3782282

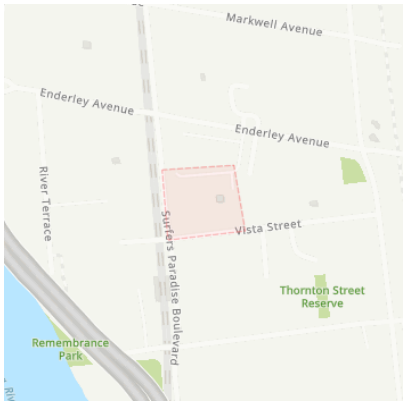
Email
bcastle@edgece.com

Address
Level 2, Unit 5a 101 Northbourne Avenue
Turner ACT 2612

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
02/12/2025	02/12/2025	02/12/2025	Private	Design	Both Nature Strip, Footpath, Road	Planning & Design



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
AU251209	27 Vista Street Surfers Paradise QLD 4217	Existing Serviced Only

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
265069752	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
265069749	City of Gold Coast	1300 465 326	NOTIFIED
265069751	Energex QLD	13 12 53	NOTIFIED
265069747	NBN Co Qld	1800 687 626	NOTIFIED
265069748	Optus and or Uecomm Qld	1800 505 777	NOTIFIED
265069753	Telstra QLD South East	1800 653 935	NOTIFIED
265069750	TPG Telecom (QLD)	1800 786 306	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

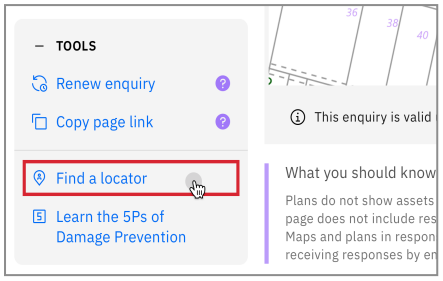
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session

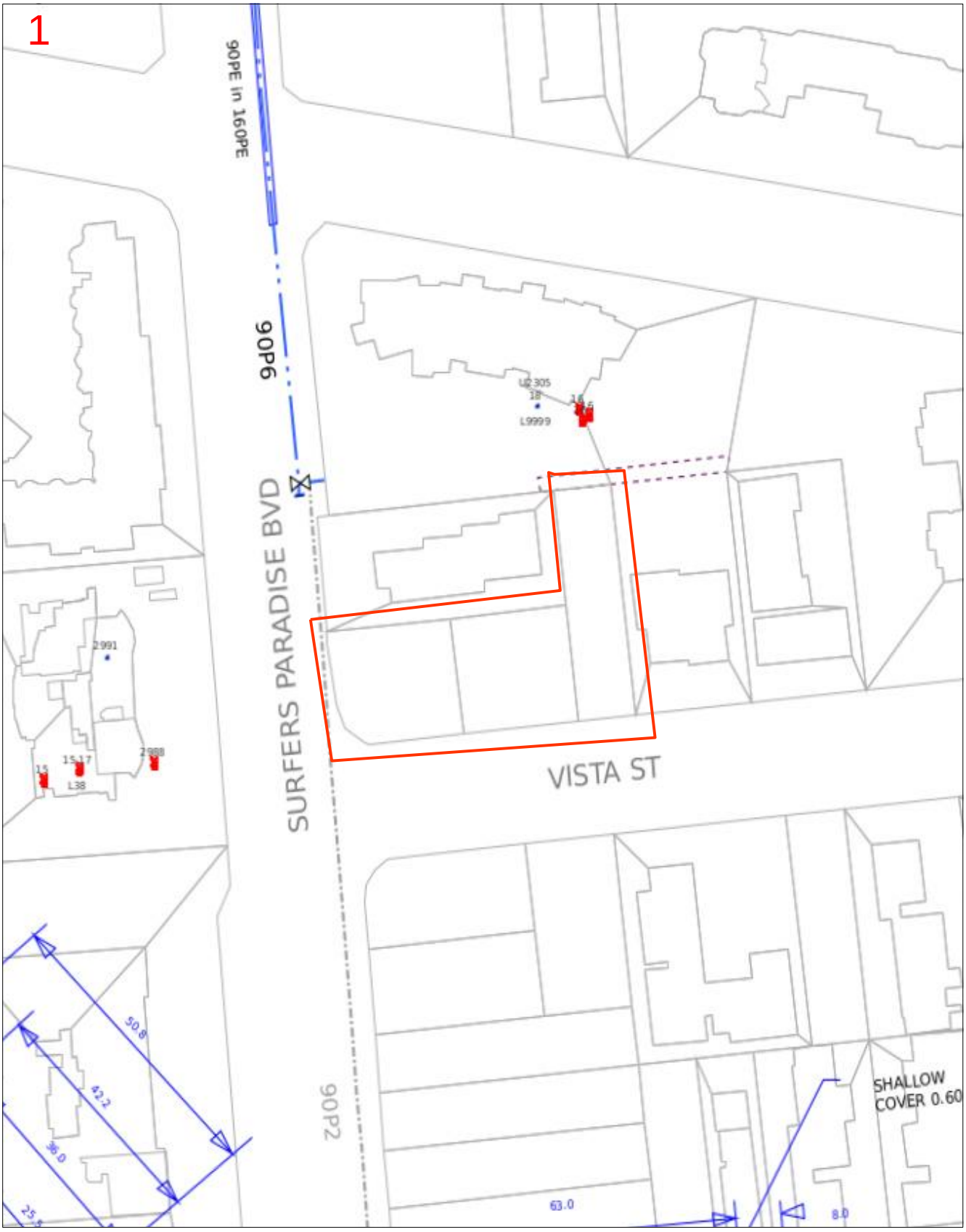
BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au

Site Address:	27 Vista Street Surfers Paradise QLD 4217	**Sequence Number:**	265382920



Scale 1: 700

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

Enquiry Area

Map Key Area

Legend

Pipe

- Low pressure
- Medium pressure
- High pressure
- Transmission pressure
- Critical main (behind pipe)
- Proposed (pressure by colour)
- LPG (pressure by colour)
- Hydrogen blended (pressure by colour)
- Abandoned
- Idle/inactive
- Sleeve
- Casing (behind pipe)

Area

- BYDA area of interest

Pipe code and material

C* (for example, C2)	Cast iron
CU	Copper
N2	Nylon
P*	Polyethylene (PE)
P3	Polyvinyl chloride (PVC)
P6, P7, P9–P12	Medium density PE
P2, P4, P8	High density PE
S*	Steel
W2	Wrought galv iron
W3	PE coat wrought galv iron

Object

- Valve
- Buried valve
- Regulator
- Gas supplied = yes
- CP rectifier terminal
- CP test station
- CP anode
- CP bond wire
- Syphon
- Trace wire point

Abbreviation

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	Galv	Galvanized
CP	Cathodic protection	NTI	Not tied in

Example

Pipe

40P6 in 80C2 — 40 mm high pressure medium density poly in an 80 mm cast iron casing

63S8 — 63 mm medium pressure steel

Pipe code

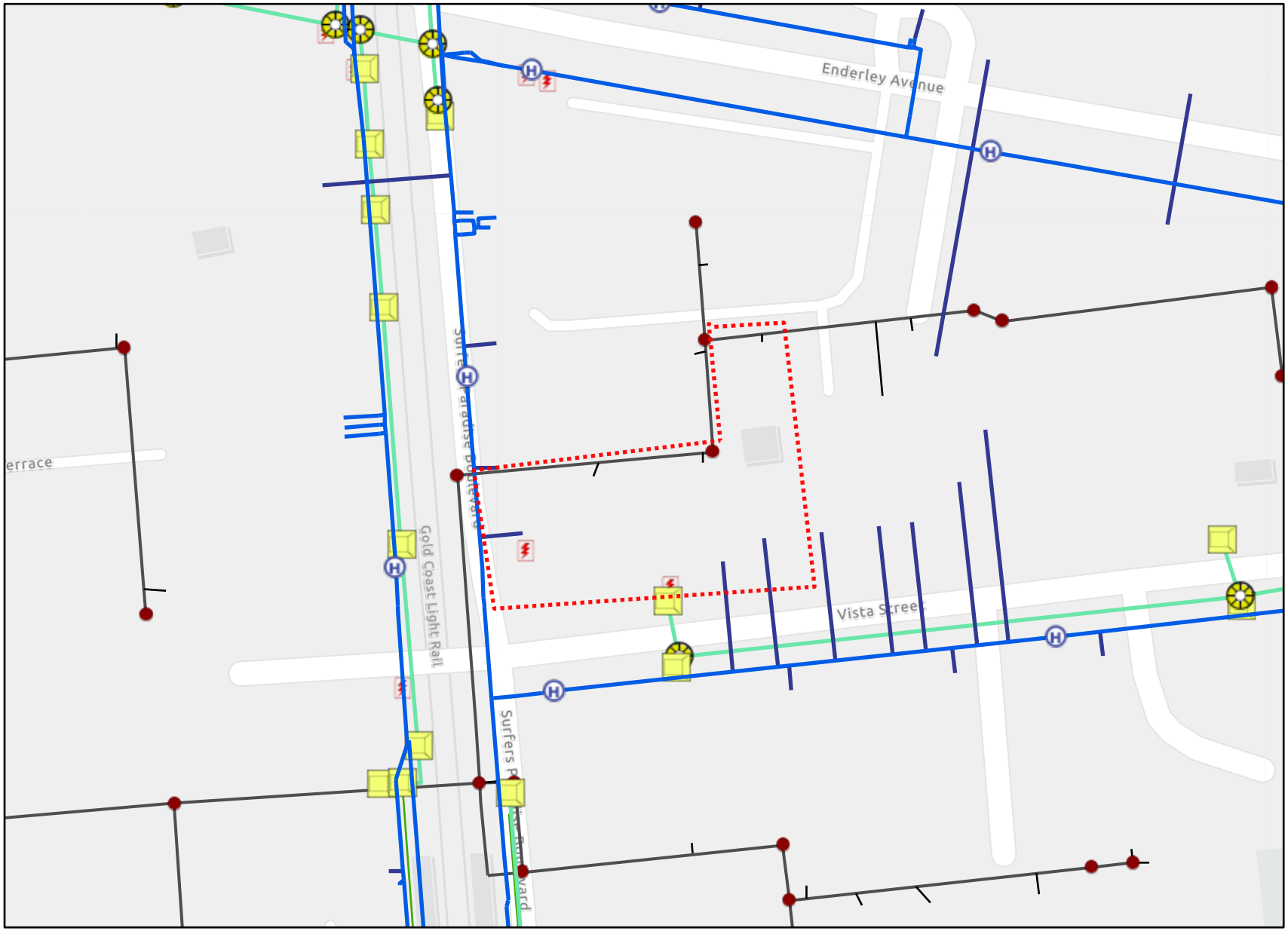
Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

CITY OF GOLDCOAST.

Job # 51891771
Seq # 265382918
Provided by City of Gold Coast

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Trench
- Stormwater Inlet Gully
- Stormwater Manhole
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Manhole
- Cabling Pit
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gold Coast City Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Gold Coast on 1300 465 326

08/12/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

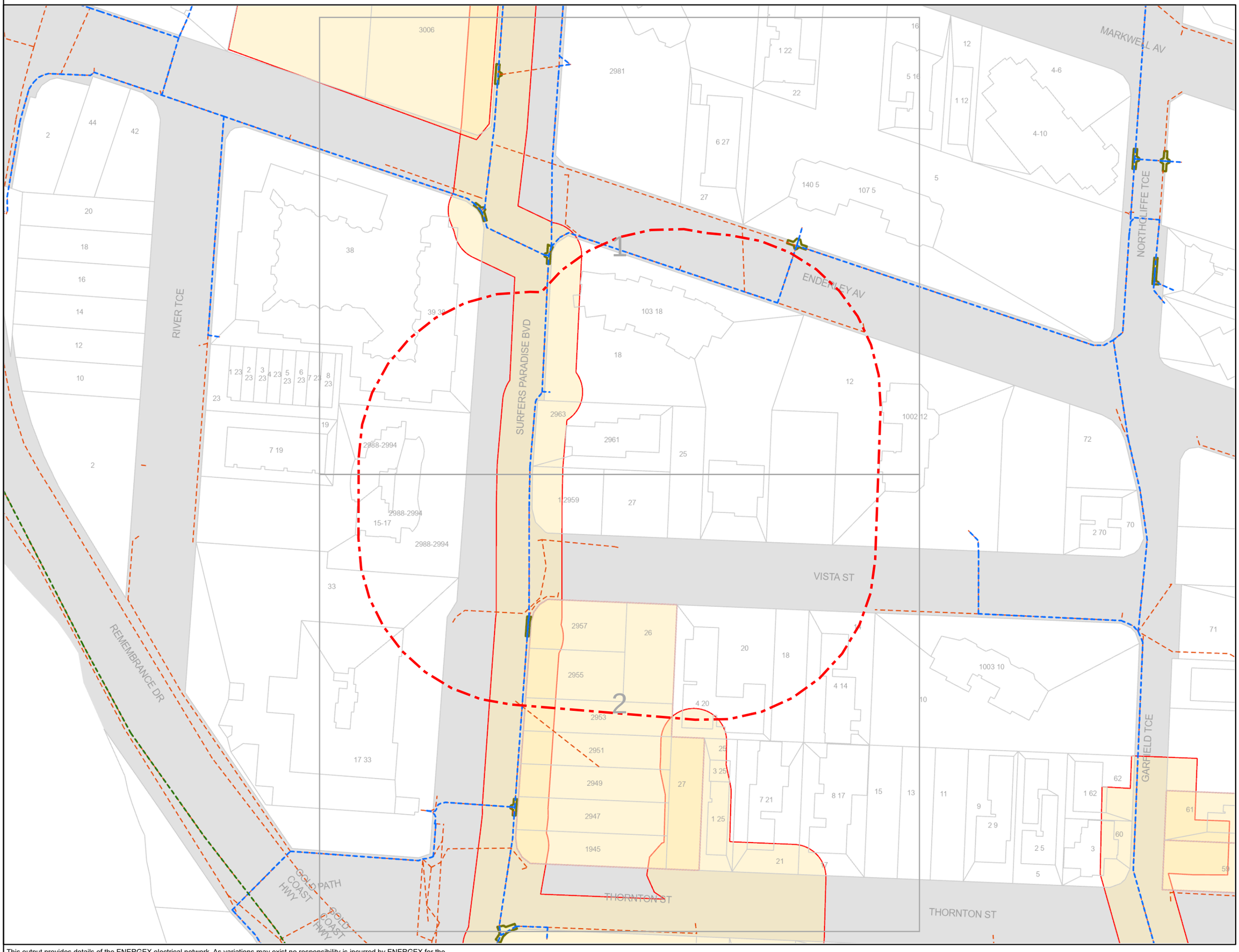
0 10 20 40 m

N

Scale 1:1,000

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: 265382919
Date: 08/12/2025

Scale: 1:1025
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

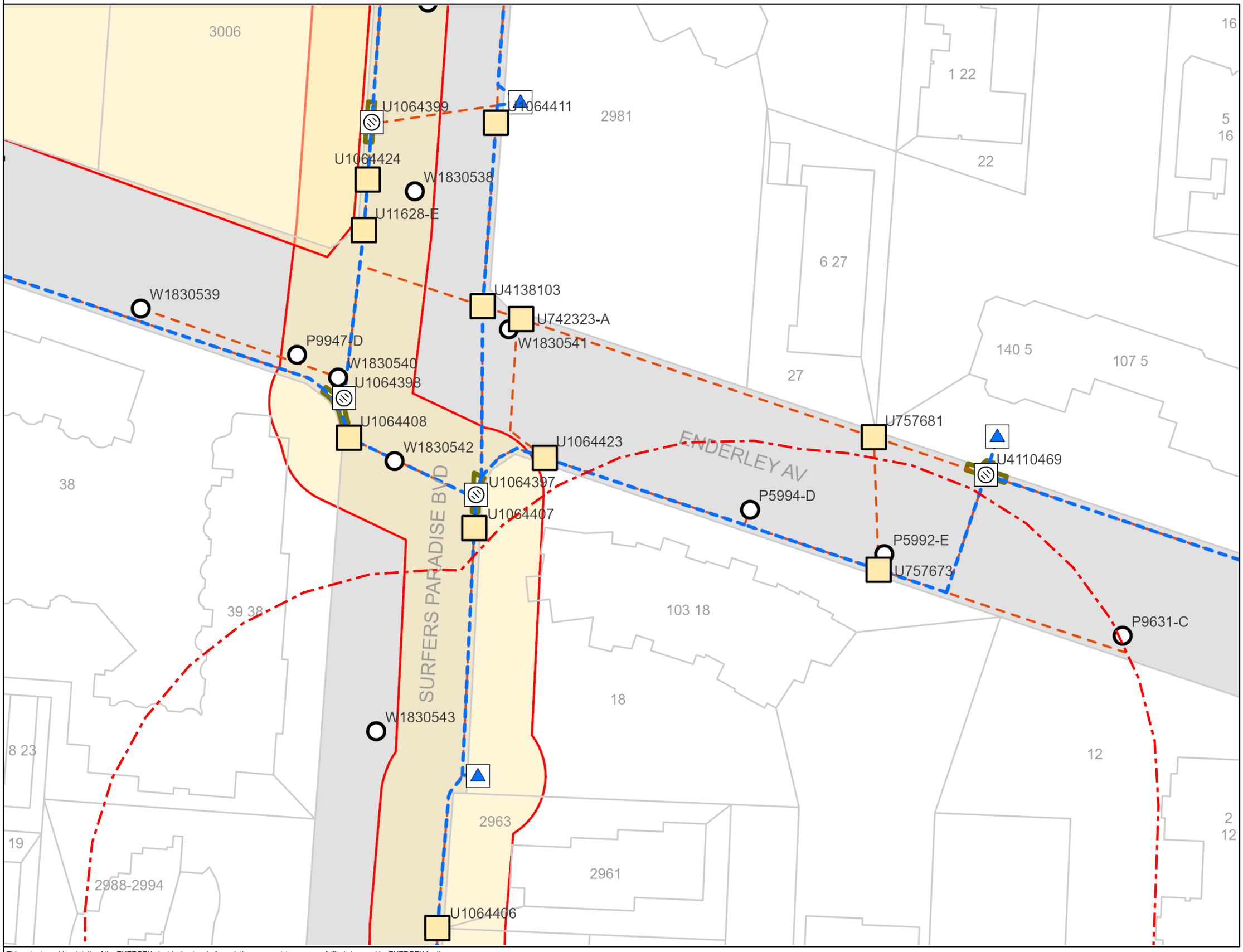
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W E
S

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This output provides details of the ENERGEX electrical network. As variations may 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: 265382919
Date: 08/12/2025

Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

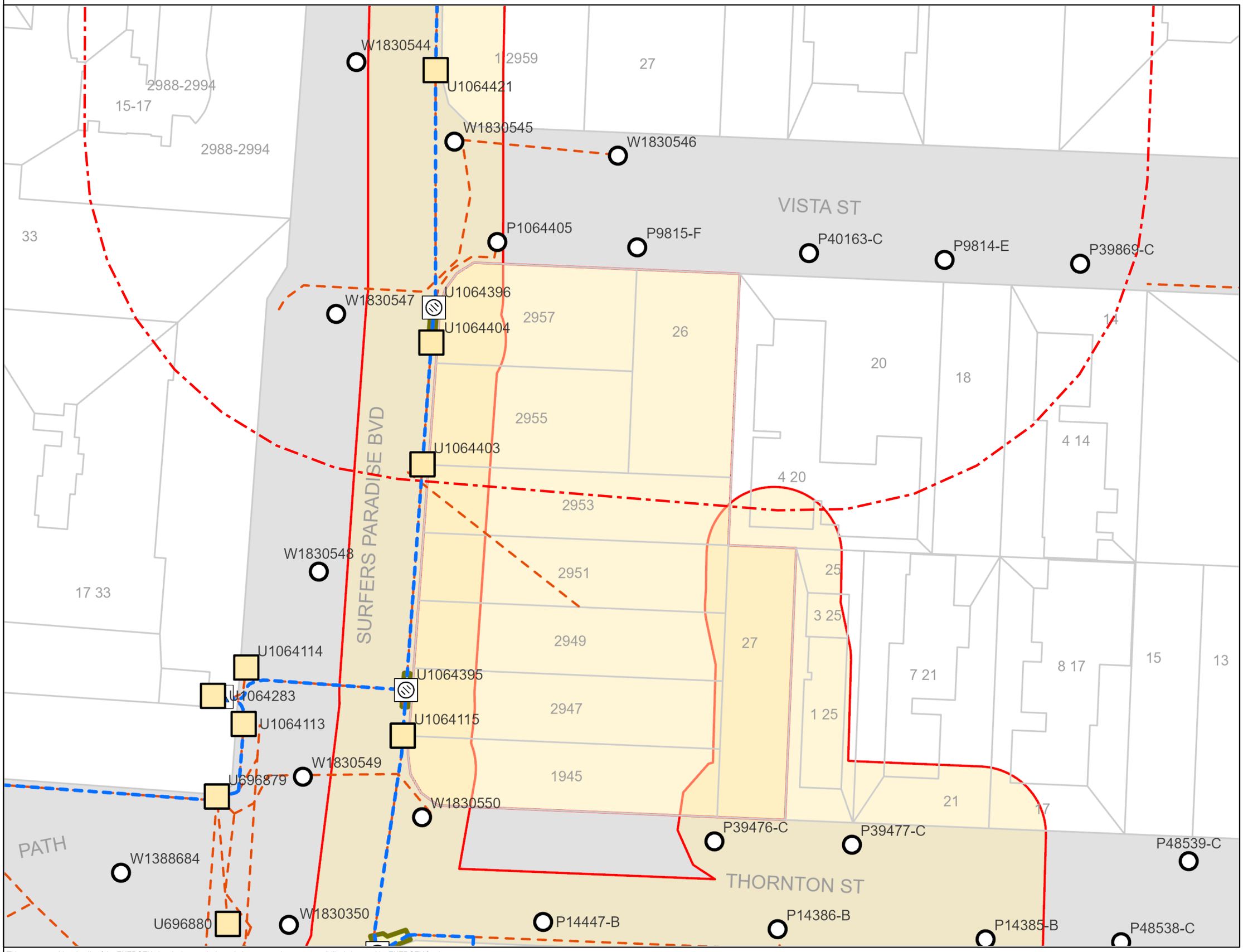
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W E
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 265382919
Date: 08/12/2025

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

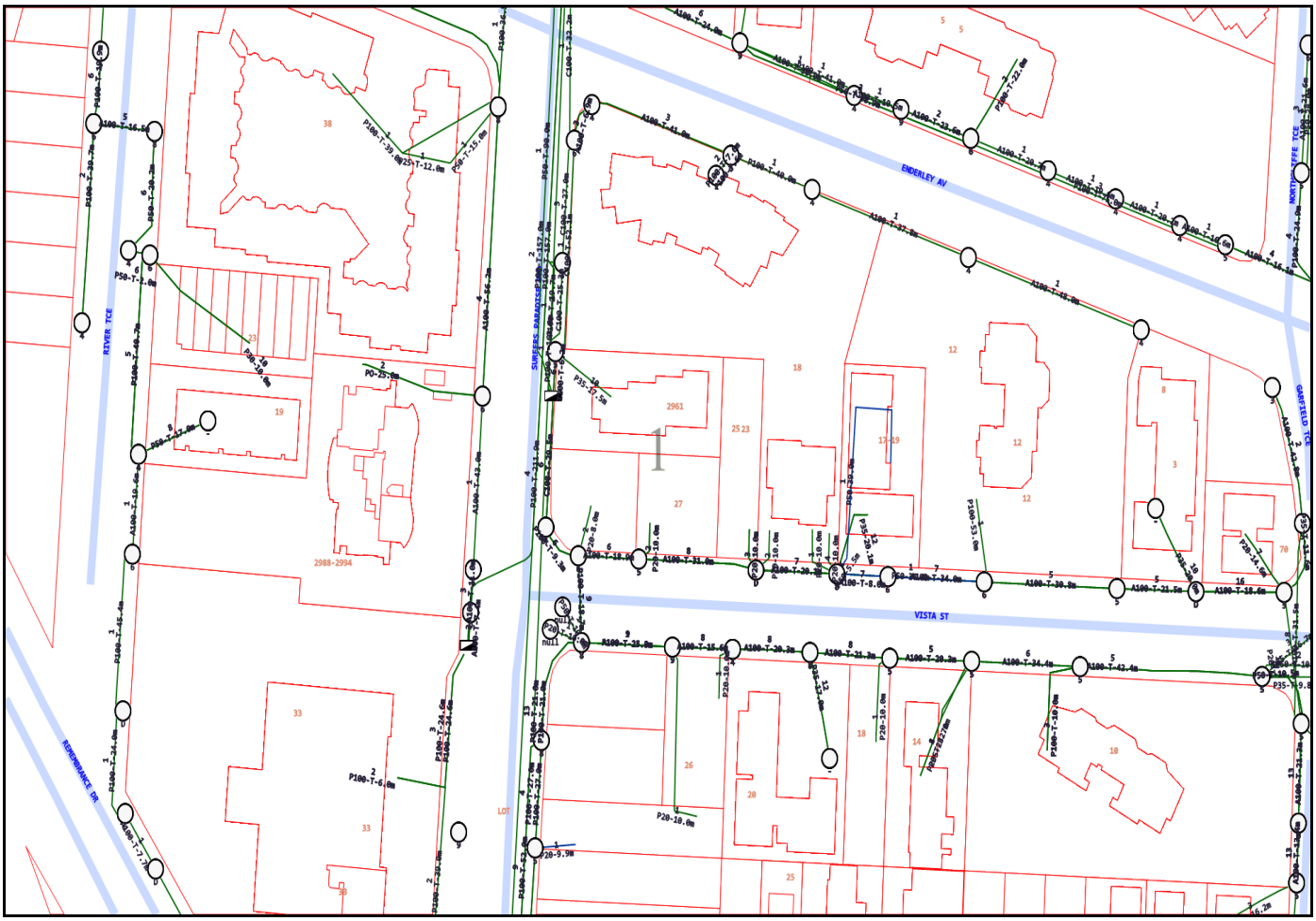
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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should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

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	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.



Tile No: 1

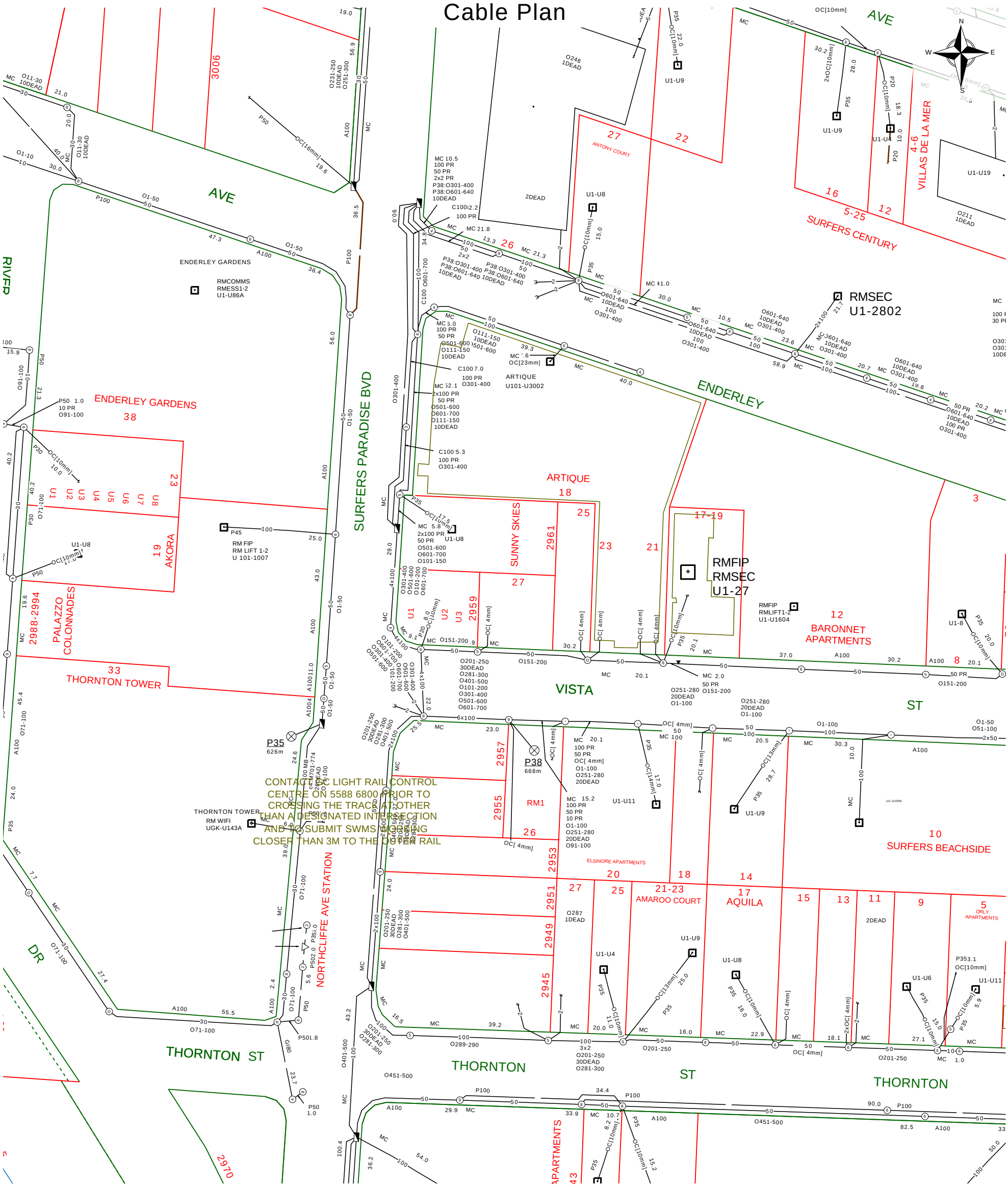
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Sequence Number: 265382917

Date Generated: 08 Dec 2025

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Cable Plan



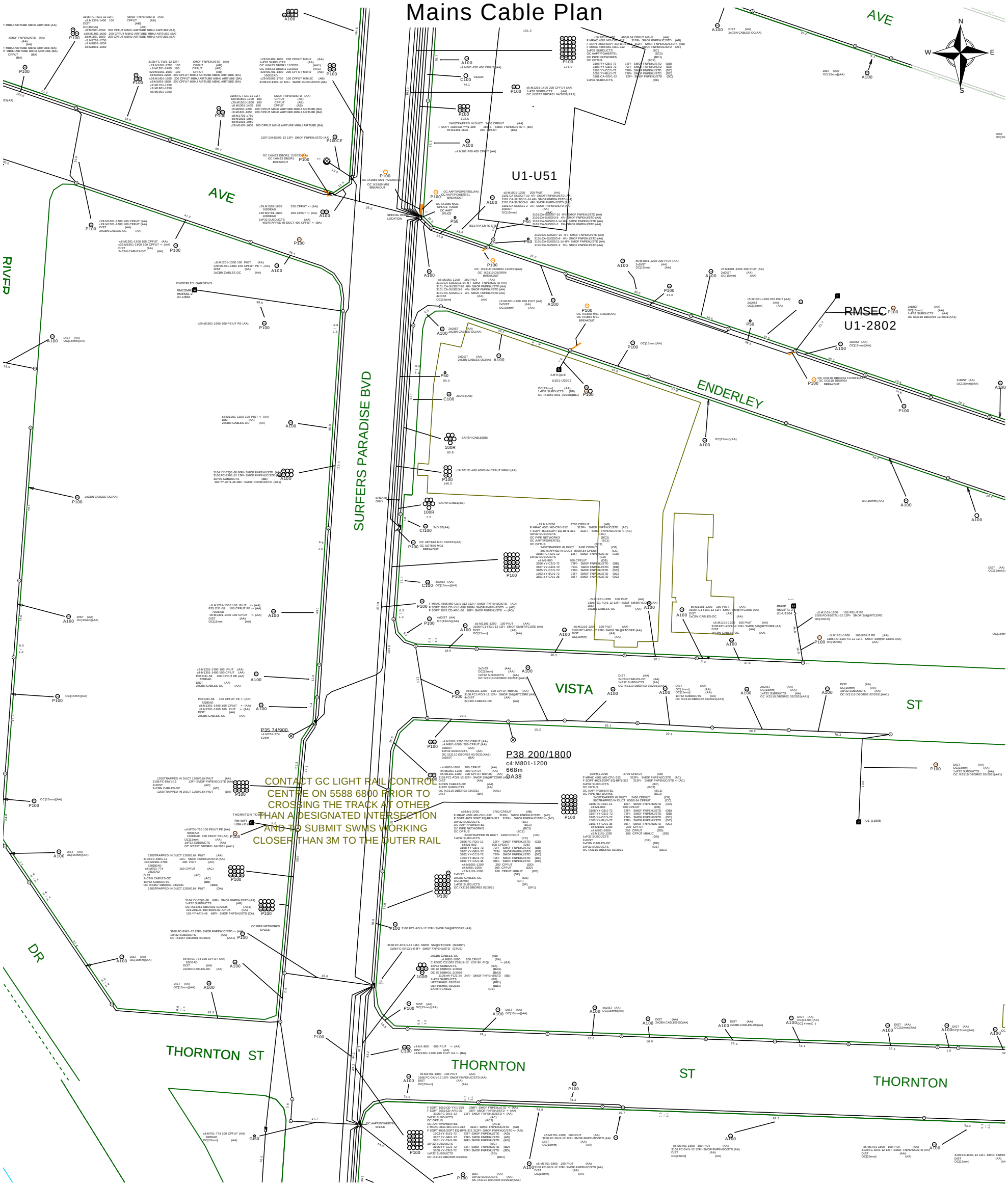
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 265382921
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 08/12/2025 16:57:42	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 08/12/2025 16:57:51

Sequence Number: 265382921

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

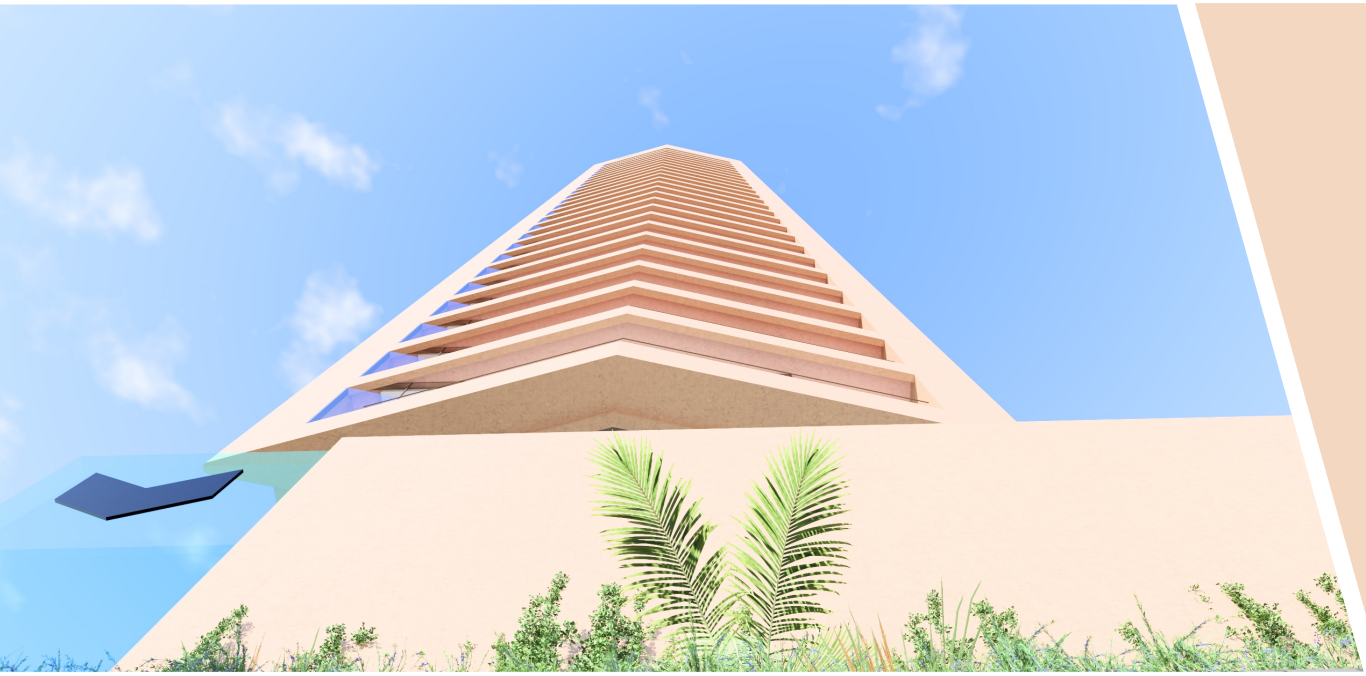
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.
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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.

ATTACHMENT 7

Stormwater Management Plan
prepared by Edge Consulting Engineers



UPS
URBAN PLANNING SERVICES

Stormwater Management Plan
Vista St Apartments
25-27 Vista Street & 2959 Surfers Paradise Boulevard, Surfers Paradise
Gold Coast, QLD, 4217

Prepared for:
Bastion Group

Prepared by:
Long Nguyen
Graduate Civil Engineer

Checked by:
Tim Peters
Director & Group Chairman (RPEQ 5496)

EDGE CONSULTING
2 MAYNARD STREET
WOOLLOONGABBA, QUEENSLAND, 4102

18/12/2025

Ref: AU251205

DOCUMENT VERIFICATION

Job Title: Vista St Apartments

Job No.: AU251205

Document Title: Stormwater Management Plan

Date	Rev.	Issue	Author	Reviewed
12/12/2025	00	Draft Issue	Long Nguyen	Tim Peters
18/12/2025	01	First Issue	Long Nguyen	Tim Peters

Long Nguyen

Name – Author



Signed

18/12/25

Date

Tim Peters, 5496

Name - Reviewer



Signed

18/12/25

Date

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1.5 Lawful Point of Discharge 6

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APPENDIX B – ARCHITECTURAL PLANS
APPENDIX C – ENGINEERING DRAWINGS

1 Introduction

EDGE Consulting Engineers Pty Ltd have been engaged by Bastion Group Pty Ltd to prepare a Stormwater Management Plan (SMP) for the development proposed at 25-27 Vista Street & 2959 Surfers Paradise Boulevard, Surfers Paradise.

1.1 Site Characteristics

The site is at 25-27 Vista Street & 2959 Surfers Paradise Boulevard, Surfers Paradise, located within the City of Gold Coast Council (CoGCC) local authority. The site is currently occupied by two existing dwellings, a carport and two sheds. It is bounded by Surfers Boulevard along the western boundary and Vista Street along the southern boundary. Northcliffe Beach is approximately 200m east of the site. An aerial view of the subdivision and site can be seen in Figure 1.1 below.



Figure 1.1: Site Locality Plan (QLD Globe, 2025)

1.2 Existing Drainage

Runoff from the existing site flows into the existing gully pit in Vista Street via overland flow. Refer to Appendix A for the survey of the existing drainage.

1.3 External Catchment

No external catchments were considered as part of this development.

1.4 Proposed Development

The proposed development consists of a 29 storey apartment building with a basement. The ground floor will include a restaurant, retail store, carparks and hardstand areas with access from both Surfers Paradise Boulevard and Vista Street. The site layout plan for this can be seen in the Architectural Drawings completed by Studio Snell in Appendix B.

1.5 Lawful Point of Discharge

It is proposed to maintain the existing Lawful Point of Discharge; conducting flows into the existing 450mm diameter stormwater pipe within Vista Street. Refer to the Engineering Drawings attached as Appendix C. This methodology complies with the requirements of a lawful point of discharge and will be maintained following the development of the site. It is not anticipated that any stormwater will be directed towards any adjacent properties.

The Queensland Urban Drainage Manual (QUDM), 2017, provides a three-part framework for the identification of a lawful point of discharge for a development site. The first assessment item is to consider if the proposed development will alter the site's stormwater discharge characteristics in a manner that may substantially damage a third- party property. As the proposed development is not considered likely to worsen the flows received by the stormwater infrastructure within Vista Street, the proposed point of discharge is considered to satisfy the requirements set out in Section 3.9.1 – Lawful Point of Discharge Test.

2 Stormwater Quality

2.1 Introduction

This section of the report aims to identify the requirements for stormwater quality management resulting from the proposed development and identify suitable stormwater treatment devices to comply with relevant requirements of the State Planning Policy.

2.2 Stormwater Quality Management Triggers

An assessment has been undertaken to determine whether the development proposal necessitates compliance with CoGCC's development triggers for stormwater quality management (Table 4.8, Section 4.5.3 of the City Plan). The following trigger questions are used to determine whether compliance is required for material change of use and preliminary approvals.

Table 2.1: Development Triggers for Stormwater Quality Management

Trigger Question	Development Response
Greater than 850m^2 of land	**Yes**
3 or more dwellings (attached or detached)	**Yes**
Includes newly constructed roads (previously unformed road) exceeding 30m in length	**No**
Includes 200m^2 or more uncovered new or refurbished car park area including parking bays and circulation driveways	**No**

The above table indicates that the development triggers stormwater quality management, and the proposed development will adopt a stormwater quality assessment.

2.3 Water Quality Objectives and Methodology

Table 2.1 above indicates that the proposed development triggers the requirement for the development to achieve the Water Quality Objectives outlined by CoGCC's Planning Scheme Policies. As such, the development must demonstrate the following minimum reductions in mean annual pollutant loads from the unmitigated development.

Table 2.2: CoGCC Planning Scheme Policies Operational Phase Performance Criteria

Pollutant	Minimum Load Reduction (%)
Total Suspended Solids (kg/yr)	80
Total Phosphorus (kg/yr)	60
Total Nitrogen (kg/yr)	45
Gross Pollutants (kg/yr)	90

To design and assess the achievement of these stormwater quality objectives the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) Version MUSICX 1.30.0 has been utilised to size suitable stormwater quality improvement devices as described in the following sections.

2.4 Catchment Area & Source Nodes

The catchment areas used in the MUSIC model for the site are limited to the net developable area of the development site and are outlined in Table 2.3 below.

Table 2.3: Catchment Definitions

Catchment	Imperviousness (%)	Area (m^2)
Roof	100	1138
Road	100	24
Ground (Landscaping & Hardstand)	51	68
	Total	**1230**

2.5 Rainfall Runoff Parameters

Rainfall-runoff parameters were taken in accordance with the Water By Design – MUSIC Modelling Guidelines (2010) using *Urban Commercial* land use, as tabulated in Table 2.4 below:

Table 2.4: MUSIC Modelling Parameters

Parameter	Value
Rainfall threshold (mm)	1.00
Soil storage capacity (mm)	18
Initial storage (%)	10
Field capacity (mm)	80
Infiltration capacity coefficient a	243
Infiltration capacity exponent b	0.6
Initial depth (mm)	50
Daily recharge rate (%)	0
Daily baseflow rate (%)	31
Daily deep seepage rate	0

2.6 Pollution Export Parameters

Pollutant export parameters were taken in accordance with Water By Design – MUSIC Modelling Guidelines (2010) using *Urban Industrial* land use. The split catchment approach was utilised for each surface type, with the input parameters shown in Table 2.5 below.

Table 2.5: Pollutant Export Parameters

Flow Type	Surface Type	TSS log^{10} values		TP log^{10} values		TN log^{10} values	
Baseflow	Roof	N/A	N/A	N/A	N/A	N/A	N/A
	Roads	0.78	0.45	-1.11	0.48	0.14	0.20
	Ground	0.78	0.45	-1.11	0.48	0.14	0.20
Stormflow	Roof	1.30	0.44	-0.89	0.36	0.25	0.32
	Roads	2.43	0.44	-0.30	0.36	0.25	0.32
	Ground	1.92	0.44	-0.59	0.36	0.25	0.32

2.7 Proposed Treatment Device Details

The proposed stormwater quality treatment train includes an ATLAN Environmental cartridge system to treat stormwater flows from the development site. This system is to provide primary treatment of stormwater flows. Flows from each catchment of the development site are proposed to be directed towards the allocated stormwater treatment chamber of the proposed development, as shown on the engineering drawings attached as Appendix C.

The ATLAN Filter cartridge system provides a significantly greater surface contact area to footprint ratio than other filters. With a flow rate of 2.83L/s per cartridge and underground installation, the ATLAN Filter provides excellent removal efficiency whilst maintaining site surface yield.

The high flow capacity and modular cartridge design means the ATLAN Filter system can be effectively deployed in a variety of structures including manholes, precast vaults, or cast-in-place structures.

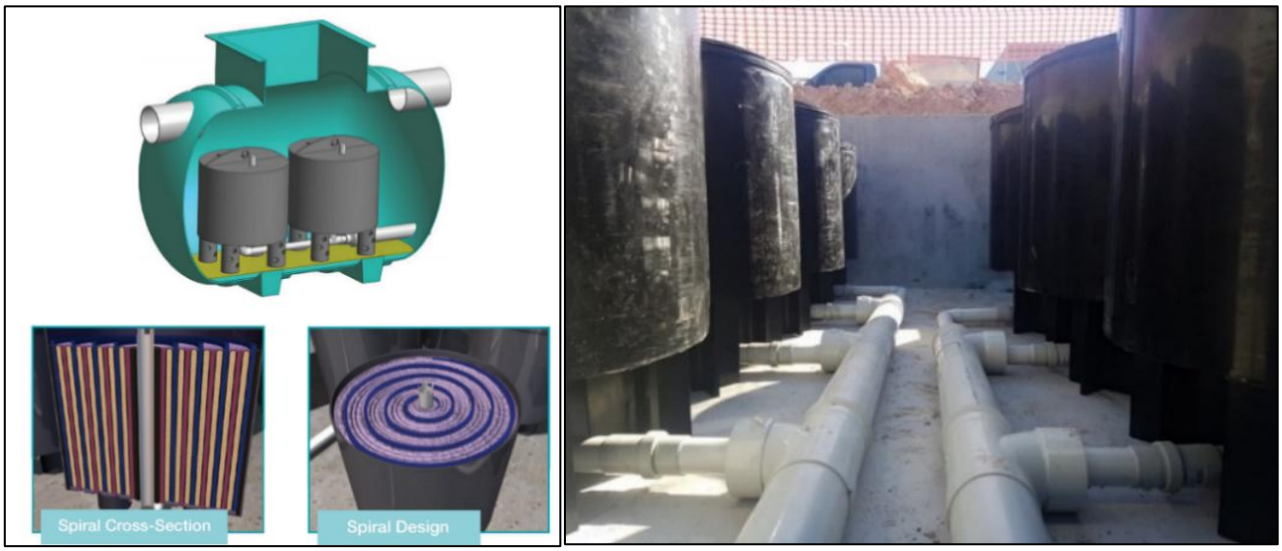


Figure 2.1: ATLAN Filter cartridge filter

The ATLAN Treatment Train system has proven compliance with the Queensland Water by Design Music Modelling Guidelines requirements (2010). The total requirement for treatment devices for the subject site is presented in Table 2.6 below.

Table 2.6: Catchment Treatment Train Requirements

Device Type	Number of Devices
ATLAN Filter Cartridges (Full Height)	3

The ATLAN Filter cartridges are to be located within an underground tank to be constructed underneath the proposed driveway.

2.8 MUSIC Model Diagrams

A diagrammatic layout of the MUSIC model interface used to model the proposed development with the proposed treatment systems, is presented in Figure 2.2 below.

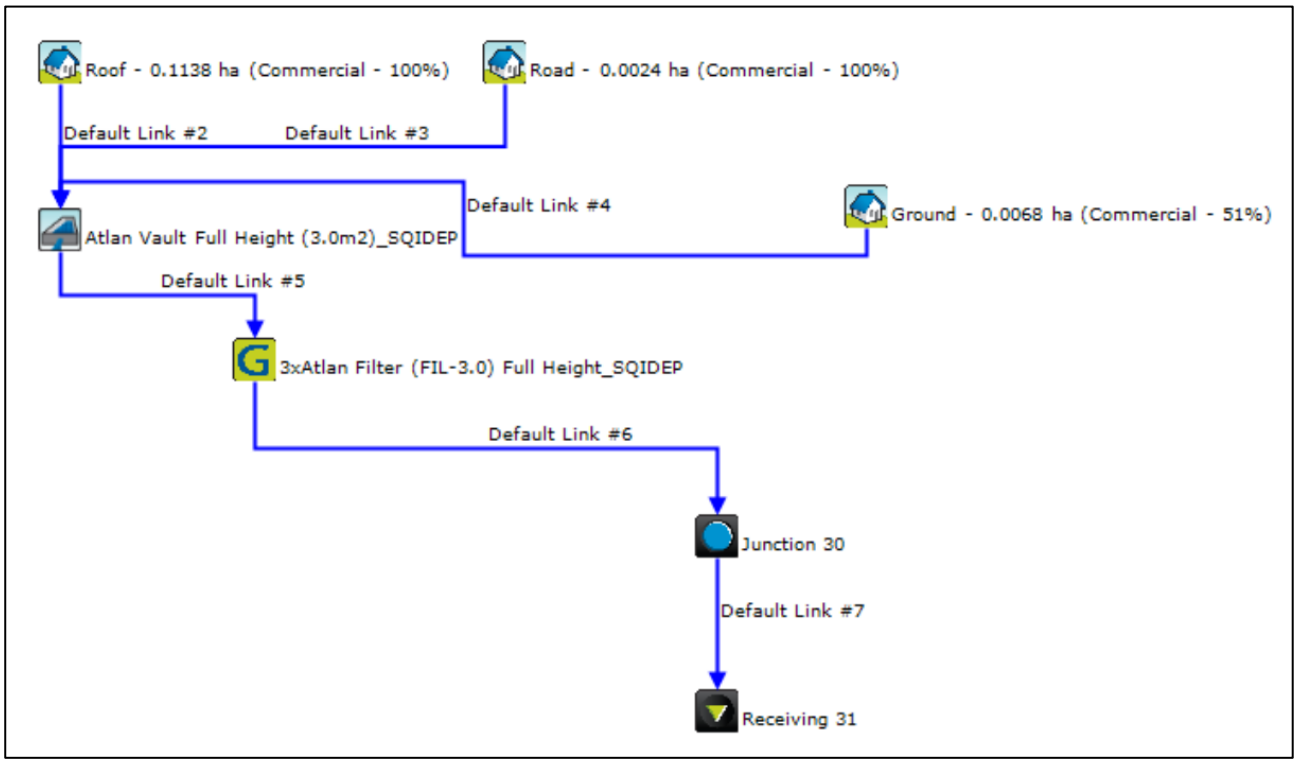


Figure 2.2: MUSIC Model

2.9 MUSIC Model Results

MUSIC was used to model the treatment train effectiveness in terms of the percentage of pollutants being removed from the system using the proposed treatment devices.

The results of the MUSIC modelling compared to the stated Water Quality Objectives (WQO's) are presented below.

Table 2.7: MUSIC Modelling Results

Potential Pollutant	Target Load Reduction (%)	MUSIC Results (%)
Total Suspended Solids (kg/yr)	80	80.31
Total Phosphorus (kg/yr)	60	69.57
Total Nitrogen (kg/yr)	45	55.76
Gross Pollutants (kg/yr)	90	100

The results indicate that the proposed treatment devices are efficient in achieving the water quality objectives and exceeds the minimum required pollutant reduction targets.

3 Stormwater Quantity Management

3.1 Introduction

The proposed development has the potential to change the coefficient of discharge for the site and thereby may affect the peak stormwater discharge rates of the development site.

This section of the report presents an assessment of the peak stormwater discharge resulting from the site and identifies whether attenuation measures are necessary to ensure “no-worsening” of the peak flows from the site.

3.2 Methodology

The methodology of the hydrologic analysis involves the use of both the Rational Method and DRAINS runoff-routing software. The Rational Method, as described by the Queensland Urban Drainage Manual (QUDM 2017), provides a simple means for the assessment of the peak discharge rate for design storms. The rational method does not provide a reliable basis for the determination of runoff volume or hydrograph shape.

DRAINS software (by Watercom) is a computer-based model that incorporates time-area routing processes to more accurately determine the volume and shape of the hydrograph during a storm event. DRAINS also includes storage-routing processes that can simulate the effect of stormwater detention systems.

The Rational Method is used in the hydrologic analysis to calibrate and verify the results of the DRAINS software modelling, in lieu of the availability of gauged information.

Once calibrated and verified, the DRAINS software modelling is used to calculate all the pre and post development hydrographs that are used in the assessment, and for the design of the proposed stormwater detention system.

3.3 Catchment Definition

In the existing case, the site has been modelled as a singular catchment, with the Fraction Imperviousness measured from the site survey. In the developed case, the development site is represented by a single, developed catchment, with the imperviousness measured from the current architectural plans. Table 3.1 below summarises the catchment properties used for the stormwater modelling.

Table 3.1: Catchment Definition

Catchment	Catchment Size (m^2)	Fraction Impervious (f_i)
Pre-Developed Site	1230	0.46
Post-Developed Site	1230	0.97

3.4 Hydrologic Parameters

3.4.1 Time of Concentration

The time of concentration for the pre- and post-development catchments have been calculated in accordance with QUDM. The Friends sheet flow equation has been used to determine the time of concentration (t_c) for the ground catchments. The time of concentration for the roof catchments have been estimated using standard inlet times in combination with expected length of piped flows. Refer to Table 3.2 for the calculated time of concentration for each catchment.

Table 3.2: Time of Concentration Summary

Catchment	Catchment Size (m^2)	Time of Concentration (mins)
Pre-Developed Site	1230	5.33
Post-Developed Site	1230	5.33

3.4.2 C10 Value

The C_{10} values for the proposed site have been based on measured Fraction Impervious (f_i) areas from the site survey and the proposed architectural layouts. Measured imperviousness on the site has been compared to the values in QUDM (2016) Table 3.3 for determination of the C_{10} value, which is presented below.

Table 3.3: C10 Values

Catchment	Catchment Size (m^2)	C_{10}
Pre-development	1230	0.79
Post-development	1230	0.90

3.4.3 Summary of Flow – Rational Method

The Rational Method was used to calculate runoff from the site in the pre-developed and post developed scenario. The anticipated peak discharge per Catchment in Table 3.4 below.

Table 3.4: Rational Method Calculation Summary

AEP	39% (m^3/s)	18% (m^3/s)	10% (m^3/s)	5% (m^3/s)	2% (m^3/s)	1% (m^3/s)
Pre-Developed	0.03	0.04	0.05	0.06	0.08	0.10
Post-Developed	0.03	0.05	0.06	0.07	0.09	0.10
Flow Increase	**0**	**+0.01**	**+0.01**	**+0.01**	**+0.01**	**0**

As the proposed development increases the fraction imperviousness of the site, there will be an increase in the peak discharge stormwater flow at the point of lawful discharge in all the stormwater events from AEP 39% to 1%. Therefore, it will be necessary to provide the development with an on-

site stormwater detention system or mitigation methods to reduce the peak discharge of local storm events.

3.4.4 Detention Design Process

DRAINS hydrologic software has also been utilised to undertake the assessment of pre-development and post-development stormwater discharge to determine if on-site detention is required for the proposed development.

3.4.5 DRAINS Parameters

3.4.5.1 Calibration

The total pre-development flow has been calculated using DRAINS software and compared to the Rational Method Calculations. The times of concentration and fractions impervious used in DRAINS are identical to the ones used in the Rational Method calculations. The pre-development flow calculated in the DRAINS Model is presented in Table 3.5 below.

Table 3.5: Pre-Development Runoff Calculations Comparison

	39% (m^3/s)	18% (m^3/s)	10% (m^3/s)	5% (m^3/s)	2% (m^3/s)	1% (m^3/s)
Pre-development Rational Method	0.03	0.04	0.05	0.06	0.08	0.10
Pre-development DRAINS	0.04	0.05	0.05	0.06	0.07	0.08

As shown in Table 5.5 above, the peak flows determined by DRAINS generally compare well against the peak flows calculated by the Rational Method, with conservative values. Therefore, the DRAINS model is considered appropriate for this site.

3.4.5.2 Rainfall (Temporal Patterns)

Rainfall data used in the DRAINS model has been sourced from the Bureau of Meteorology for the Surfers Paradise region. The model has assessed all temporal patterns between 5 minutes and 120 minutes (2 hours) for all standard design storms.

3.4.5.3 Modifiable Inputs

The DRAINS software package has several inputs that can be used to manipulate the hydraulic behaviour of the model. The values adopted in this model are all default values and are presented in Table 3.6 below.

Table 3.6: DRAINS Modifiable Inputs

Input	Modelled Value
Antecedent Moisture Condition	3
Paved Depression Storage (mm)	1
Supplementary Depression Storage (mm)	1
Grassed (Pervious) Depression Storage (mm)	5
Soil Type	3

Depression Storage values of 1mm for paved/supplementary and 5mm for grassed (pervious) areas were adopted in this model as is recommended in the DRAINS user manual.

An Antecedent Moisture Condition (AMC) of 3.0 has been adopted for this site. This is a default value for DRAINS. A soil type classification type of 3 is representative of soil with slow infiltration rates (may have layers that impede downward movement of water). This value is the default (conservative) value adopted by DRAINS and is considered to represent the existing site conditions well.

3.4.6 Detention Design Parameters

Stormwater detention for the development is proposed to be located underneath the internal roadway of the development. The detention system is proposed to mitigate peak flows from the proposed development. Details of the proposed detention systems are presented in Table 3.7 below.

Table 3.7: Detention System Design Parameters

Detention Tank Parameters		
Detention Base		16.716m^2
Detention Height		1.1m
Total Detention Volume Provided		19.263m^3
Detention Volume Required		16.17m^3
TWL & Outflow	Minor Storm	640mm from base & 0.052m^3/s
	Q20	750mm from base & 0.058m^3/s
	Major Storm	950mm from base & 0.084m^3/s
Orifice 1 Size/Level		Ø175mm at base of tank
Orifice 2 Size/Level		Ø90mm at 450mm above base of tank
Weir Dimensions/Invert Level		200mm from top of tank
Emergency Overflow Grate		1350mm from base of tank

Figure 3.1 below shows a screenshot of the DRAINS model used to represent the subject site.

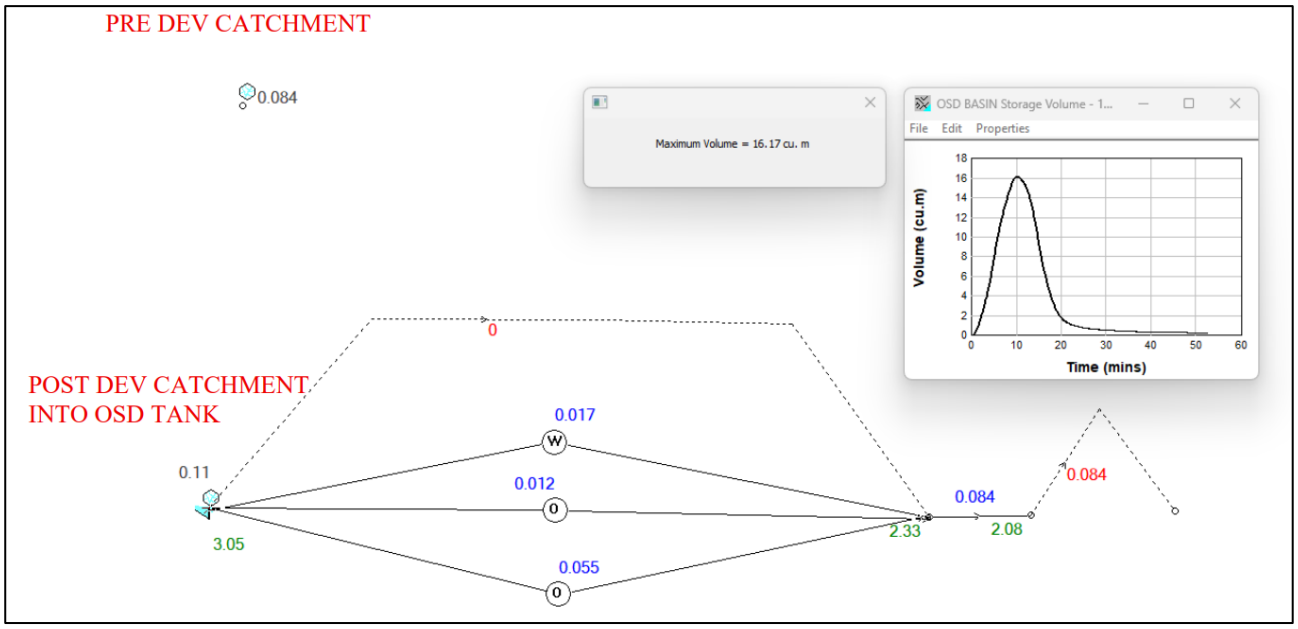


Figure 3.1: Screenshot of DRAINS model used for subject site

3.4.7 DRAINS Hydrologic Modelling Results

The on-site stormwater detention arrangement described in Table 3.8 has been designed to demonstrate that the proposed on-site detention strategy is effective in reducing developed peak stormwater discharge to a rate that is less than the existing, pre-development scenario.

The results of the assessment and confirmation of the achievement of the on-site detention objectives at all lawful points of discharge are provided in Table 3.8 below.

Table 3.8: Development Runoff Calculations with Detention - DRAINS Model

	39% (m^3/s)	18% (m^3/s)	10% (m^3/s)	5% (m^3/s)	2% (m^3/s)	1% (m^3/s)
$Q_{Pre\text{-}Developed}$ (m^3/s)	0.035	0.045	0.055	0.064	0.075	0.084
$Q_{Detention}$ (m^3/s)	0.035	0.045	0.052	0.058	0.066	0.084
Peak Flow Reduction (m^3/s)	**0**	**0**	-0.003	-0.006	-0.009	**0**

The comparison of pre-developed and attenuated post-developed with detention conditions shows that non-worsening of peak discharges in the 39%, 18%, 10%, 20%, 50% and 1% AEP storm events is achievable with the detention system described in previous sections.

4 Summary

This study has reviewed the proposed development and the engineering constraints and serviceability requirements.

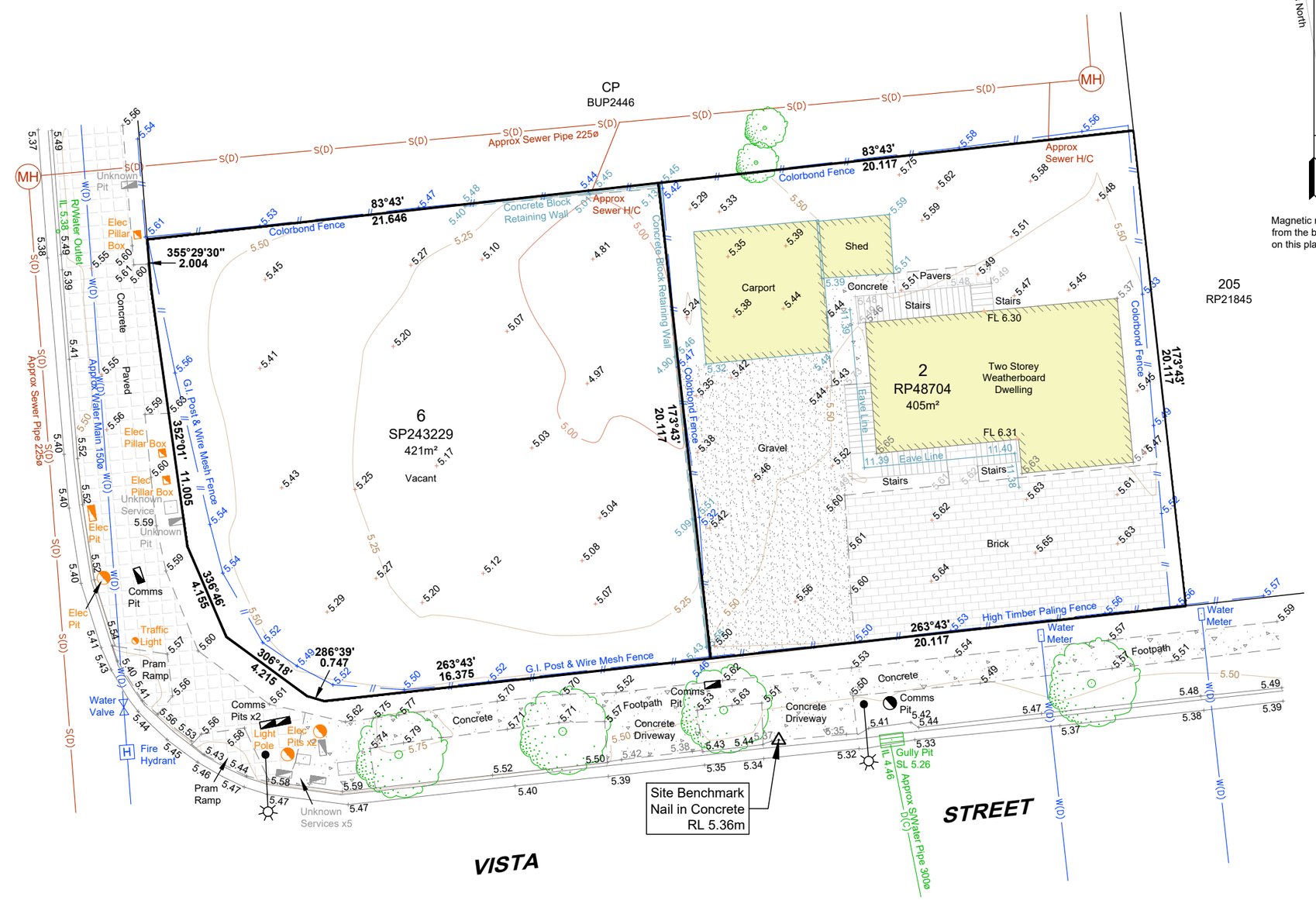
Based on this study the following conclusions have been drawn:

- On-site detention, in the form of an underground detention tank, is sufficient to service the proposed development of the site. Therefore, the proposed development will not adversely impact downstream properties; and
- A stormwater quality system consisting of 3 cartridge ATLAN Filters are to be installed to treat flows generated from the proposed development site.

In summary, the integrity of receiving water bodies will not be adversely impacted as a result of this development and the development based on the above information can be adequately serviced.

5 Appendices

Appendix A – Survey



NOTES:

1. Drawn to scale on an A3 sheet.
2. All levels are in metres on the Australian Height Datum PSM #200184 - RL 5.873 AHD situated in Surfers Paradise Boulevard.
3. Relatively low AHD levels on the subject site suggest the possibility of a minimum habitable floor level requirement. The builder should contact the local authority to check for flood level information.
4. Boundaries subject to cadastral survey.
5. The location of services is approximate only and is plotted from surface installations and the relevant council records. The exact nature and location of these services should be confirmed prior to construction.

0 4 8 12 16 20 24 28 32

SCALE IN METRES

3020 SURVEYS

ACN: 648 937 197 | ABN: 33 648 937 197

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

Fence	Awning Post
Ret. Wall Base	Floor Level
Ret. Wall Top	Comm. Pit
Eave Line	Comm. Pillar
Step	Spot Level
Pool	Low V. Pole
Garden Edge	Elec Pit
Back Kerb	Street Light
Invert Kerb	Service Mkr
Lip Kerb	Bollard
Grade Change	Gate
Driveway	Fence Post
Slab Edge	Gas Mkr Post
Bank Toe	Gas Valve
Bank Top	Sewer MH
Tree Line	Sewer IO
Comms (Rec)	SW MH
Elec (Rec)	SW Pit
Gas (Rec)	SW Outlet
Sewer (Rec)	Downpipe
Stormwater (Rec)	Fire Hydrant
Water (Rec)	Water Meter
Waters Edge	Water Valve
Gate	Tree

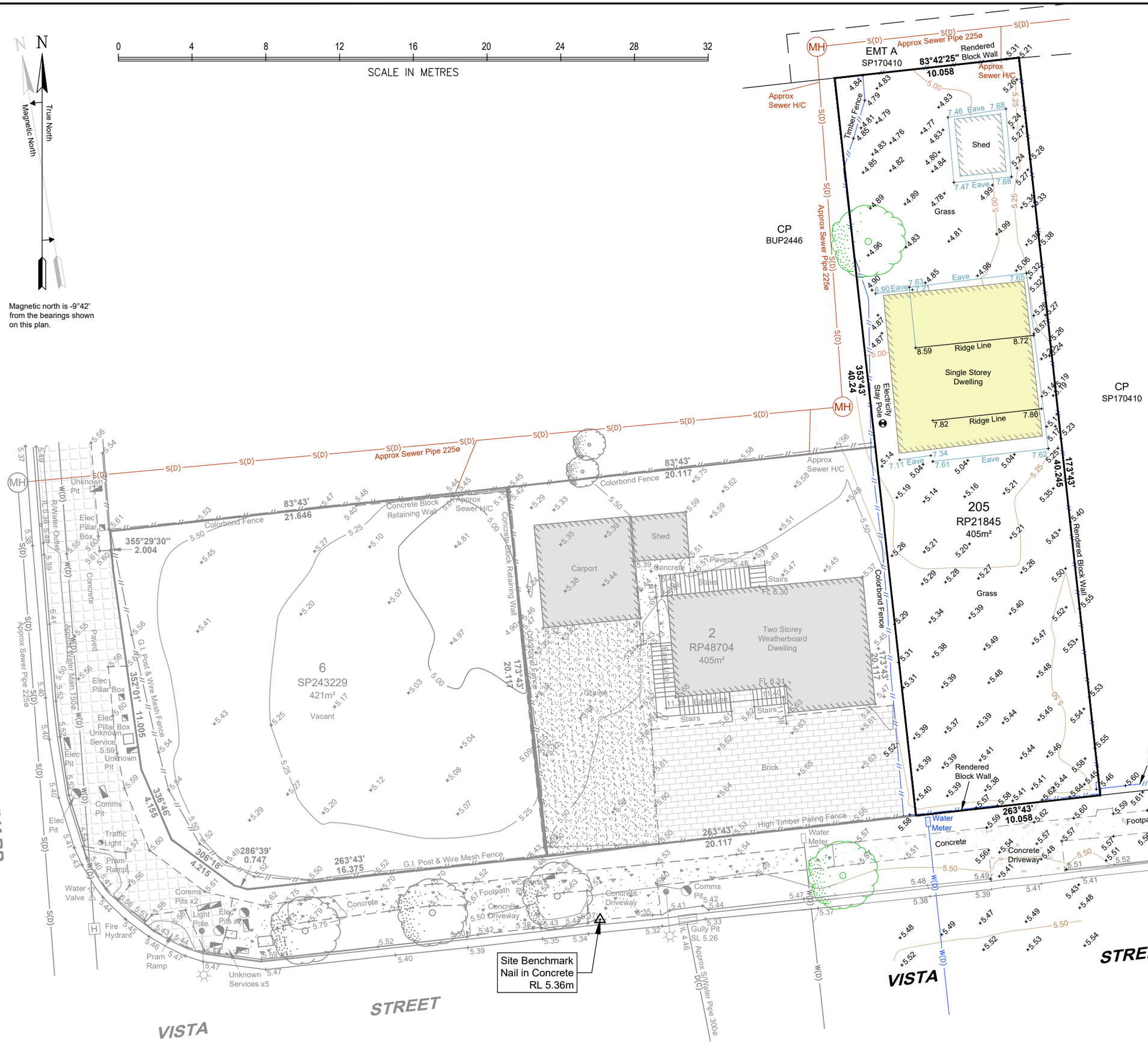
Project: Detail Survey
Client: BDA
Authority: Gold Coast C.C.
Meridian: SP243229
V. Datum: AHD (D)
V. Origin: PSM #200184
RPD: Lot 6 on SP243229 & Lot 2 on RP48704
Contour Interval: 0.25m
Scale at A3: 1:200

DATE	AMENDMENTS	REV
22.04.2024	Original Issue	A

27 Vista St & 2959 Surfers Paradise Blvd

SURFERS PARADISE

22.04.2024	240073_DET_01	A



3020 SURVEYS

ACN: 648 937 197 | ABN: 33 648 937 197

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

Fence		Awning Post	
Ret. Wall Base		Floor Level	
Ret. Wall Top		Comm. Pit	
Eave Line		Comm. Pillar	
Pool		Spot Level	
Garden Edge		Low V. Pole	
Bitumen Edge		Elec Pit	
Back Kerb		Elec Pillar	
Invert Kerb		Street Light	
Lip Kerb		Service Mkr	
Grade Change		Bollard	
Driveway		Fence Post	
Slab Edge		Gas Mkr Post	
Bank Toe		Gas Valve	
Bank Top		Sewer MH	
Tree Line		Sewer IO	
Comms (Rec)		SW MH	
Elec (Rec)		SW Pit	
Gas (Rec)		SW Outlet	
Sewer (Rec)		Downpipe	
Stormwater (Rec)		Fire Hydrant	
Water (Rec)		Water Meter	
Waters Edge		Water Valve	
Gate		Tree	

NOTES:

1. Drawn to scale on an A3 sheet.
2. All levels are in metres on the Australian Height Datum PSM #200184 - RL 5.873 AHD situated in Surfers Paradise Boulevard.
3. Relatively low AHD levels on the subject site suggest the possibility of a minimum habitable floor level requirement. The builder should contact the local authority to check for flood level information.
4. Boundaries subject to cadastral survey.
5. The location of services is approximate only and is plotted from surface installations and the relevant council records. The exact nature and location of these services should be confirmed prior to construction.
6. Council or state overlays have not been searched and may exist over the subject lot. These overlays won't be shown on the final plan and digital data unless specifically provided for in this fee proposal.
7. All gray data been picked-up as part of previous job no. 240073 (22.04.2024) and been added only for reference (they were not a part of survey under job 255030)

REV:	DESCRIPTION:	BY:	DATE:
D			
C			
B			
A	Original Plan	AJS	01.10.2025

RPD:	Lot 205 on RP21845
MERIDIAN	SP243229
V. DATUM	AHD (D)
V. ORIGIN	PSM #200184
AUTHORITY	G.C.C.C.
CONTOUR INTERVAL:	0.25m

PAGE 1/1

CLIENT: BDA

SITE: 25 VISTA STREET SURFERS PARADISE

TITLE: DETAIL SURVEY

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:250	01.10.2025	AJS	-

DRAWING NO: 255030_DET_01

REVISION: A

Appendix B – Architectural Plans

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH STUDIO SNELL.

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

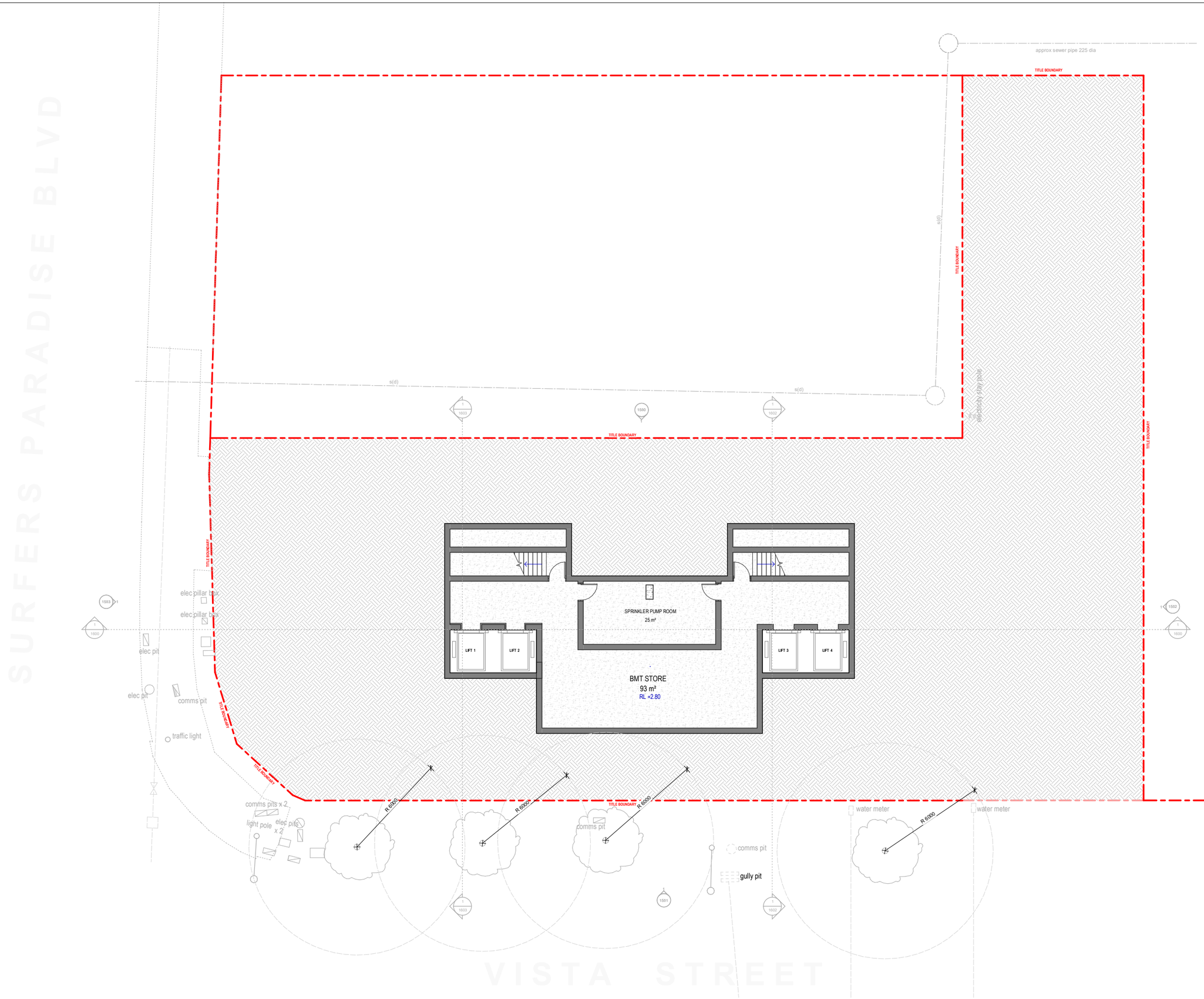
16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5640 7374
PHONE SYDNEY 02 9332 1111

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936	SK	1100	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B



NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - BMT

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:01 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

936 | SK | 1100 | B

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936	SK	1200	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
Date 1	Revision 1	A
04-12-2025	For Information	B

SURFERS PARADISE BLVD

VISTA STREET

10060
TITLE BOUNDARY
approx sewer pipe 225 dia
STORAGE
CARPARK 08(STAFF)
CARPARK 07(STAFF)
CARPARK 06(STAFF)
CARPARK 05
CARPARK 04
CARPARK 03
CARPARK 02
CARPARK 01
34945
CARPARKING
1420
SETBACK
40340
PROPOSED BUILT FORM
s(d)
electricity stay pole
OPEN AIR SERVICE LANE
GATE
ENTRY
TERRRACE
44 m²
RESTAURANT
121 m²
RL +5.70
FIRE ISOLATED SERVICES
59 m²
RL +5.70
UNDER RAMP
RL +5.60
1.4:2
1.8:3
RAMP OVER
FIRE ISOLATED WASTE ROOM
28 m²
RL +5.70
STAIR FROM LVL1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL1 OVER
STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL 1 OVER
WM
COMMS
ELEC
RC
ELEC
COMMS
WM
LIFT 1
LIFT 2
LIFT 3
LIFT 4
MAIL
6 m²
LOBBY
142 m²
RL +5.70
NEIGHBOURHOOD STORE
23 m²
QUEUING BAY
MRV 4.5M HEIGHT
COMMS
Not Enclosed
FIRE CONTROL
9 m²
REFUSE COLLECTION / TEMP STORE
SURF DECK
12 m²
SEATING
SEATING
ENTRY
TITLE BOUNDARY
4800
5000
PAD MOUNT
5390
PMT
6500
PEDESTRIAN SIGHT TRIANGLE TRANSPARENT MASONRY SCREENING TO STREET.
VEHICLE CROSS OVER
2100
SETBACK
14300
PROPOSED BUILT FORM
3740
SETBACK
1420
SETBACK
34340
PROPOSED BUILT FORM
10860
5200
PMT
elec pit
comms pit
traffic light
light pole
x 2
gully pit
water meter
SURFER

NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
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SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - GF

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:07 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

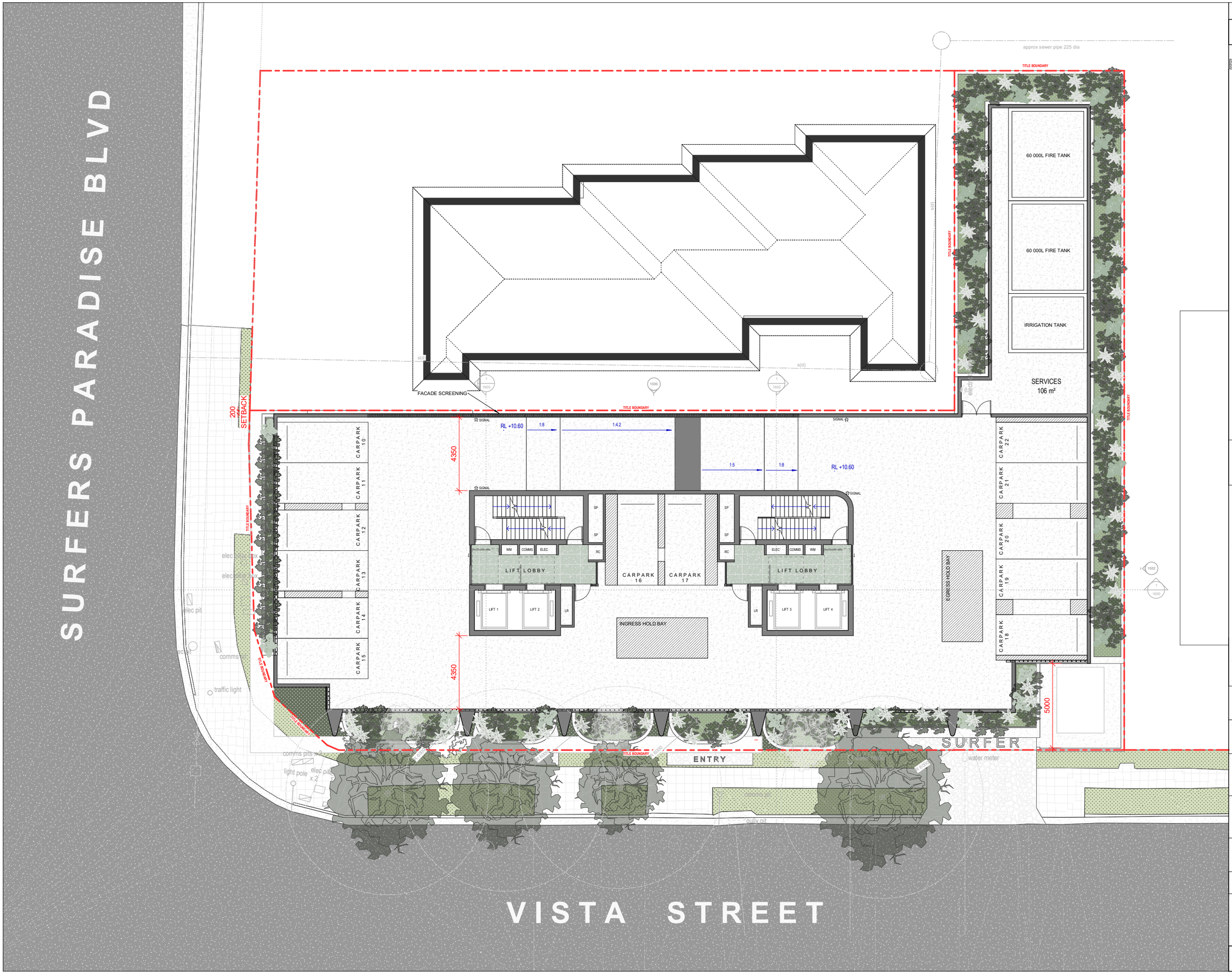
936	SK	1200	B

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936	SK	1300	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B



NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
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3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 1

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:29:39 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

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936	SK	1301	B

REVISION SCHEDULE

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TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 2

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:30:19 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8658 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

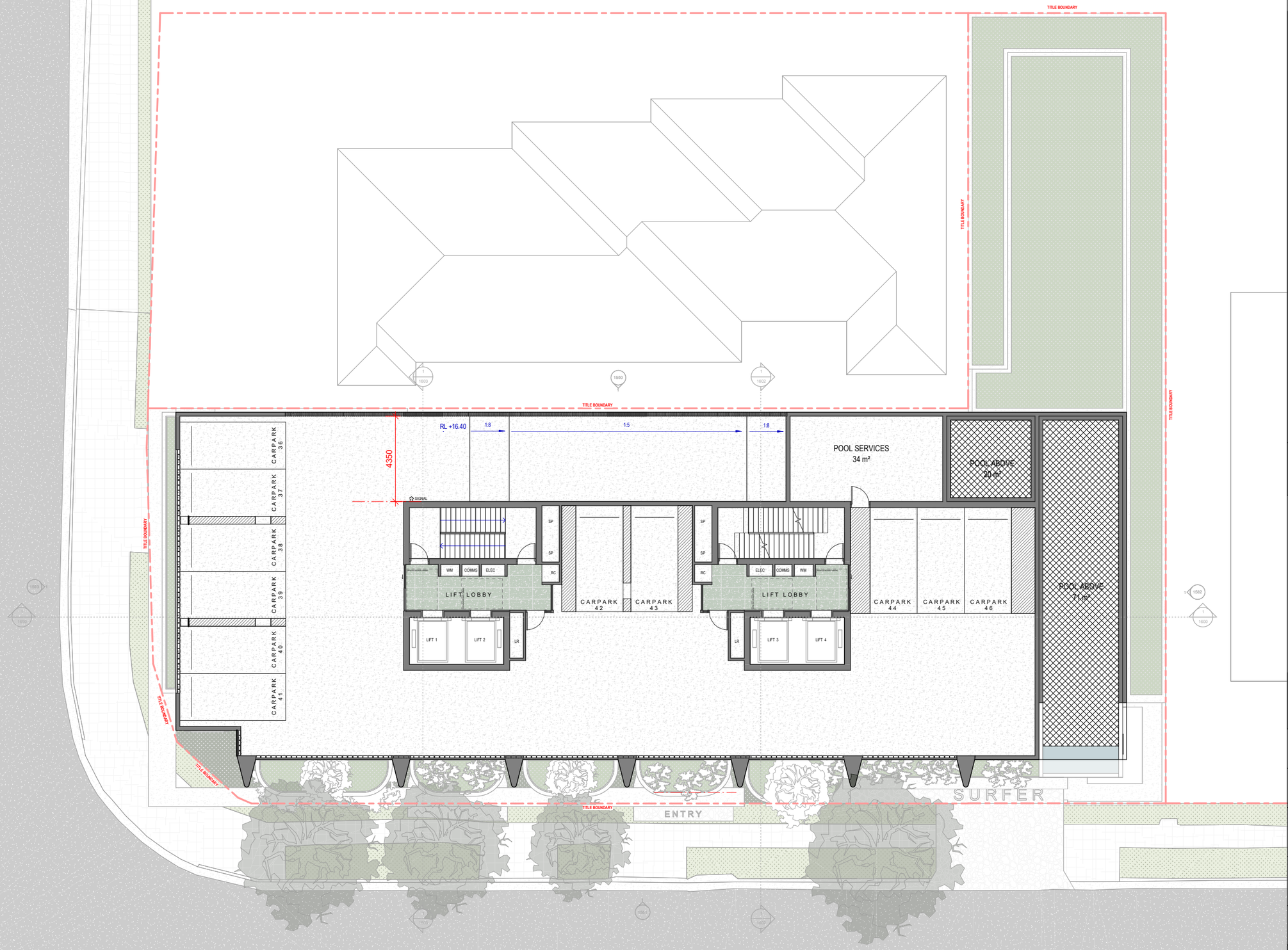
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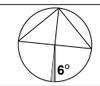
936	SK	1302	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B



NORTH POINT



NOTES

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SMOKE DETECTORS:	AS 3786
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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 3

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		4/12/2025 5:30:44 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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169 ALBION STREET, SURRY HILLS, 2010
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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 4

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 296

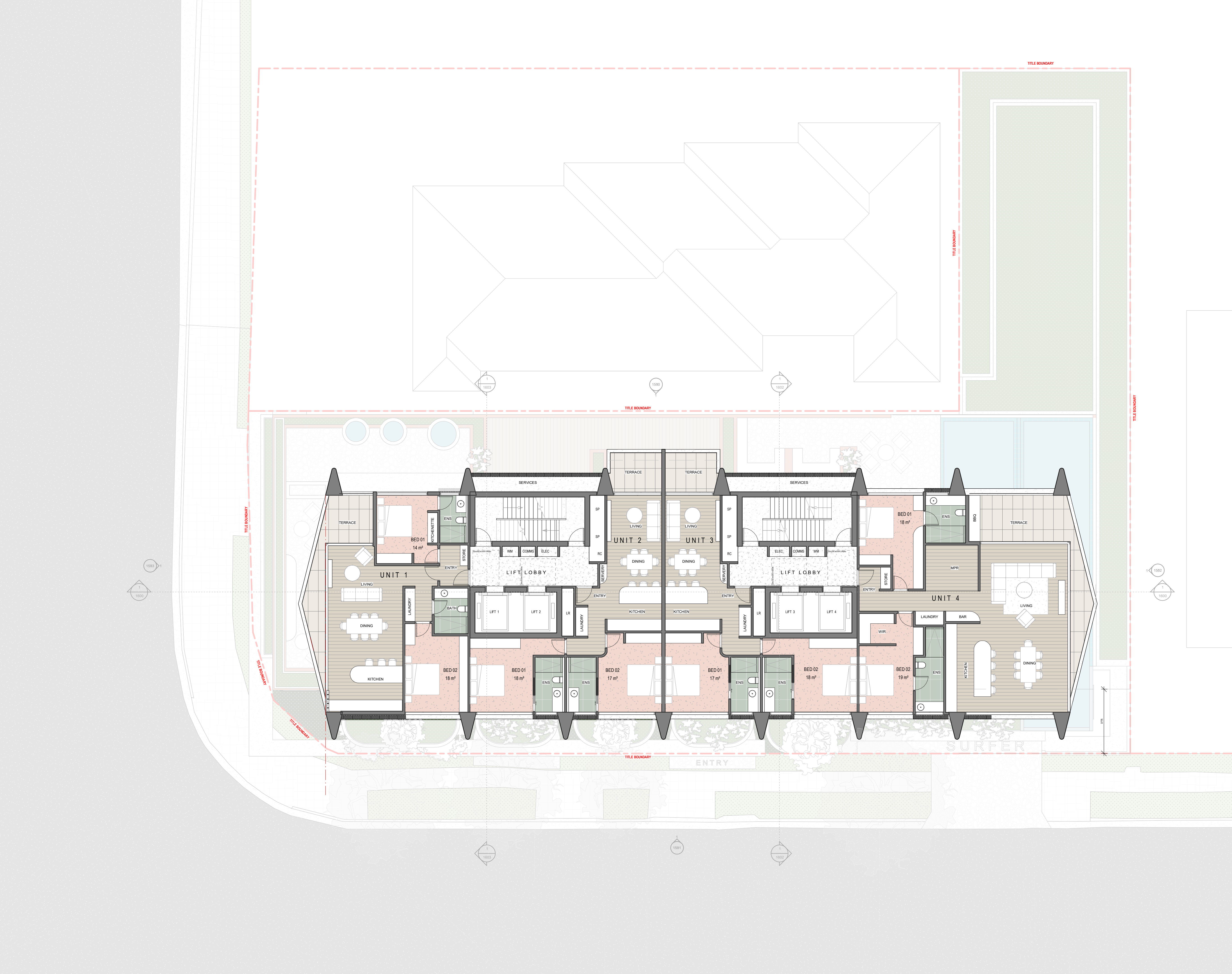
JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

936	SK	1304	B

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

NORTH POINT

6°

NOTES

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WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - LVL 5-29

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

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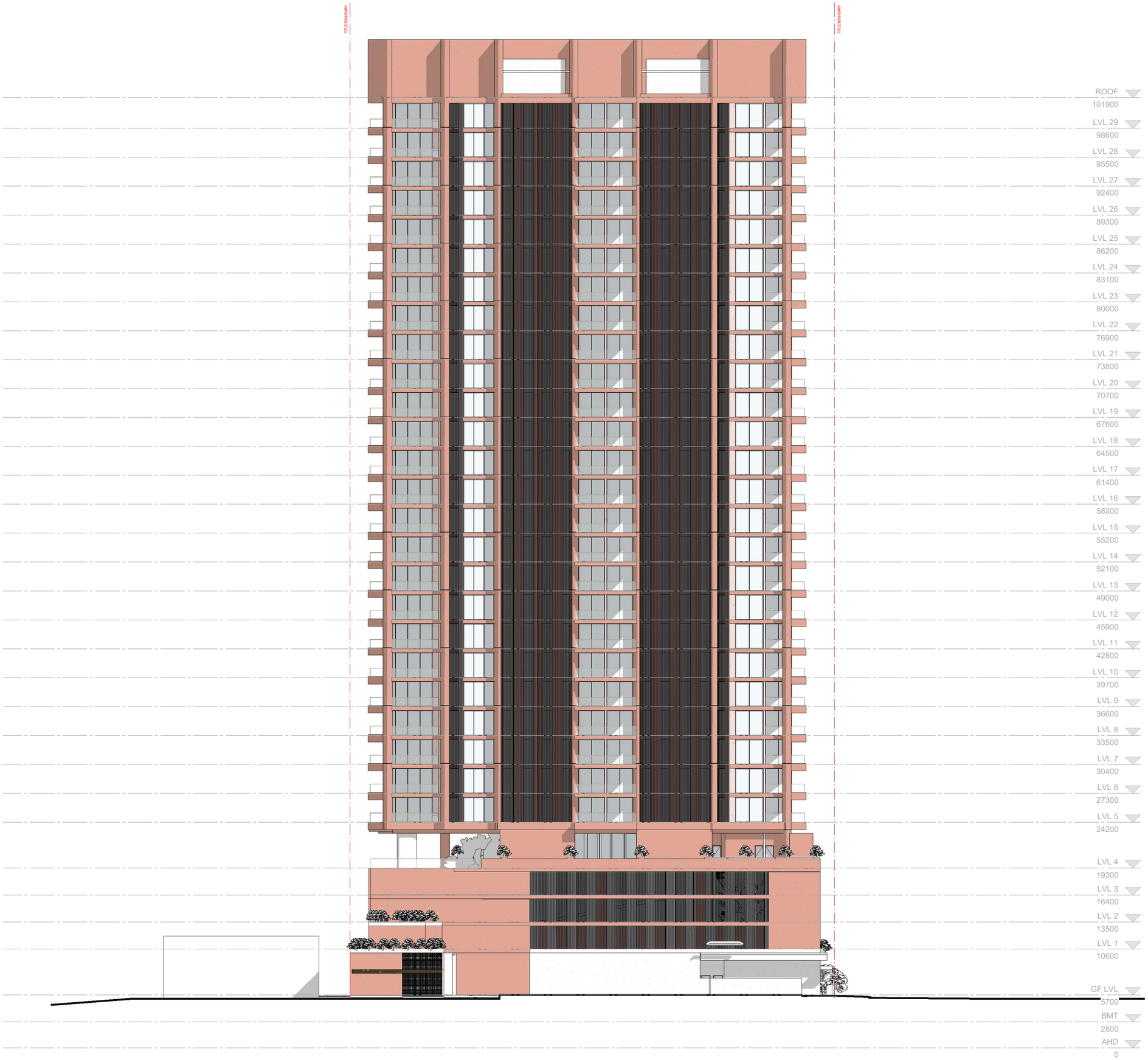
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION
NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
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PHONE SYDNEY 02 9332 1111

936	SK	1305	B



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936	SK	1500	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

NORTH POINT

6°

NOTES

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AUSTRALIAN STANDARDS

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TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

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GENERAL NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - NORTH

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:31:36 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
PHONE GOLD COAST 07 5646 7374
PHONE SYDNEY 02 9332 1111

936	SK	1500	B



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936	SK	1501	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

6°

NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - SOUTH

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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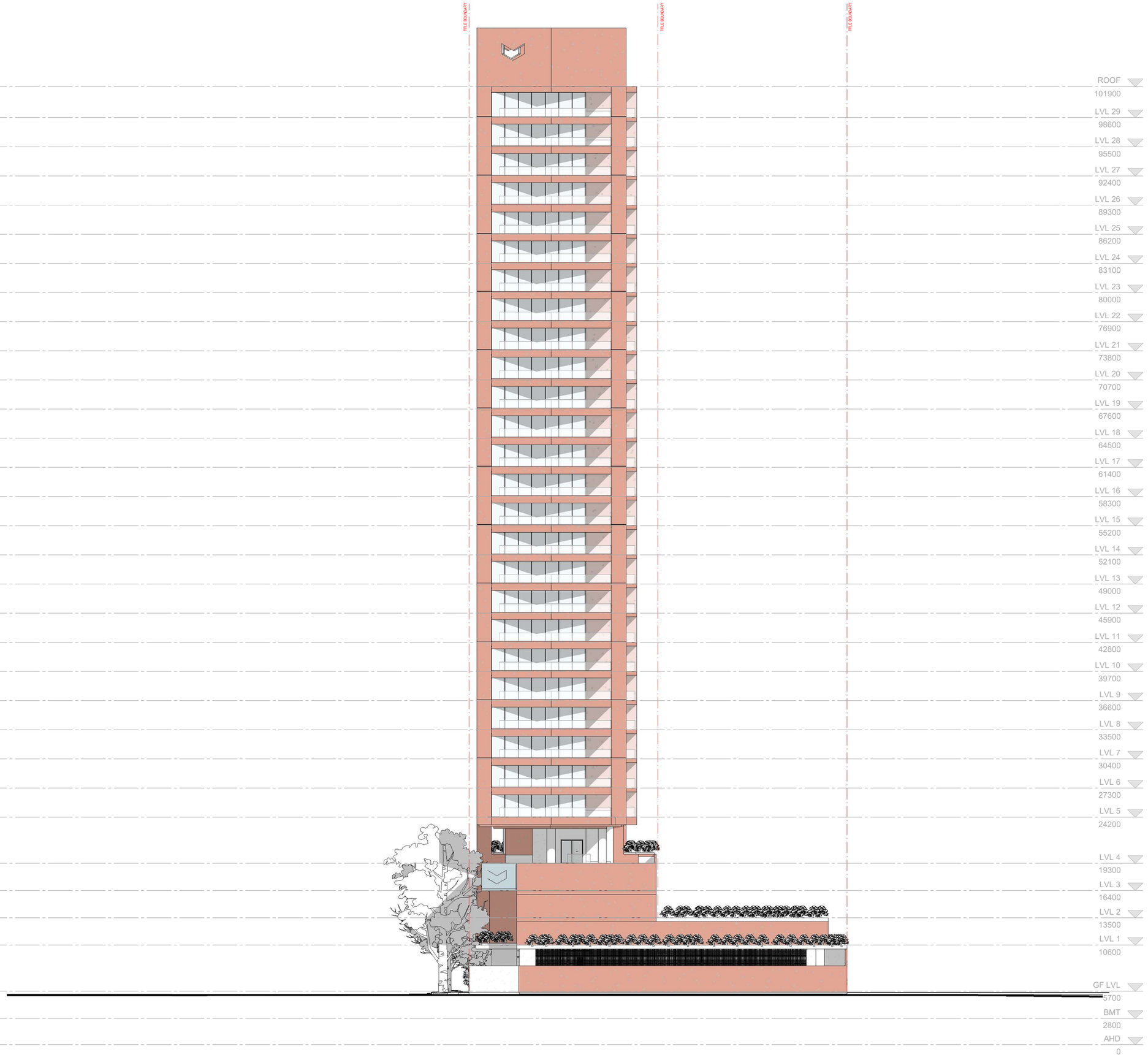
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STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

NORTH POINT

6°

NOTES

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - EAST

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:01 PM

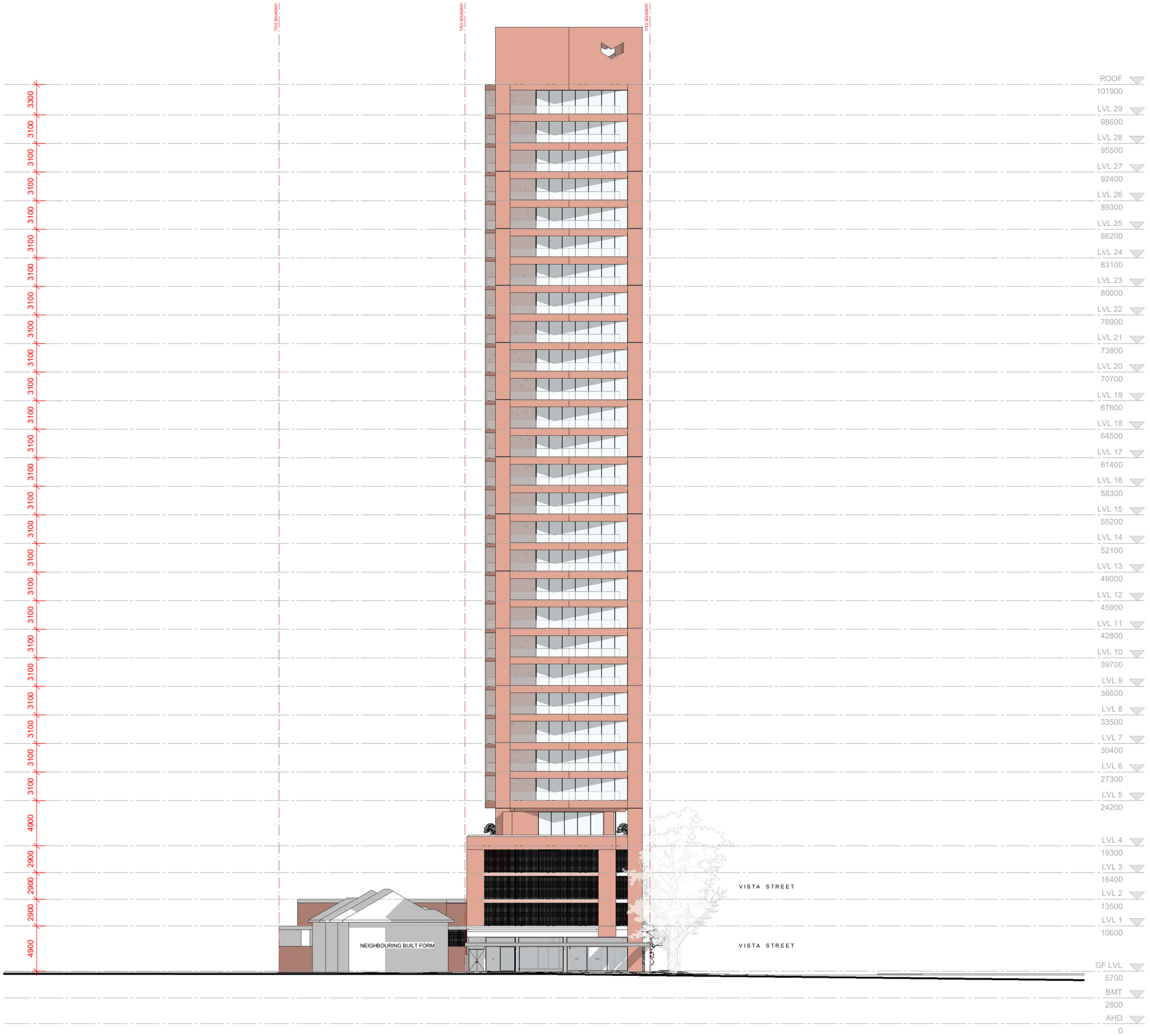
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
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ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

NORTH POINT

6°

NOTES

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SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R=3.0 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF

2. PROVIDE MINIMUM R=1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER

3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS

4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

ELEVATION - WEST

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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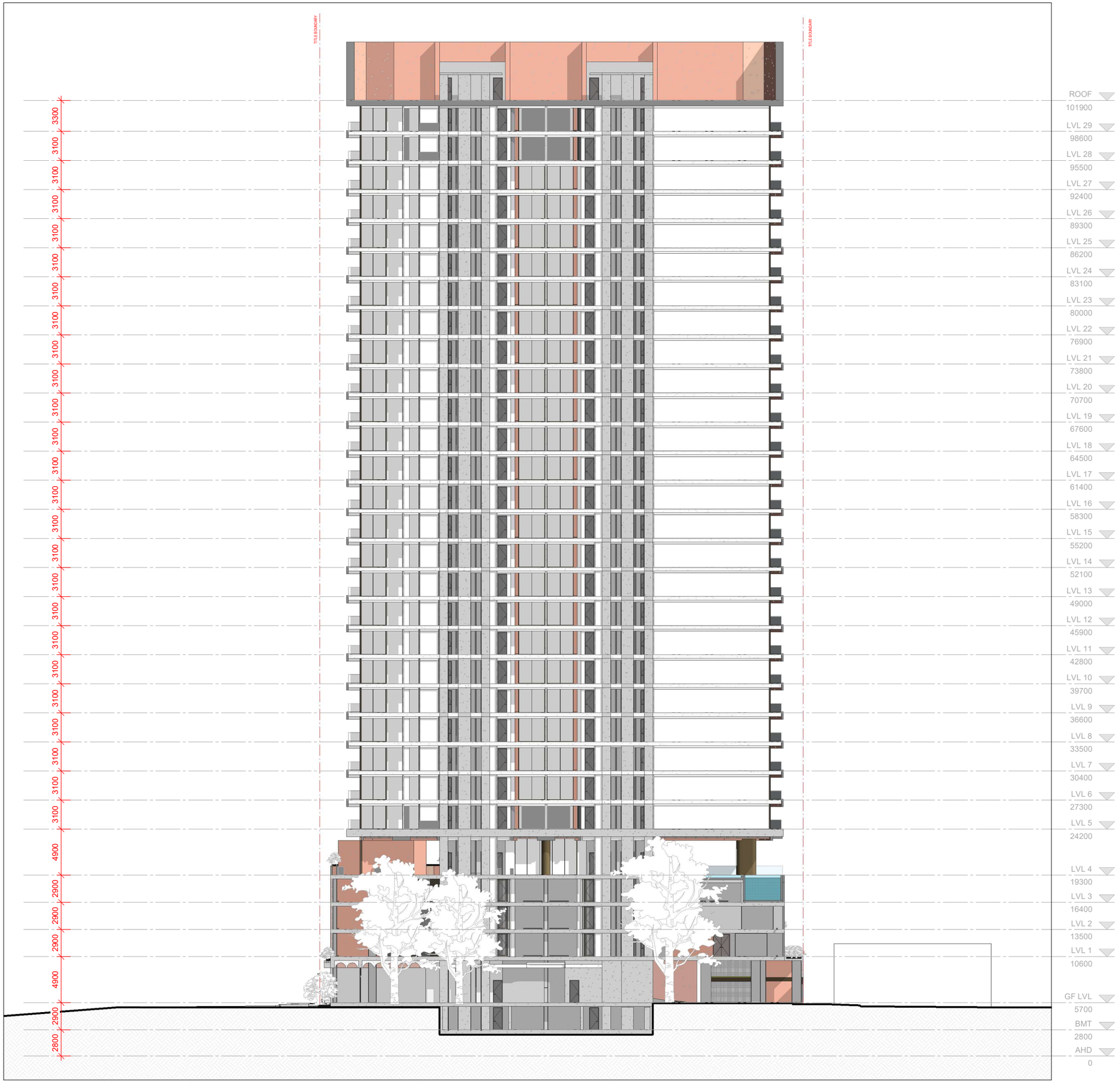
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 266

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
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PHONE SYDNEY 02 9332 1111

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936	SK	1600	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B

NORTH POINT

6°

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 01

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:20 PM

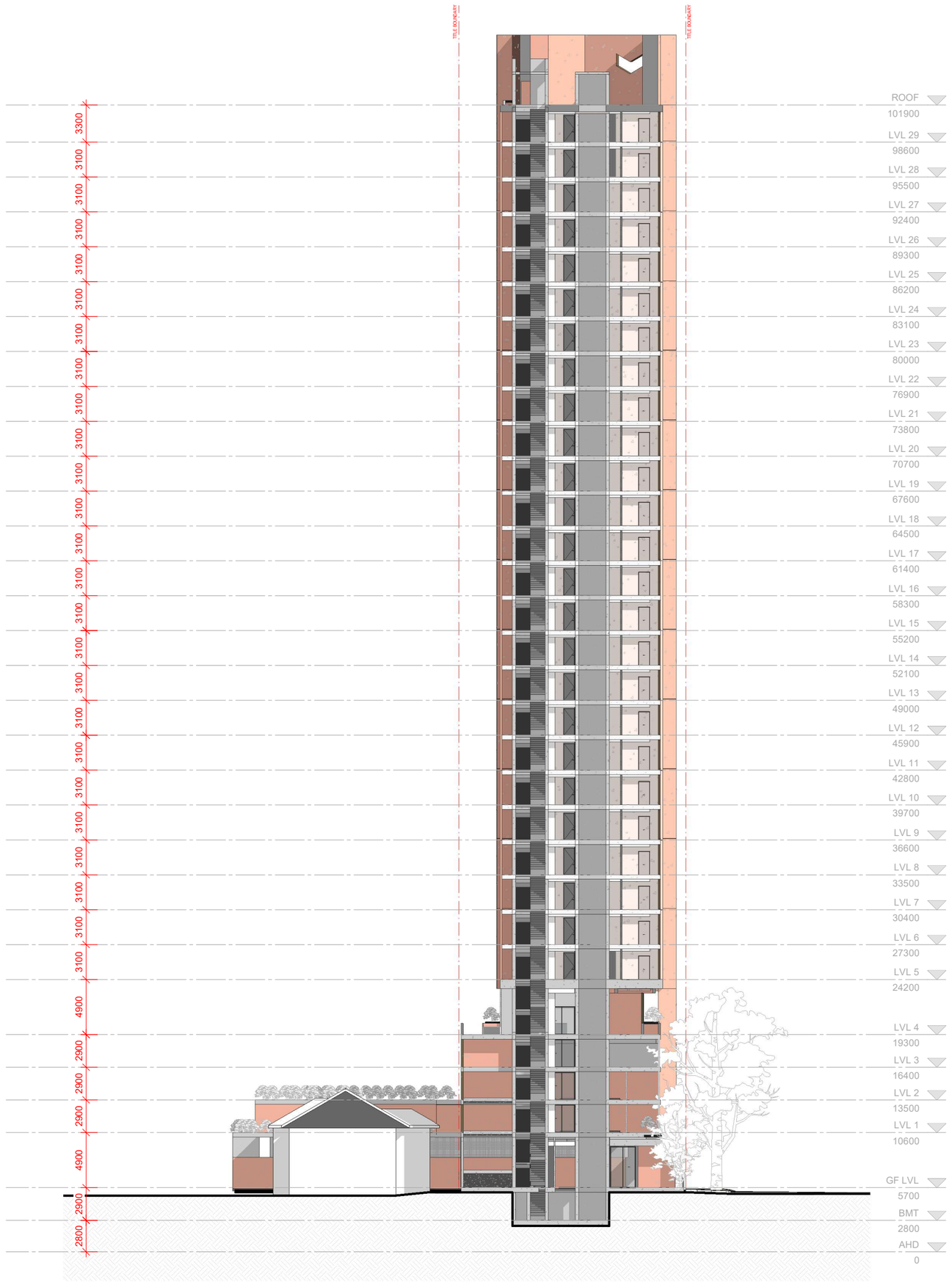
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REVISION SCHEDULE

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NORTH POINT

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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 02

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:25 PM

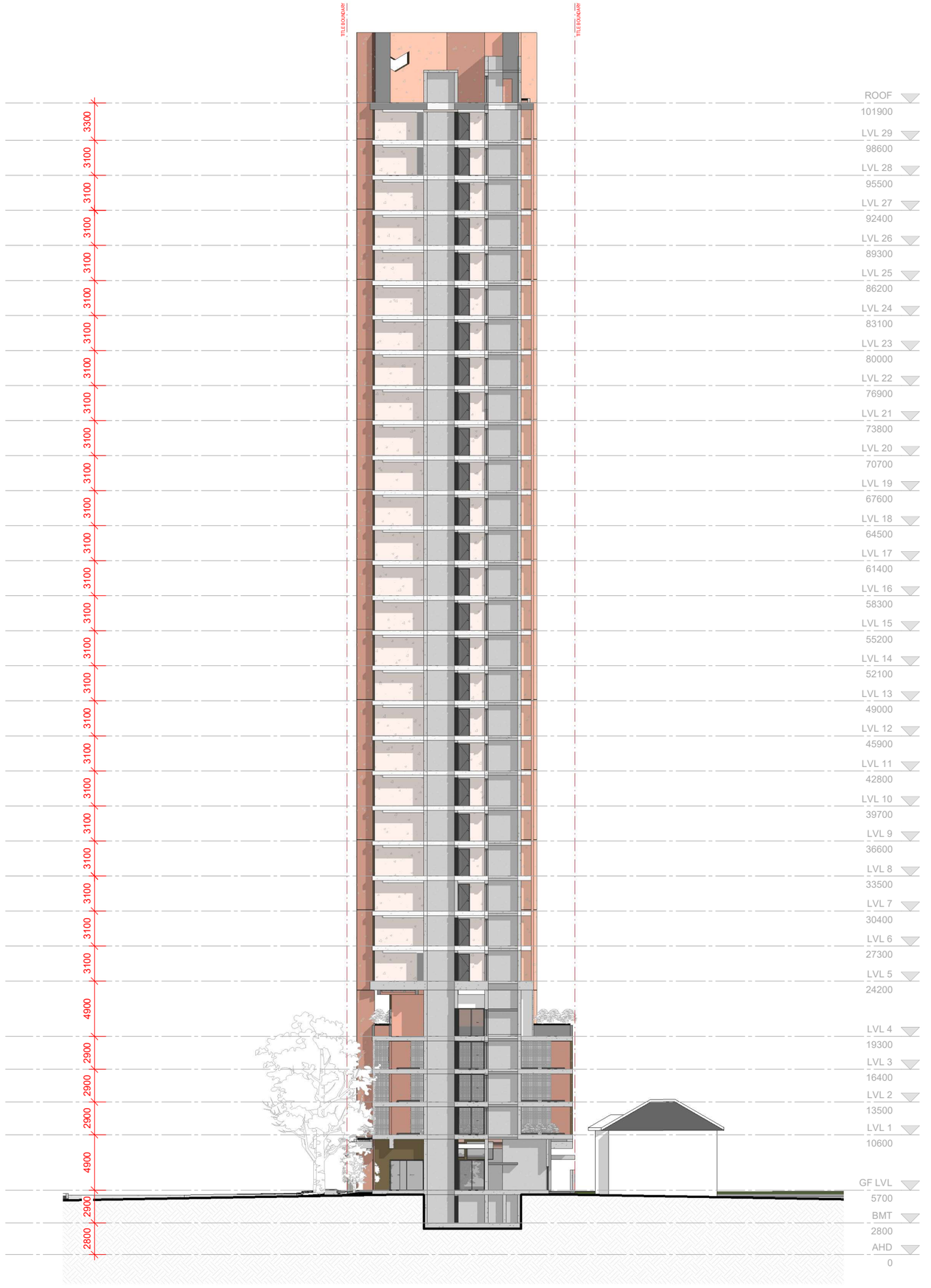
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PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

SECTION 03

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 200		4/12/2025 5:32:29 PM

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936	SK	1603	B

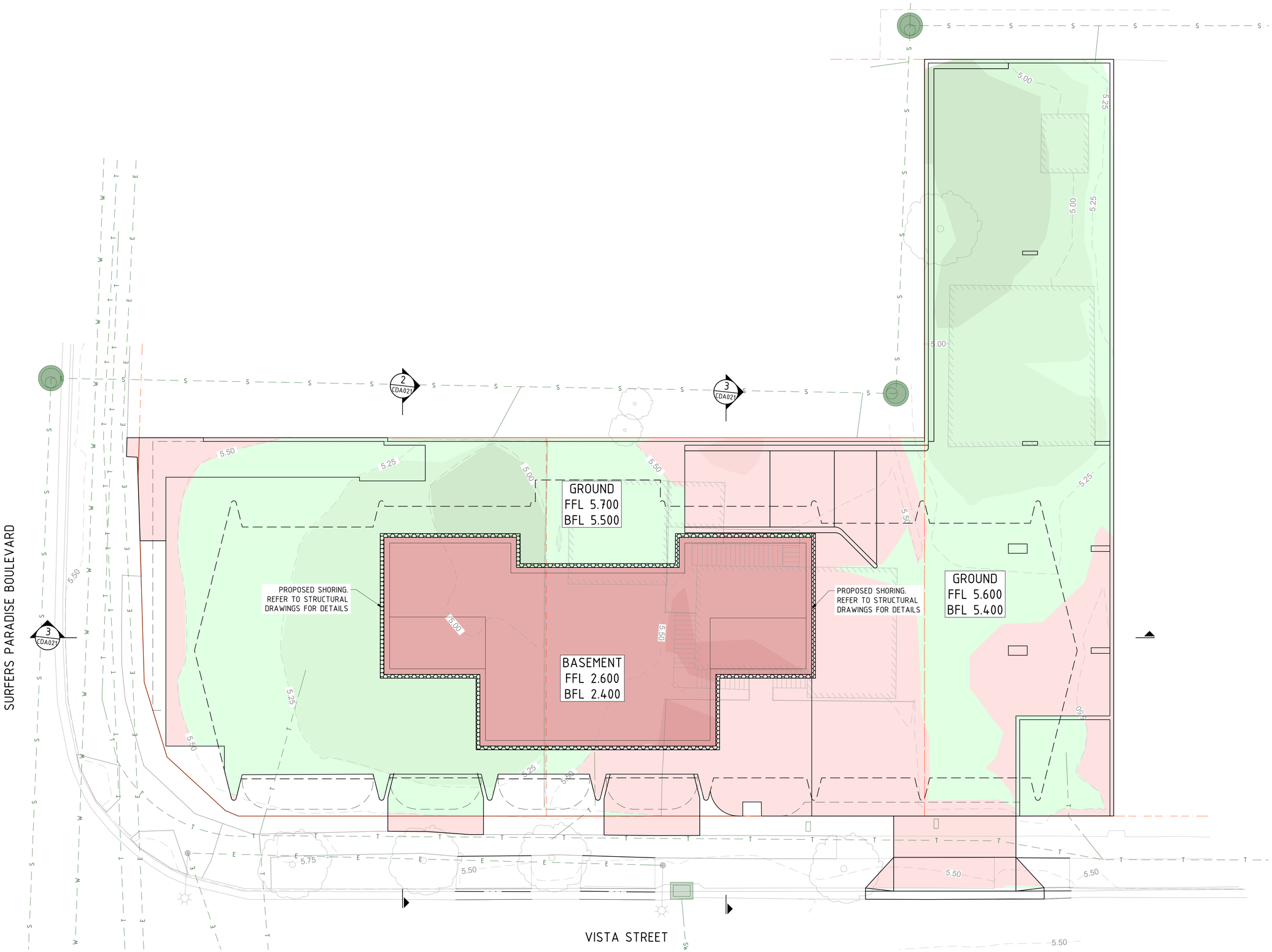
Appendix C – Engineering Drawings

PROPOSED EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR (11.1)
- BUILDING
- CONCRETE
- STORMWATER (SW)
- WATER (W)
- SEWER (S)
- GAS (G)
- TELECOMMUNICATIONS (T)
- ELECTRICAL (E)
- ELECTRICAL OVERHEAD

DEPTH RANGE LEGEND

CUT		FILL
	0.00m - 0.25m	
	0.25m - 0.50m	
	0.50m - 1.00m	
	1.00m - 1.50m	
	1.50m - 2.00m	
	2.00m - 3.00m	
	> 3.00m	



EARTHWORKS VOLUMES

100mm STRIP (NOM.) = 122m^3
CUT = 535m^3
FILL = 255m^3
NOTE:

- EARTHWORK VOLUMES HAVE BEEN CALCULATED BETWEEN STRIPPED SURFACE AND DESIGN SURFACE MINUS 200mm.
- EARTHWORKS CONTOURS SHOWN ARE 200mm BELOW DESIGN SURFACE.
- EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS & TANKS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.

ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

0 2 4
SCALE 1:100 @A1

Rev	Date	Description	By	Chk
P01	12.12.25	PRELIMINARY	BC	MS

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

Drawing Title
BULK EARTHWORKS PLAN

Project No.
AU251209

Drawing No.
CDA011

Revision
P01

PRELIMINARY
NOT FOR CONSTRUCTION

SURFACE LEGEND

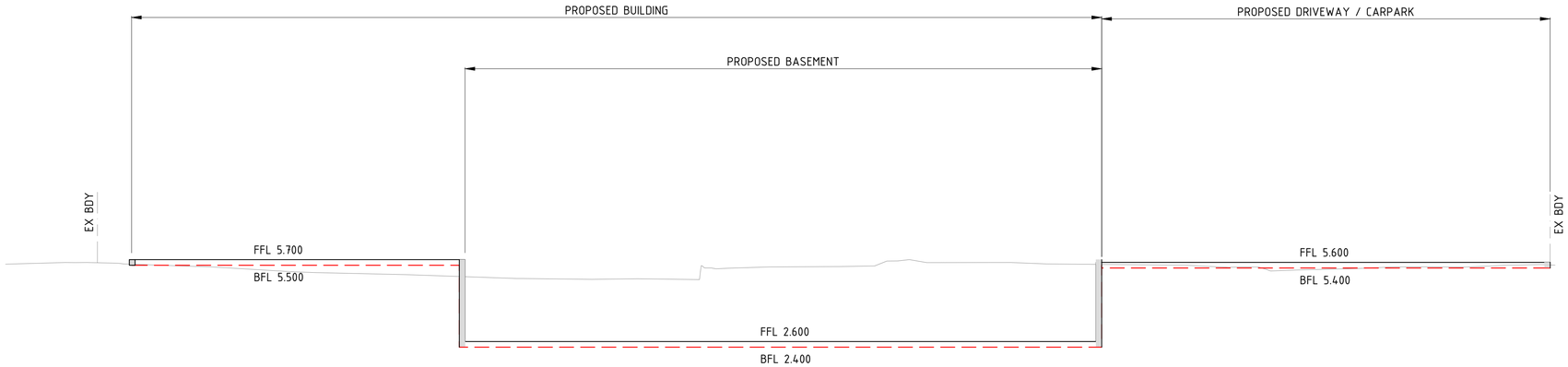
NATURAL SURFACE
DESIGN SURFACE
BULK EARTHWORKS SURFACE

NOTE

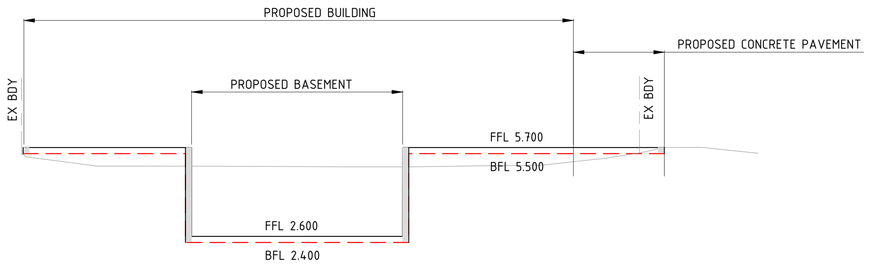
ANY UNSUITABLE MATERIAL AND/OR UNCONTROLLED FILL ENCOUNTERED IS TO BE TREATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

ALL TEMPORARY BATTERS ARE SHOWN INDICATIVELY AND MUST BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

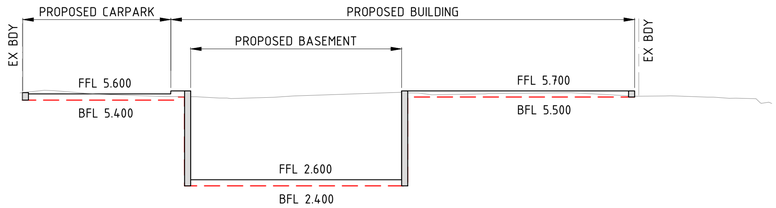
EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



SECTION
SCALE 1:100
1 CDA011



SECTION
SCALE 1:100
2 CDA011



SECTION
SCALE 1:100
3 CDA011

WARNING

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

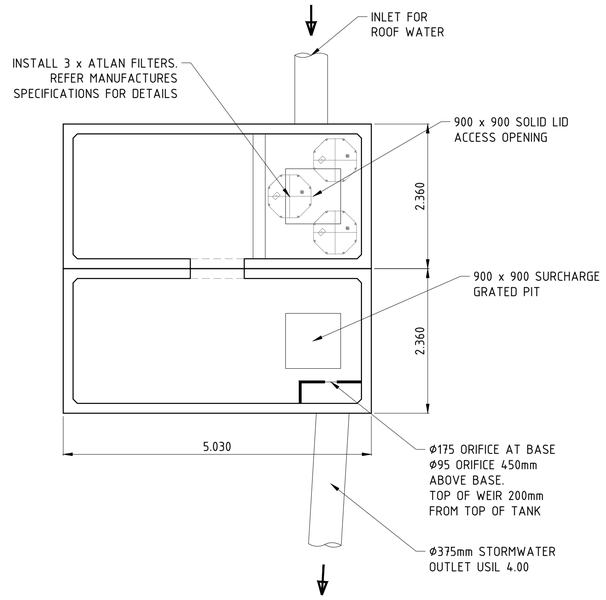
Drawing Title
BULK EARTHWORKS SECTIONS

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA021

Revision
P01



STORMWATER DETENTION TANK PLAN VIEW

WARNING

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Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed	Drawn	Checked
LMN	BC	ND

Drawing Title
STORMWATER DETAILS

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA041

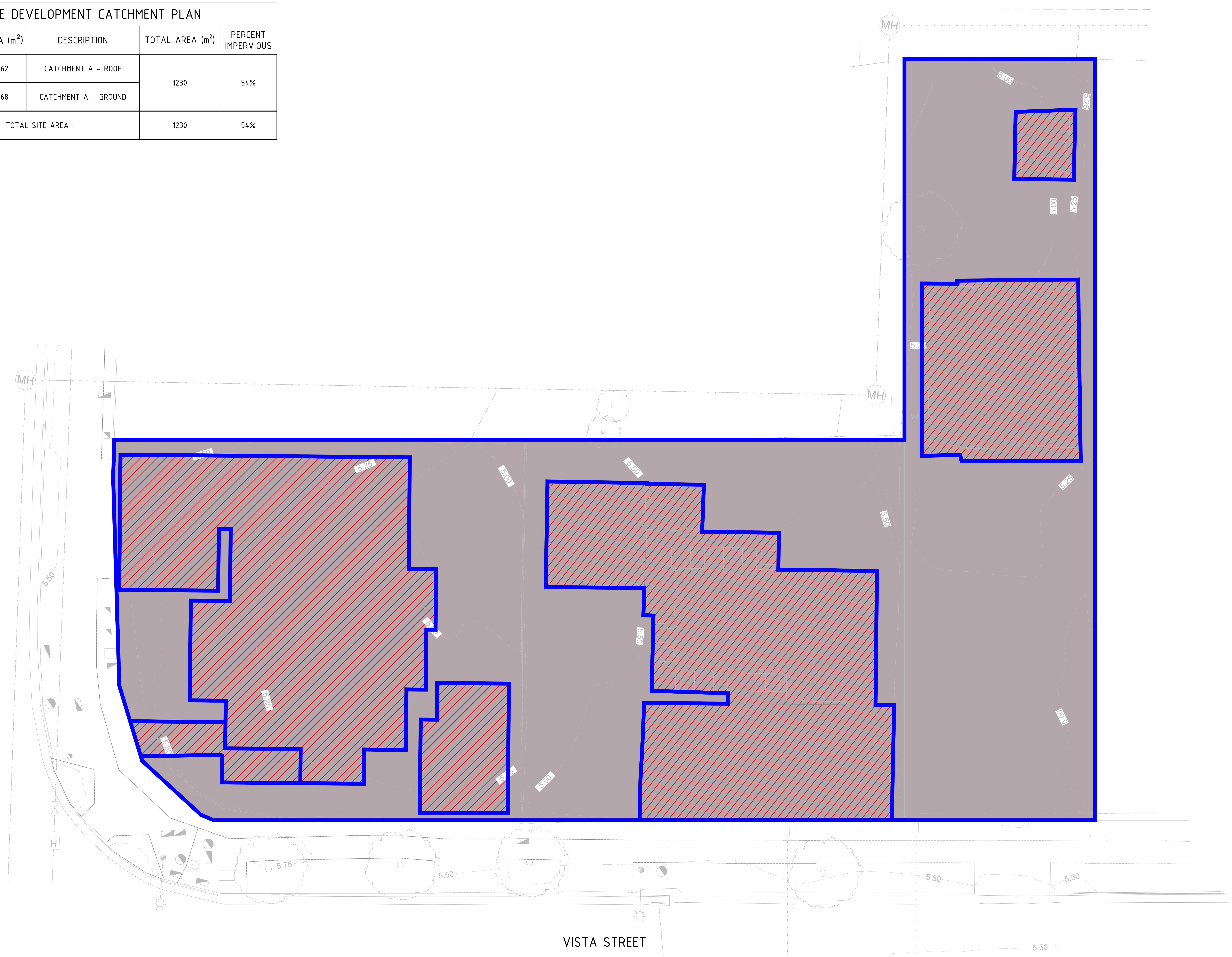
Revision
P01

EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- 11.1 MAJOR CONTOUR
- BUILDING
- SWALE
- SW STORMWATER
- CATCHMENT

PRE DEVELOPMENT CATCHMENT PLAN

LEGEND	NAME	AREA (m^2)	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
(roof hatch)	A	562	CATCHMENT A – ROOF	1230	54%
(ground fill)		668	CATCHMENT A – GROUND		
TOTAL SITE AREA :				1230	54%



WARNING

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ISO 9001 certified ISO 45001 certified ISO 14001 certified

Project Name
25-27 VISTA STREET & 2959 SURFERS PARADISE BOULEVARD SURFERS PARASIDE, QUEENSLAND 4217

Client
BASTION GROUP

Designed LMN | Drawn BC | Checked ND

Drawing Title
PRE DEVELOPMENT CATCHMENT PLAN

Project No. **AU251209**

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CDA051**

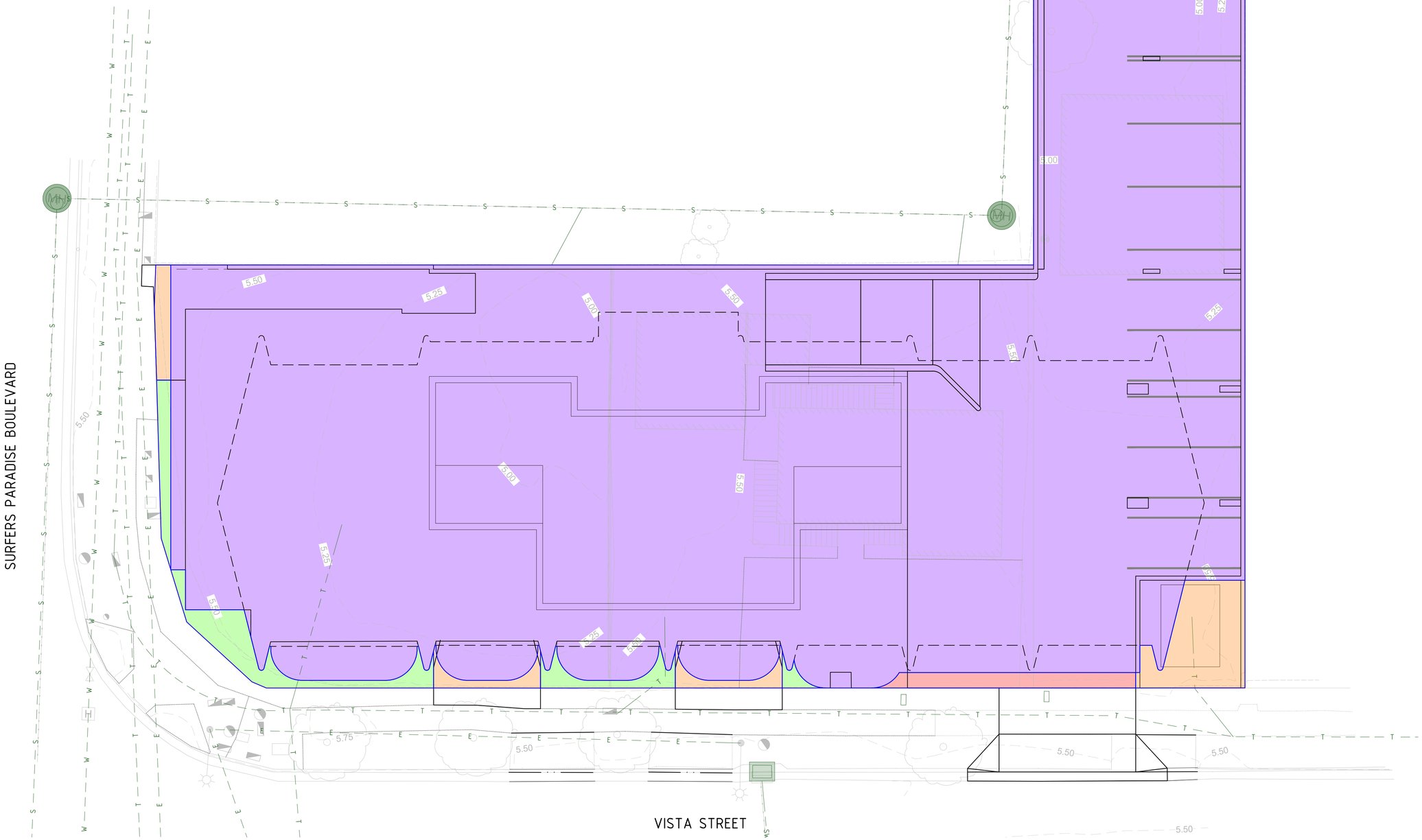
Revision **P01**

PROPOSED | EXISTING

PROPERTY BOUNDARY
MINOR CONTOUR
MAJOR CONTOUR
BUILDING
SWALE
STORMWATER
CATCHMENT

POST DEVELOPMENT CATCHMENT PLAN

LEGEND	NAME	AREA (m^2)	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
	A	1169	CATCHMENT A - ROOF	1230	98%
		9	CATCHMENT A - DRIVEWAY		
		30	CATCHMENT A - HARDSTAND		
		23	CATCHMENT A - LANDSCAPE		
TOTAL SITE AREA :				1230	98%



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Project Name
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Client
BASTION GROUP

Designed	Drawn	Checked
LMN	BC	ND

Drawing Title
POST DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

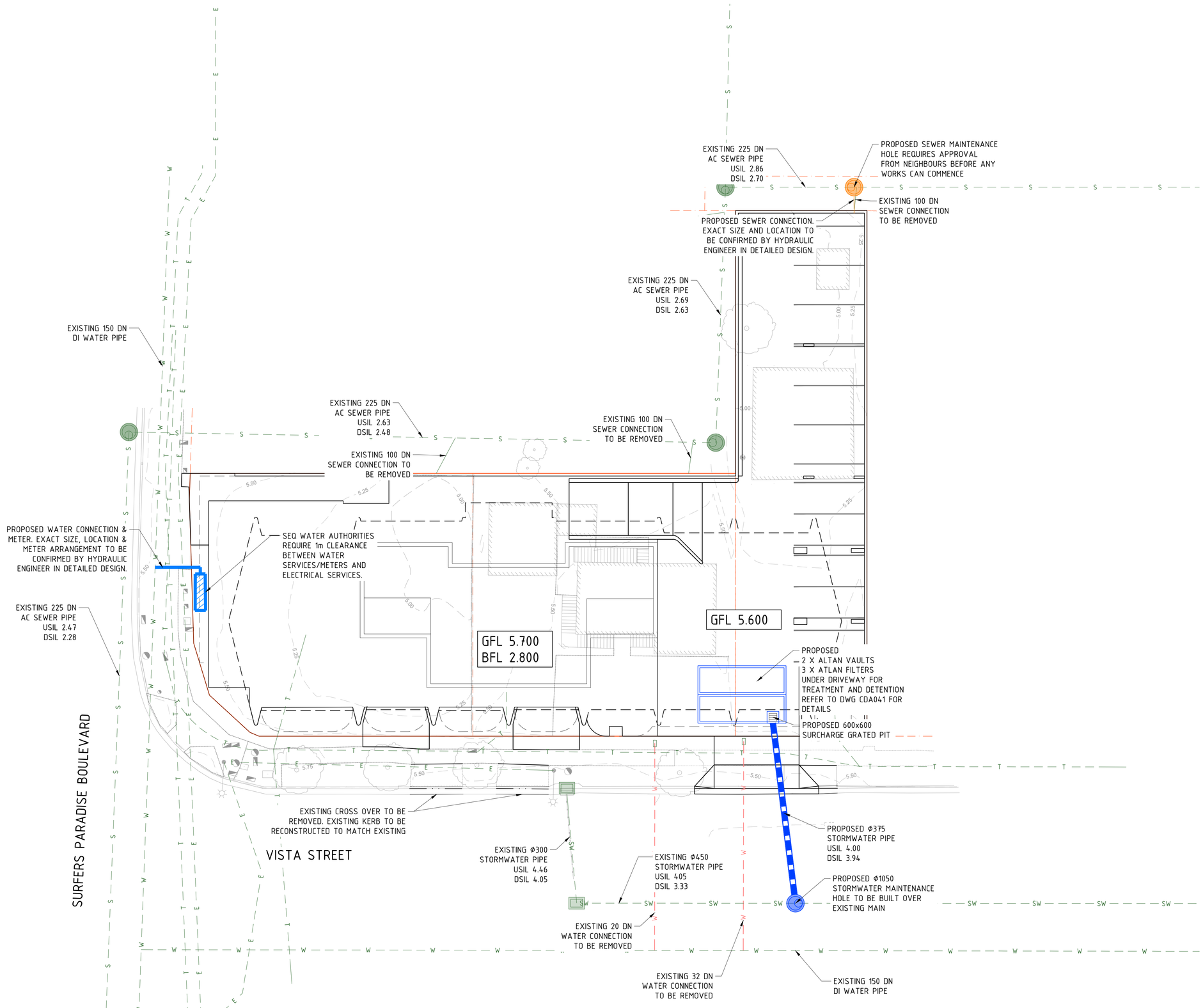
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Drawing No.
CDA061

Revision
P01

PROPOSED | EXISTING

- PROPERTY BOUNDARY
- BUILDING
- BARRIER KERB & CHANNEL
- BARRIER KERB
- CONCRETE
- EDGE OF BITUMEN
- BLOCKWORK WALL
- CONCRETE SLEEPER WALL
- BUILDING WALL
- LANDSCAPE WALL
- STORMWATER
- WATER
- SEWER
- GAS
- TELECOMMUNICATIONS
- ELECTRICAL
- ELECTRICAL OVERHEAD



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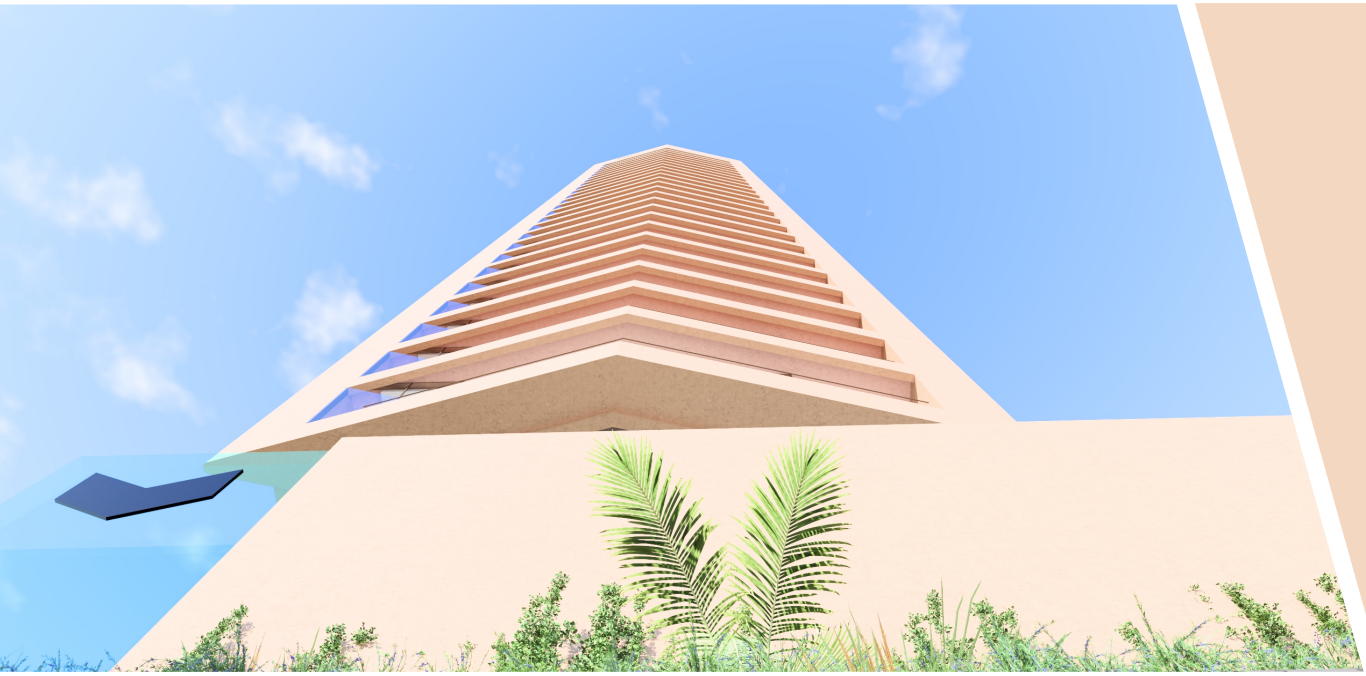
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Proposed Mixed use Development
27 Vista Street
Surfers Paradise
ACOUSTIC REPORT






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1. Introduction

This report is in response to a request by Baharr Pty Ltd for a road traffic, light rail and environmental noise assessment of a proposed mixed use development to be located at 27 Vista Street Surfers Paradise. To facilitate the assessment, unattended and attended noise monitoring was conducted to establish existing road traffic and light rail impacts to the proposed development and determine the criteria for assessment of onsite activities to sensitive receivers. Based on the results of the assessment, recommendations for acoustic treatments and/or management controls are specified.

2. Site Description

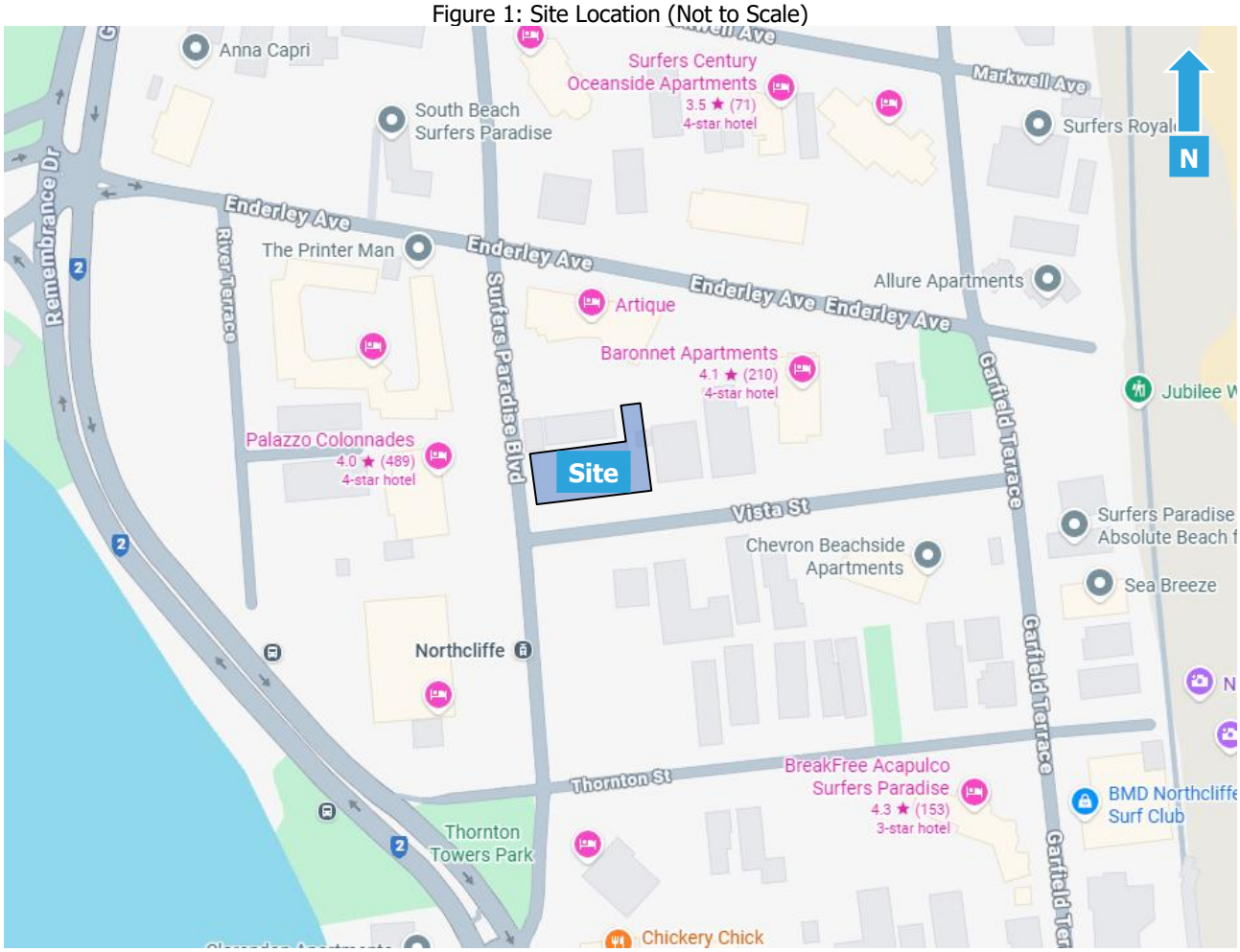
2.1 Site Location

The site is described by the following:

> 25 to 27 Vista Street and 2959 Surfers Paradise Boulevard, Surfers Paradise
> Lot 205 on RP21845, Lot 2 on RP48704 and Lot 6 on SP243229

Refer to Figure 1 for site location.

Figure 1: Site Location (Not to Scale)



A site survey was conducted on the 3rd of October 2025 and identified the following:

a) A single storey residential dwelling currently occupies the site and will be demolished to make way for the proposed development.
b) Surfers Paradise Boulevard and light rail lines bound the site to the west, separating the development from residential apartments.
c) Vista Street is located adjacent the southern site boundary, separating the development and residential buildings.
d) Residential buildings bound the site to the north and east.

2.2 Proposal

The proposal is to develop a 29 storey mixed use building as follows:

- Site area of 1,268m^2.
- Restaurant, lobby, neighbourhood store, refuse area, services and staff car parking at ground floor level.
- 46 car parks on levels 1 to 3.
- Pool, spa, sauna, table tennis and open gymnasium on level 4.
- 96 residential apartments on levels 5 to 29.

Refer to the Appendices for development plans.

2.3 Acoustic Environment

The site and surrounding area are primarily affected by local road traffic noise, rail noise associated with the light rail lines and residential noise from surrounding residential apartments.

3. Equipment

The following equipment was used to record noise levels:

- Rion NL-42 Environmental Noise Monitor
- Norsonic Nor140 Sound Level Meter
- Pulsar Model 105 Sound Calibrator

The noise monitors hold current NATA Laboratory Certification and was field calibrated before and after the monitoring period, no significant drift from the reference signal was recorded.

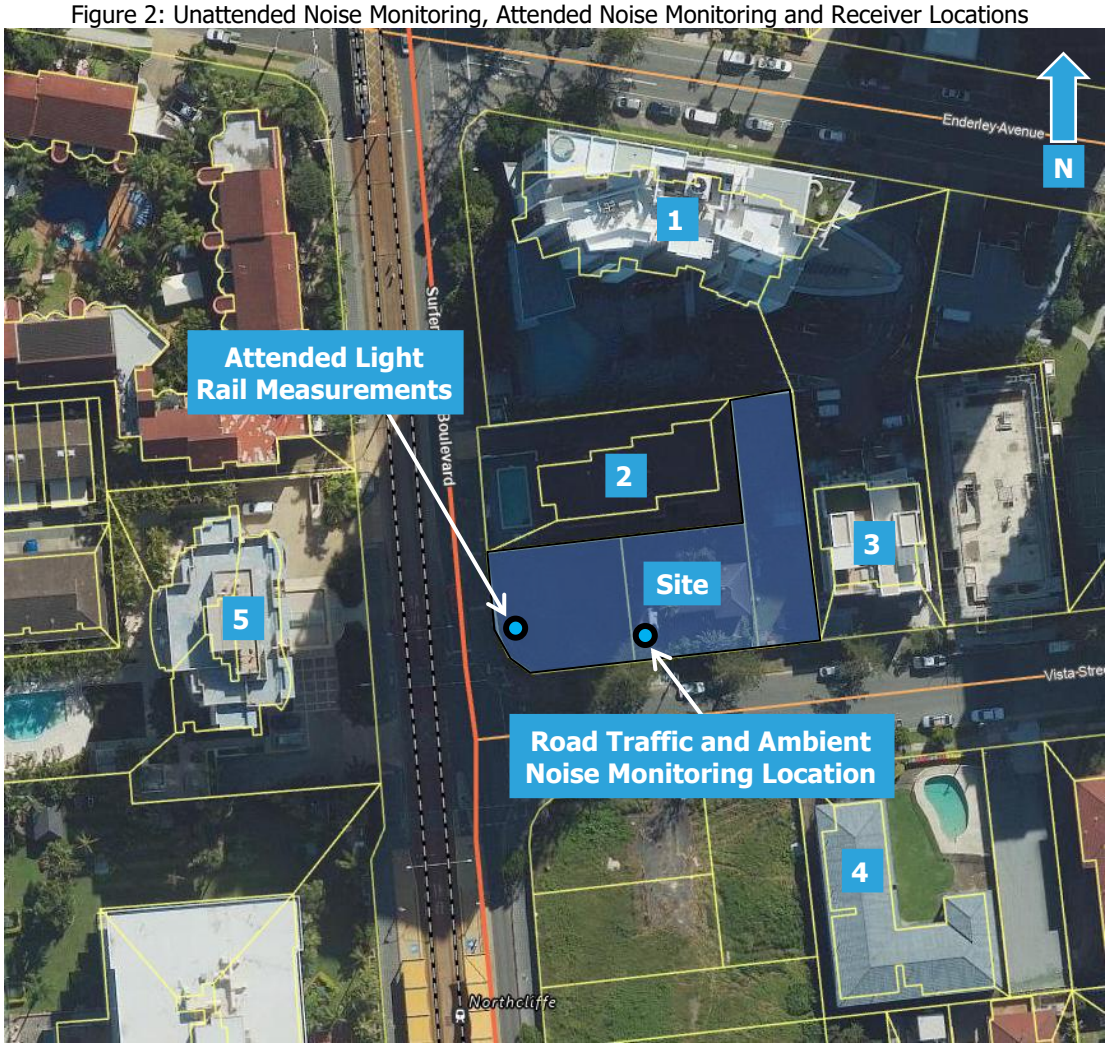
4. Noise Monitoring and Receiver Location

4.1 Receiver Locations

The nearest noise sensitive receiver locations were identified as follows:

1. 31 storey 'Artique' apartment building to the north of the site at 16-18 Enderley Avenue.
2. A three storey residential building is located to the north of the site at 2961 Surfers Paradise Boulevard.
3. A four storey residential building is located at 21 Vista Street to the east of the site.
4. A two storey residential building is located to the south of the site at 20 Vista Street.
5. Nine storey 'Palazzo Colonnades' residential building is located to the west of the site at 2994 Surfers Paradise Boulevard.

Figure 2: Unattended Noise Monitoring, Attended Noise Monitoring and Receiver Locations



4.2 Unattended Noise Monitoring

4.2.1 Road Traffic Noise Monitor

A Rion NL42 noise monitor was placed onsite at 27 Vista Street approximately 27 metres from the nearest lane of Surfers Paradise Boulevard to measure road traffic noise levels. The monitor was located in a free field position with the microphone approximately 2.2 metres above ground surface level. The noise monitor was set to record noise levels between 3rd and 13th of November 2025.

The noise monitor was set to record noise levels in "A" Weighting, Fast response using 15-minute statistical intervals. Road traffic noise monitoring was conducted in accordance with Australian Standard *AS2702:1984 'Acoustics - Methods for the measurement of road traffic noise'*. Refer to Figure 2 for the unattended noise monitoring location.

4.2.2 Ambient Noise Monitoring

A Rion NL42 environmental noise monitor was placed onsite at 27 Vista Street to measure ambient noise levels. The monitor was located in a free-field position with the microphone approximately 2.3 metres above ground surface level. The noise monitor was set to record noise levels between the 3rd and 13th of November 2025.

The noise monitor was set to record noise levels in "A" Weighting, Fast response using 15-minute statistical intervals. Road traffic noise monitoring conducted in accordance with Australian Standard AS1055:2018 *Acoustics – Description and measurement of environmental noise*. Refer to Figure 2 for noise monitoring location.

4.3 Attended Measurements

4.3.1 Light Rail Attended Measurements

Attended noise measurements of the Gold Coast Light Rail were conducted on site at the corner of Vista Street and Surfers Paradise Boulevard on 13th of November 2025, with the results presented in Section 5.4. Measurements were conducted generally in accordance with Australian Standard AS1055:2018 *Acoustics – Description and measurement of environmental noise*. Refer to Figure 2 for the measurement location.

5. Measured Noise Levels

The following tables present the measured noise levels from the unattended noise surveys. Any periods of inclement weather or extraneous noise were omitted from the measured data prior to determining the results.

5.1 Meteorological Conditions

Meteorological observations during the unattended noise monitoring survey were obtained from the Bureau of Meteorology website (http://www.bom.gov.au/climate/data), shown in Table 1 below.

Table 1: Meteorological Conditions – Gold Coast Seaway

Day	Date	Rainfall (mm)	Wind			
			9am		3pm	
			Direction	Speed (km/h)	Direction	Speed (km/h)
Monday	3/11/2025	19.6	NNW	15	NNE	28
Tuesday	4/11/2025	2.6	NW	7	NNE	13
Wednesday	5/11/2025	0.6	E	9	ESE	20
Thursday	6/11/2025	0	SE	17	ESE	24
Friday	7/11/2025	0	SE	9	NE	20
Saturday	8/11/2025	0	NNW	20	NNE	22
Sunday	9/11/2025	17.6	NNW	13	NW	7
Monday	10/11/2025	1	SSE	17	SSE	15
Tuesday	11/11/2025	6.2	ESE	9	NE	26
Wednesday	12/11/2025	0.2	SSE	33	SSE	28
Thursday	13/11/2025	0	ENE	11	NNE	30

5.2 Road Traffic Noise Levels

The measured road traffic noise levels at the monitoring location are as follows:

Table 2: Measured Road Traffic Noise Levels - All Time Periods

Day	Date	L10(18h)	Leq(1h) Day	Leq(1h) Night	L90(8h)	L90(18h)
Monday*	3/11/2025		57	63		
Tuesday*	4/11/2025	57	65	58	46	49
Wednesday	5/11/2025	56	59	53	46	49
Thursday	6/11/2025	57	61	55	46	51
Friday	7/11/2025	57	61	55	46	50
Saturday	8/11/2025	58	68	55	46	50
Sunday*	9/11/2025	56	57	52	46	49
Monday	10/11/2025	61	69	55	46	53
Tuesday*	11/11/2025	58	59	57	47	50
Wednesday	12/11/2025	58	61	57	47	52
Thursday	13/11/2025		63	54		
Overall value		58	63	55	46	51

Road traffic data for the weekends was not utilised as it is not considered relevant to the assessment. Refer to the appendix for a graphical representation on the noise monitoring data.

5.3 Ambient Noise Levels

The ambient noise levels measured at the monitoring location are as follows:

Table 3: Measured Ambient Noise Levels - All Time Periods

Day	Date	Average Background Level L90 dB(A)		
		Day (7am-6pm)	Evening (6pm-10pm)	Night (10pm-7am)
Monday*	3/11/2025	52	47	47
Tuesday*	4/11/2025	49	47	45
Wednesday	5/11/2025	49	48	45
Thursday	6/11/2025	51	48	45
Friday	7/11/2025	50	48	45
Saturday	8/11/2025	49	49	45
Sunday*	9/11/2025	48	47	45
Monday	10/11/2025	52	49	45
Tuesday*	11/11/2025	50	47	46
Wednesday	12/11/2025	51	48	45
Thursday	13/11/2025	51		45
Overall		50	48	45

*Note rainfall recorded on the 3rd, 4th, 9th and 11th of November was found to affect the measured noise levels, therefore the affected time periods were removed. Refer to the appendix for a graphical representation of the noise monitoring.

5.4 Attended Light Rail Measurements

Results of the attended measurements of light rail noise are presented in the table below.

Table 4: Measured Light Rail Noise Levels - 13 November 2025

Time	Distance from Measurement Location (meters)	Tram Direction	LAeq (dBA)	LAE (dBA)	LAmax (dBA)	Duration (sec)
3:49pm	16	North	71	81	76	9
3:55pm	13	South	65	79	73	26
4:00pm	16	North	67	81	72	23
4:05pm	16	North	64	79	71	24
4:10pm	13	South	68	80	74	17
4:11pm	16	North	67	80	73	17
4:15pm	13	South	68	80	73	15
4:16pm	16	North	68	80	73	16
4:22pm	13	South	67	80	72	19
4:26pm	16	North	67	79	72	16
4:29pm	13	South	68	80	74	16
4:34pm	16	North	66	80	72	21
4:37pm	13	South	68	79	71	12
4:41pm	16	North	67	80	73	20
4:44pm	13	South	67	80	73	16

Based on an average of 15 light rail movements per hour during the daytime and 8 movements during the nighttime, the calculated LAeq (1h) at the measurement position is 56 dBA for the daytime and 53 for the nighttime. The average LAmax of the measured light rail movements is 73 dBA.

6. Noise Criteria

6.1 Road Traffic Noise Criteria

The noise criteria are applied by City of Gold Coast under the City Plan Version 12 (commenced 27 June 2025) Regional Infrastructure Overlay Code. The applicable criteria for the development in the year 2036 (ten-year planning horizon) requires road traffic noise to be assessed as follows:

Table 5: City of Gold Coast Road Traffic Noise Criteria

Measurement location	Design level road noise criteria
1m in front of the most exposed part of a proposed sensitive land use	60 dBA L10 (18 hour) or less, where existing levels measured at the setback for the zone are greater than 40 dBA L90 (8 hour) between 10pm and 6am. (L10 (18 hour) is the arithmetic average Level 17 hourly L10 levels measured in dBA between the hours of 6am and midnight). 57 dBA L10 (18 hour) or less, where existing levels measured at the setback for the zone are less than or equal to 40 dBA L90 (8 hour) between 10pm and 6am. Where the above criteria cannot be met, internal maximum design criterion levels specified in Table 1 AS2107-2016 apply, particularly for buildings greater than 1 storey high.
Balconies and formal external open space	60 dBA L10 (18 hour) or less, where existing levels measured at the setback for the zone are greater than 45 dBA L90 (18 hour). 57 dBA L10 (18 hour) or less, where existing levels measured at the setback for the zone are less than or equal to 45 dBA L90 (18 hour).

Based on the measured noise levels, the applicable road traffic noise limits for the development are as follows:

Table 6: Applicable External Road Traffic Noise Limits

Location	Noise Level dBA
All Facades	LA10(18hr) 60 dBA
All open spaces and recreation areas of accommodation activities and residential care facilities (free field)	LA10(18hr) 60 dBA

The applicable internal noise limits from Australian Standard AS2107:2016 *"Acoustics-Recommended design sound levels and reverberation times for building interiors"* are provided in Table 7.

Table 7: Internal Traffic Noise Limits – AS2107

Houses and apartments in inner city areas or entertainment districts or near major roads—	Noise Level Leq dBA
Living Areas	35-45
Sleeping Areas	35-40
Work Areas	35-45

6.1.1 Queensland Design Code MP4.4

To determine the minimum design requirements for any new residential buildings located in a transport noise corridor, the Queensland Development Code Part 4.4 may be applied if no alternative solutions are provided. In accordance with MP4.4, the noise categories are stated in Table 8.

Table 8: Queensland Development Code Noise Categories

Category	Noise level L10 (18hr) dBA (including façade correction)
Category 4	≥ 73
Category 3	68-72
Category 2	63-67
Category 1	58-62
Category 0	≤ 57

The building treatment for any future development onsite shall be determined at Building Approval stage, in general accordance with the Queensland Development Code. Alternative solution may be provided on request.

6.2 Light Rail Noise Criteria

As the development is located near a light rail corridor, the criteria detailed in Section 6.2.1 applies.

6.2.1 State Development Assessment Provisions (SDAP)

The applicable light rail noise criteria are provided in the *SDAP* Version 3.3 dated 18 July 2025 by the Department of Infrastructure, Local Government and Planning (DILGP). The SDAP *State Code 4: Development in a light rail environment* sets out matters of interest for the assessment of developments near rail corridors. The applicable criteria for the development require rail noise to be assessed in accordance with Table 4.2.2 of the policy as follows;

Table 9: SDAP Light Rail Noise Criteria

Performance Outcome	Acceptable Outcome
Accommodation Activities	
PO17 Development involving: 1. An accommodation activity; or 2. Land for a future accommodation activity Minimises noise intrusion from a light rail in habitable rooms	**AO17.1** A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria at all facades of the building envelope: a. ≤55 dBA Leq (1 hour) façade corrected (maximum hour between 6 am and 10 pm) b. ≤50 dBA Leq (1 hour) façade corrected (maximum hour between 10 pm and 6 am) c. ≤64 dBA Lmax façade corrected (between 10pm and 6am) 2. in accordance with Chapter 7 – *Integrated noise barrier design of the Transport Noise management Code of Practice – Volume 1* Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with section 2.7 of the Guide to Development in a Transport Environment: Light Rail, Department of Transport and Main Roads, 2018. If the building envelope is unknown, the deemed-to-comply setback distances for building stipulated by the local planning instrument or relevant building regulations should be used. In some instances, the design of noise barriers and mounds to achieve the noise criteria above the ground floor may not be reasonable or practicable. In these instances, any relaxation of the criteria is at the discretion of the Department of Transport and Main Roads. OR all of the following acceptable outcomes apply: **AO17.2** Buildings which include a habitable room are setback the maximum distance possible from the light rail. AND **AO17.3** Buildings are designed and oriented so that habitable rooms are located furthest from the light rail.

Performance Outcome	Acceptable Outcome
Accommodation Activities	
	AND **AO17.4** Buildings are designed and constructed using materials which ensure that habitable rooms meet the following internal noise criteria: 1. ≤35 dBA Leq (1hour) (maximum hour over 24 hours) Note: Noise levels from a light rail are to be measured in accordance with AS1055.1-1997 Acoustics – Description and measurement of environmental noise. To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment report is provided, prepared in accordance with section 2.7 of the Guide to Development in a Transport Environment: Light Rail, Department of Transport and Main Roads, 2018.
PO18 Development involving an **accommodation activity** minimises noise intrusion from a **light rail** in **outdoor spaces for passive recreation**.	**AO18.1** A noise barrier or earth mound is provided which is designed, sited and constructed: 1. to meet the following external noise criteria in **outdoor spaces** for **passive recreation**: a. ≤52 dBA Leq (1 hour) free field (maximum hour between 6 am and 10 pm) b. ≤66 dBA Lmax free field 2. in accordance with Chapter 7 – *Integrated noise barrier design of the Transport Noise management Code of Practice – Volume 1* Road Traffic Noise, Department of Transport and Main Roads, 2013. Note: To demonstrate compliance with the acceptable outcome, it is recommended that a RPEQ certified noise assessment is provided, prepared in accordance with section 2.7 of the Guide to Development in a Transport Environment: Light Rail, Department of Transport and Main Roads, 2018. OR **AO18.2** Each dwelling has access to an **outdoor space for passive recreation** which is shielded from **light rail transport infrastructure** by a building, solid gap-free fence, or other solid gap-free **structure**. AND **AO18.3** Each dwelling with a balcony directly exposed to noise from a **light rail** has a continuous solid gap-free balustrade (other than gaps required for drainage purposes to comply with the Building Code of Australia).

6.3 Environmental Noise Criteria

The noise criteria as applied by City of Gold Coast are as follows:

6.3.1 Acoustic Quality Objectives

Table 10 presents the acoustic quality objectives at noise sensitive receptors as detailed in Schedule 1 of the EPP (Noise) 2008.

Table 10: Acoustic Quality Objectives at Noise Sensitive Properties

Sensitive Receptor	Time of Day	Acoustic Quality Objectives, dBA		
		$L_{Aeq,adj,1hr}$	$L_{A10,adj,1hr}$	$L_{A1,adj,1hr}$
Dwelling (outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40

6.3.2 Background Creep

The Background Creep criteria are as follows:

Time-varying noise:

$$L_{Aeq,adj,T,} \leq \text{Ambient } L_{A90,T} + 5\text{dBA}$$

Steady-state noise:

$$L_{A90,T} \leq \text{Ambient } L_{A90,T}$$

The time period (T) is a time interval of at least 15 minutes, or if the noise continues for less than 15 minutes, the duration of the noise source.

Based on the results of ambient noise monitoring, the project specific background creep noise limits are shown in Table 11.

Table 11: Background creep noise limits

Time Period	Noise Level Limits SPL dBA	
	$L_{Aeq,T}$	$L_{A90,T}$
Day 7am – 6pm	55	50
Evening 6pm – 10pm	53	48
Night 10pm – 7am	50	45

6.4 Sleep Disturbance Criteria

Criteria for sleep disturbance under the WHO Guideline is addressed is as follows:

> *"As a rule for planning for short-term or transient noise events, for good sleep over 8 hours the indoor sound pressure level measured as a maximum instantaneous value should not exceed approximately 45 dB(A) $L_{A,(Max)}$ more than 10 or 15 times per night'.*
>
> *'Where noise is continuous, the equivalent sound pressure level should not exceed 30 dB(A) indoors, if negative effects on sleep are to be avoided'."*

7. Road Traffic Assessment

Road traffic noise associated with Surfers Paradise Boulevard for a ten-year planning horizon was assessed at the development to determine compliance with the criteria (refer to Section 6.1) and any requirements for acoustic treatments.

7.1 Traffic Volumes

Traffic volumes were obtained from the City of Gold Coast Open Data Portal and are provided inTable 12 . Traffic volumes predictions for the years 2025 and 2036 were based upon an annual growth rate of approximately 1% per annum.

Table 12: Traffic Volumes

Road	Traffic Volume AADT			% Heavy Vehicles	Annual Growth %
	Year 2017	Predicted Year 2025	Predicted Year 2036		
Surfers Paradise Boulevard	4,073	4,410	4,871	4%	1%

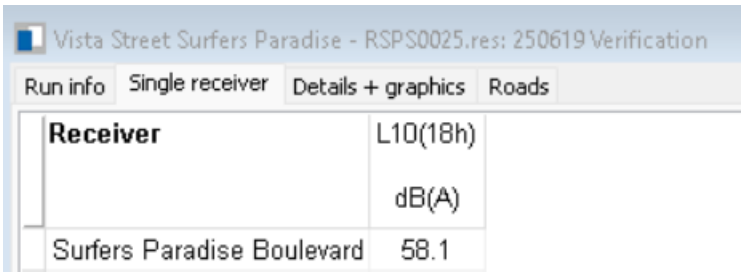
7.2 Road Traffic Noise Verification

To determine if the SoundPLAN noise model is accurate, a verification model of the predicted LA10 (18hr) was created and compared to the measured noise level. The CoRTN method allows a ±2dBA variation between the predicted and measured level, if the variation exceeds 2dBA, a correction to the predicted level is required.

Table 13: Comparison of measured and predicted noise levels

Location	Measured $L_{A10(18hr)}$ dB(A)	Predicted $L_{A10(18hr)}$ dB(A)	Correction
Surfers Paradise Boulevard	57.8	58.1	0

Figure 3: SoundPLAN verification of noise monitoring location



7.3 Predicted Road Traffic Noise Levels - 2036

Road traffic noise modelling for the proposed development was based on the following information:

- Site layout, floor plans and elevations provided by Studio Snell, project no. 936, revision B issued on 4th of December 2025.
- Surfers Paradise Boulevard speed limit of 40km/h.
- Receiver heights were based on 1.6m above finished floor level.
- +2.5dB(A) Façade correction
- -0.7dB(A) (Free field) and -1.7dB(A) (Façade) corrections for Queensland Conditions.

Table 14 presents the predicted road traffic noise impacts to the development.

Table 14: Predicted traffic noise levels - Year 2036

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 1	Bed 1	F 5	58	1	Yes
Unit 1	Bed 2	F 5	59.3	1	Yes
Unit 1	KDL	F 5	60.5	1	No
Unit 2	Bed 1	F 5	57.7	1	Yes
Unit 2	Bed 2	F 5	57.6	1	Yes
Unit 2	KDL	F 5	54.4	0	Yes
Unit 3	Bed 1	F 5	56.1	0	Yes
Unit 3	Bed 2	F 5	56.1	0	Yes
Unit 3	KDL	F 5	55	0	Yes
Unit 4	Bed 1	F 5	52.5	0	Yes
Unit 4	Bed 2	F 5	54.6	0	Yes
Unit 4	KDL	F 5	55.2	0	Yes
Unit 1	Bed 1	F 6	58.7	1	Yes
Unit 1	Bed 2	F 6	59	1	Yes
Unit 1	KDL	F 6	61.3	1	No
Unit 2	Bed 1	F 6	56.9	0	Yes
Unit 2	Bed 2	F 6	56.9	0	Yes
Unit 2	KDL	F 6	54.3	0	Yes
Unit 3	Bed 1	F 6	55.7	0	Yes
Unit 3	Bed 2	F 6	55.6	0	Yes
Unit 3	KDL	F 6	55.5	0	Yes
Unit 4	Bed 1	F 6	52.6	0	Yes
Unit 4	Bed 2	F 6	54.3	0	Yes
Unit 4	KDL	F 6	54.8	0	Yes
Unit 1	Bed 1	F 7	59.1	1	Yes
Unit 1	Bed 2	F 7	58.6	1	Yes
Unit 1	KDL	F 7	61.5	1	No
Unit 2	Bed 1	F 7	56.7	0	Yes
Unit 2	Bed 2	F 7	56.8	0	Yes
Unit 2	KDL	F 7	54.2	0	Yes
Unit 3	Bed 1	F 7	55.6	0	Yes
Unit 3	Bed 2	F 7	55.6	0	Yes
Unit 3	KDL	F 7	55.9	0	Yes
Unit 4	Bed 1	F 7	52.9	0	Yes
Unit 4	Bed 2	F 7	54.3	0	Yes
Unit 4	KDL	F 7	54.7	0	Yes
Unit 1	Bed 1	F 8	59.3	1	Yes
Unit 1	Bed 2	F 8	58.3	1	Yes
Unit 1	KDL	F 8	61.5	1	No

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 2	Bed 1	F 8	56.5	0	Yes
Unit 2	Bed 2	F 8	56.7	0	Yes
Unit 2	KDL	F 8	54.2	0	Yes
Unit 3	Bed 1	F 8	55.6	0	Yes
Unit 3	Bed 2	F 8	55.5	0	Yes
Unit 3	KDL	F 8	56.1	0	Yes
Unit 4	Bed 1	F 8	53.1	0	Yes
Unit 4	Bed 2	F 8	54.4	0	Yes
Unit 4	KDL	F 8	54.8	0	Yes
Unit 1	Bed 1	F 9	59.4	1	Yes
Unit 1	Bed 2	F 9	58.1	1	Yes
Unit 1	KDL	F 9	61.3	1	No
Unit 2	Bed 1	F 9	56.3	0	Yes
Unit 2	Bed 2	F 9	56.6	0	Yes
Unit 2	KDL	F 9	54.1	0	Yes
Unit 3	Bed 1	F 9	55.5	0	Yes
Unit 3	Bed 2	F 9	55.5	0	Yes
Unit 3	KDL	F 9	56.3	0	Yes
Unit 4	Bed 1	F 9	53.3	0	Yes
Unit 4	Bed 2	F 9	54.4	0	Yes
Unit 4	KDL	F 9	54.8	0	Yes
Unit 1	Bed 1	F 10	59.4	1	Yes
Unit 1	Bed 2	F 10	58	1	Yes
Unit 1	KDL	F 10	61.2	1	No
Unit 2	Bed 1	F 10	56.2	0	Yes
Unit 2	Bed 2	F 10	56.5	0	Yes
Unit 2	KDL	F 10	54	0	Yes
Unit 3	Bed 1	F 10	55.4	0	Yes
Unit 3	Bed 2	F 10	55.4	0	Yes
Unit 3	KDL	F 10	56.3	0	Yes
Unit 4	Bed 1	F 10	53.3	0	Yes
Unit 4	Bed 2	F 10	54.4	0	Yes
Unit 4	KDL	F 10	54.8	0	Yes
Unit 1	Bed 1	F 11	59.4	1	Yes
Unit 1	Bed 2	F 11	57.8	1	Yes
Unit 1	KDL	F 11	61	1	No
Unit 2	Bed 1	F 11	56	0	Yes
Unit 2	Bed 2	F 11	56.4	0	Yes
Unit 2	KDL	F 11	53.9	0	Yes
Unit 3	Bed 1	F 11	55.4	0	Yes
Unit 3	Bed 2	F 11	55.4	0	Yes
Unit 3	KDL	F 11	56.2	0	Yes
Unit 4	Bed 1	F 11	53.4	0	Yes
Unit 4	Bed 2	F 11	54.5	0	Yes
Unit 4	KDL	F 11	54.8	0	Yes
Unit 1	Bed 1	F 12	59.4	1	Yes
Unit 1	Bed 2	F 12	57.7	1	Yes
Unit 1	KDL	F 12	60.9	1	No
Unit 2	Bed 1	F 12	55.9	0	Yes
Unit 2	Bed 2	F 12	56.3	0	Yes
Unit 2	KDL	F 12	53.8	0	Yes
Unit 3	Bed 1	F 12	55.3	0	Yes
Unit 3	Bed 2	F 12	55.3	0	Yes
Unit 3	KDL	F 12	56.1	0	Yes

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 4	Bed 1	F 12	53.4	0	Yes
Unit 4	Bed 2	F 12	54.5	0	Yes
Unit 4	KDL	F 12	54.8	0	Yes
Unit 1	Bed 1	F 13	59.5	1	Yes
Unit 1	Bed 2	F 13	57.6	1	Yes
Unit 1	KDL	F 13	61.1	1	No
Unit 2	Bed 1	F 13	55.7	0	Yes
Unit 2	Bed 2	F 13	56.2	0	Yes
Unit 2	KDL	F 13	53.7	0	Yes
Unit 3	Bed 1	F 13	55.2	0	Yes
Unit 3	Bed 2	F 13	55.3	0	Yes
Unit 3	KDL	F 13	56.1	0	Yes
Unit 4	Bed 1	F 13	53.3	0	Yes
Unit 4	Bed 2	F 13	54.5	0	Yes
Unit 4	KDL	F 13	54.8	0	Yes
Unit 1	Bed 1	F 14	59.9	1	Yes
Unit 1	Bed 2	F 14	57.4	0	Yes
Unit 1	KDL	F 14	61.3	1	No
Unit 2	Bed 1	F 14	55.6	0	Yes
Unit 2	Bed 2	F 14	56.1	0	Yes
Unit 2	KDL	F 14	53.7	0	Yes
Unit 3	Bed 1	F 14	55.2	0	Yes
Unit 3	Bed 2	F 14	55.2	0	Yes
Unit 3	KDL	F 14	56	0	Yes
Unit 4	Bed 1	F 14	53.3	0	Yes
Unit 4	Bed 2	F 14	54.5	0	Yes
Unit 4	KDL	F 14	54.8	0	Yes
Unit 1	Bed 1	F 15	60.3	1	No
Unit 1	Bed 2	F 15	57.3	0	Yes
Unit 1	KDL	F 15	61.6	1	No
Unit 2	Bed 1	F 15	55.4	0	Yes
Unit 2	Bed 2	F 15	55.9	0	Yes
Unit 2	KDL	F 15	53.6	0	Yes
Unit 3	Bed 1	F 15	55.1	0	Yes
Unit 3	Bed 2	F 15	55.2	0	Yes
Unit 3	KDL	F 15	56	0	Yes
Unit 4	Bed 1	F 15	53.3	0	Yes
Unit 4	Bed 2	F 15	54.5	0	Yes
Unit 4	KDL	F 15	54.8	0	Yes
Unit 1	Bed 1	F 16	60.6	1	No
Unit 1	Bed 2	F 16	57.1	0	Yes
Unit 1	KDL	F 16	61.7	1	No
Unit 2	Bed 1	F 16	55.3	0	Yes
Unit 2	Bed 2	F 16	55.8	0	Yes
Unit 2	KDL	F 16	53.5	0	Yes
Unit 3	Bed 1	F 16	55	0	Yes
Unit 3	Bed 2	F 16	55.1	0	Yes
Unit 3	KDL	F 16	56	0	Yes
Unit 4	Bed 1	F 16	53.3	0	Yes
Unit 4	Bed 2	F 16	54.4	0	Yes
Unit 4	KDL	F 16	54.7	0	Yes
Unit 1	Bed 1	F 17	60.7	1	No
Unit 1	Bed 2	F 17	57	0	Yes
Unit 1	KDL	F 17	61.6	1	No

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 2	Bed 1	F 17	55.1	0	Yes
Unit 2	Bed 2	F 17	55.7	0	Yes
Unit 2	KDL	F 17	53.4	0	Yes
Unit 3	Bed 1	F 17	54.8	0	Yes
Unit 3	Bed 2	F 17	54.9	0	Yes
Unit 3	KDL	F 17	55.9	0	Yes
Unit 4	Bed 1	F 17	53.3	0	Yes
Unit 4	Bed 2	F 17	54.3	0	Yes
Unit 4	KDL	F 17	54.6	0	Yes
Unit 1	Bed 1	F 18	60.7	1	No
Unit 1	Bed 2	F 18	56.8	0	Yes
Unit 1	KDL	F 18	61.6	1	No
Unit 2	Bed 1	F 18	54.9	0	Yes
Unit 2	Bed 2	F 18	55.5	0	Yes
Unit 2	KDL	F 18	53.3	0	Yes
Unit 3	Bed 1	F 18	54.7	0	Yes
Unit 3	Bed 2	F 18	54.8	0	Yes
Unit 3	KDL	F 18	55.9	0	Yes
Unit 4	Bed 1	F 18	53.3	0	Yes
Unit 4	Bed 2	F 18	54.3	0	Yes
Unit 4	KDL	F 18	54.6	0	Yes
Unit 1	Bed 1	F 19	60.7	1	No
Unit 1	Bed 2	F 19	56.7	0	Yes
Unit 1	KDL	F 19	61.4	1	No
Unit 2	Bed 1	F 19	54.8	0	Yes
Unit 2	Bed 2	F 19	55.4	0	Yes
Unit 2	KDL	F 19	53.2	0	Yes
Unit 3	Bed 1	F 19	54.6	0	Yes
Unit 3	Bed 2	F 19	54.7	0	Yes
Unit 3	KDL	F 19	55.9	0	Yes
Unit 4	Bed 1	F 19	53.3	0	Yes
Unit 4	Bed 2	F 19	54.2	0	Yes
Unit 4	KDL	F 19	54.5	0	Yes
Unit 1	Bed 1	F 20	60.6	1	No
Unit 1	Bed 2	F 20	56.5	0	Yes
Unit 1	KDL	F 20	61.3	1	No
Unit 2	Bed 1	F 20	54.6	0	Yes
Unit 2	Bed 2	F 20	55.3	0	Yes
Unit 2	KDL	F 20	53.1	0	Yes
Unit 3	Bed 1	F 20	54.5	0	Yes
Unit 3	Bed 2	F 20	54.6	0	Yes
Unit 3	KDL	F 20	55.9	0	Yes
Unit 4	Bed 1	F 20	53.2	0	Yes
Unit 4	Bed 2	F 20	54.1	0	Yes
Unit 4	KDL	F 20	54.4	0	Yes
Unit 1	Bed 1	F 21	60.5	1	No
Unit 1	Bed 2	F 21	56.4	0	Yes
Unit 1	KDL	F 21	61.2	1	No
Unit 2	Bed 1	F 21	54.5	0	Yes
Unit 2	Bed 2	F 21	55.1	0	Yes
Unit 2	KDL	F 21	53.1	0	Yes
Unit 3	Bed 1	F 21	54.4	0	Yes
Unit 3	Bed 2	F 21	54.5	0	Yes
Unit 3	KDL	F 21	55.8	0	Yes

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 4	Bed 1	F 21	53.2	0	Yes
Unit 4	Bed 2	F 21	54	0	Yes
Unit 4	KDL	F 21	54.3	0	Yes
Unit 1	Bed 1	F 22	60.4	1	No
Unit 1	Bed 2	F 22	56.3	0	Yes
Unit 1	KDL	F 22	61.1	1	No
Unit 2	Bed 1	F 22	54.4	0	Yes
Unit 2	Bed 2	F 22	55	0	Yes
Unit 2	KDL	F 22	53	0	Yes
Unit 3	Bed 1	F 22	54.3	0	Yes
Unit 3	Bed 2	F 22	54.4	0	Yes
Unit 3	KDL	F 22	55.8	0	Yes
Unit 4	Bed 1	F 22	53.2	0	Yes
Unit 4	Bed 2	F 22	53.9	0	Yes
Unit 4	KDL	F 22	54.2	0	Yes
Unit 1	Bed 1	F 23	60.3	1	No
Unit 1	Bed 2	F 23	56.1	0	Yes
Unit 1	KDL	F 23	61	1	No
Unit 2	Bed 1	F 23	54.2	0	Yes
Unit 2	Bed 2	F 23	54.9	0	Yes
Unit 2	KDL	F 23	52.9	0	Yes
Unit 3	Bed 1	F 23	54.2	0	Yes
Unit 3	Bed 2	F 23	54.3	0	Yes
Unit 3	KDL	F 23	55.7	0	Yes
Unit 4	Bed 1	F 23	53.2	0	Yes
Unit 4	Bed 2	F 23	53.9	0	Yes
Unit 4	KDL	F 23	54.2	0	Yes
Unit 1	Bed 1	F 24	60.2	1	No
Unit 1	Bed 2	F 24	56	0	Yes
Unit 1	KDL	F 24	60.9	1	No
Unit 2	Bed 1	F 24	54.1	0	Yes
Unit 2	Bed 2	F 24	54.8	0	Yes
Unit 2	KDL	F 24	52.8	0	Yes
Unit 3	Bed 1	F 24	54	0	Yes
Unit 3	Bed 2	F 24	54.2	0	Yes
Unit 3	KDL	F 24	55.6	0	Yes
Unit 4	Bed 1	F 24	53.2	0	Yes
Unit 4	Bed 2	F 24	53.8	0	Yes
Unit 4	KDL	F 24	54.1	0	Yes
Unit 1	Bed 1	F 25	60.2	1	No
Unit 1	Bed 2	F 25	55.9	0	Yes
Unit 1	KDL	F 25	60.8	1	No
Unit 2	Bed 1	F 25	54	0	Yes
Unit 2	Bed 2	F 25	54.6	0	Yes
Unit 2	KDL	F 25	52.7	0	Yes
Unit 3	Bed 1	F 25	53.9	0	Yes
Unit 3	Bed 2	F 25	54.1	0	Yes
Unit 3	KDL	F 25	55.5	0	Yes
Unit 4	Bed 1	F 25	53.1	0	Yes
Unit 4	Bed 2	F 25	53.7	0	Yes
Unit 4	KDL	F 25	54	0	Yes
Unit 1	Bed 1	F 26	60.1	1	No
Unit 1	Bed 2	F 26	55.7	0	Yes
Unit 1	KDL	F 26	60.7	1	No

Unit	Room	Level	Predicted Road Traffic Noise Impacts (Façade Corrected) 2036 (dBA)	QDC Noise Categories	Complies with CoGCC Criteria? LA10 ≤ 60 dB(A)
			$L_{A10(18h)}$		
Unit 2	Bed 1	F 26	53.8	0	Yes
Unit 2	Bed 2	F 26	54.5	0	Yes
Unit 2	KDL	F 26	52.6	0	Yes
Unit 3	Bed 1	F 26	53.8	0	Yes
Unit 3	Bed 2	F 26	54	0	Yes
Unit 3	KDL	F 26	55.5	0	Yes
Unit 4	Bed 1	F 26	53.1	0	Yes
Unit 4	Bed 2	F 26	53.6	0	Yes
Unit 4	KDL	F 26	53.9	0	Yes
Unit 1	Bed 1	F 27	60	1	Yes
Unit 1	Bed 2	F 27	55.6	0	Yes
Unit 1	KDL	F 27	60.6	1	No
Unit 2	Bed 1	F 27	53.7	0	Yes
Unit 2	Bed 2	F 27	54.4	0	Yes
Unit 2	KDL	F 27	52.5	0	Yes
Unit 3	Bed 1	F 27	53.7	0	Yes
Unit 3	Bed 2	F 27	53.9	0	Yes
Unit 3	KDL	F 27	55.4	0	Yes
Unit 4	Bed 1	F 27	53.1	0	Yes
Unit 4	Bed 2	F 27	53.6	0	Yes
Unit 4	KDL	F 27	53.8	0	Yes
Unit 1	Bed 1	F 28	59.9	1	Yes
Unit 1	Bed 2	F 28	55.5	0	Yes
Unit 1	KDL	F 28	60.5	1	No
Unit 2	Bed 1	F 28	53.7	0	Yes
Unit 2	Bed 2	F 28	54.3	0	Yes
Unit 2	KDL	F 28	52.5	0	Yes
Unit 3	Bed 1	F 28	53.7	0	Yes
Unit 3	Bed 2	F 28	53.8	0	Yes
Unit 3	KDL	F 28	55.3	0	Yes
Unit 4	Bed 1	F 28	53	0	Yes
Unit 4	Bed 2	F 28	53.5	0	Yes
Unit 4	KDL	F 28	53.8	0	Yes
Unit 1	Bed 1	F 29	59.8	1	Yes
Unit 1	Bed 2	F 29	55.5	0	Yes
Unit 1	KDL	F 29	60.4	1	No
Unit 2	Bed 1	F 29	53.7	0	Yes
Unit 2	Bed 2	F 29	54.3	0	Yes
Unit 2	KDL	F 29	52.6	0	Yes
Unit 3	Bed 1	F 29	53.7	0	Yes
Unit 3	Bed 2	F 29	53.8	0	Yes
Unit 3	KDL	F 29	55.3	0	Yes
Unit 4	Bed 1	F 29	53.1	0	Yes
Unit 4	Bed 2	F 29	53.5	0	Yes
Unit 4	KDL	F 29	53.8	0	Yes

Based on the predicted noise impacts, facade treatments would be required in accordance with the City of Gold Coast Council criteria. Refer to Section 10 for façade treatments.

The 3D SoundPLAN CoRTN noise model predicts $L_{A10,18hour}$ levels as shown Figure 4 in to Figure 7.

Figure 4: Predicted Year 2036 Traffic Noise Levels – Level 4



Figure 5: Predicted Year 2036 Traffic Noise Levels – Level 10

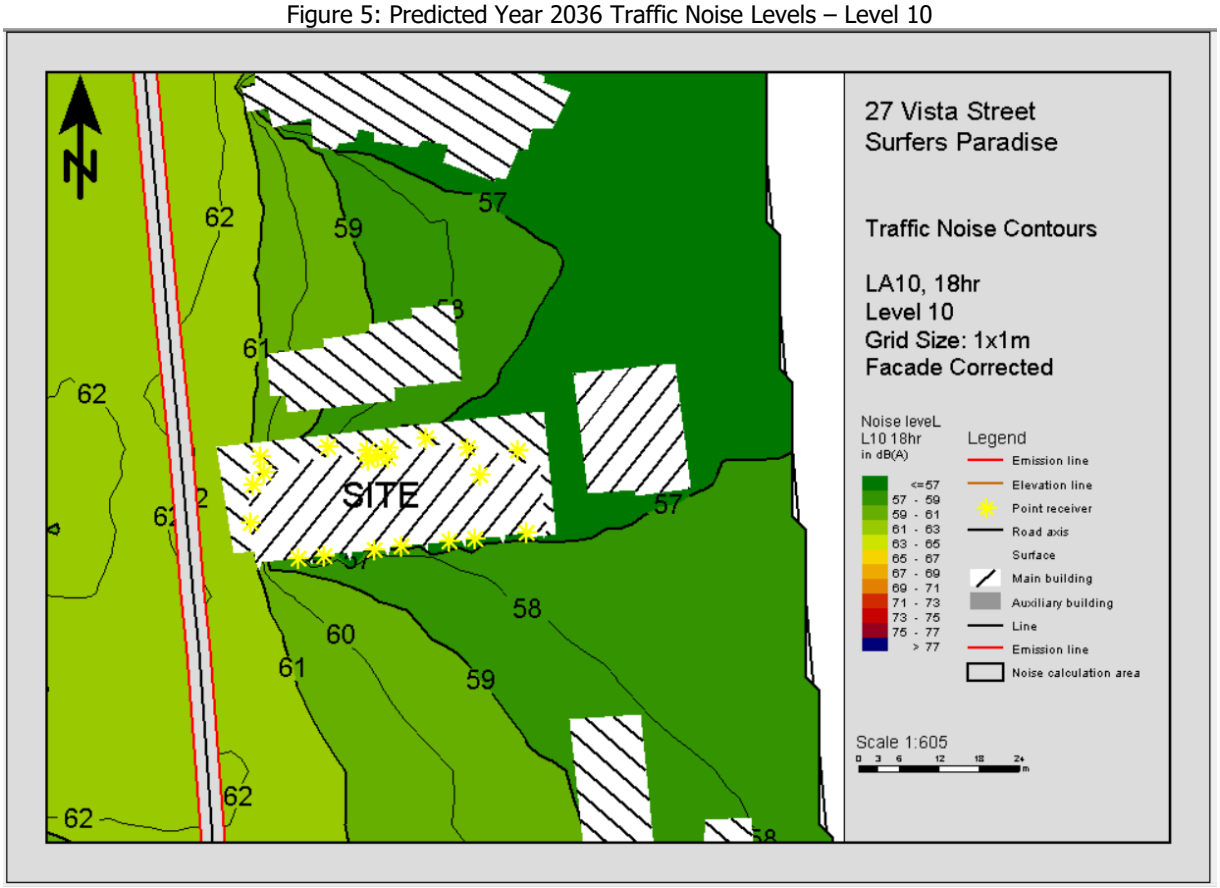


Figure 6: Predicted Year 2036 Traffic Noise Levels – Level 20

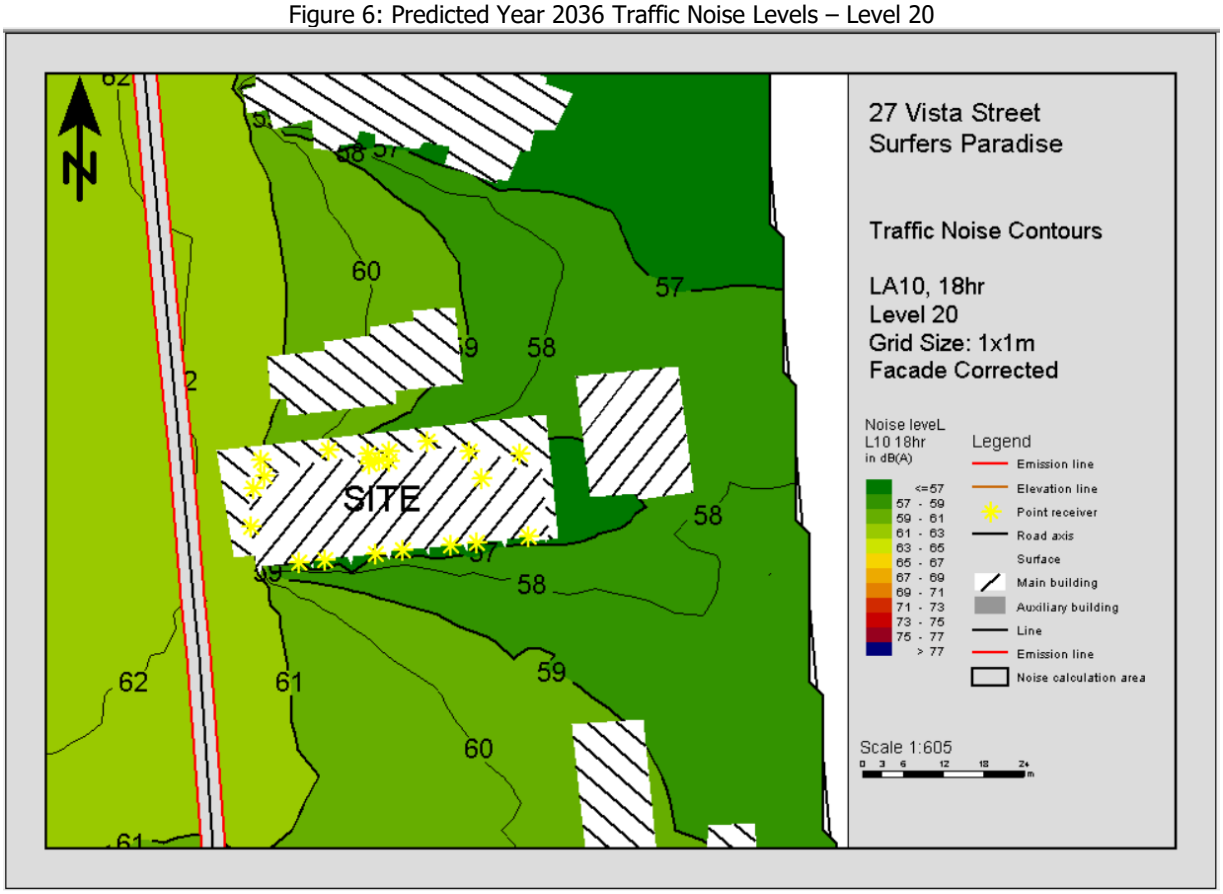
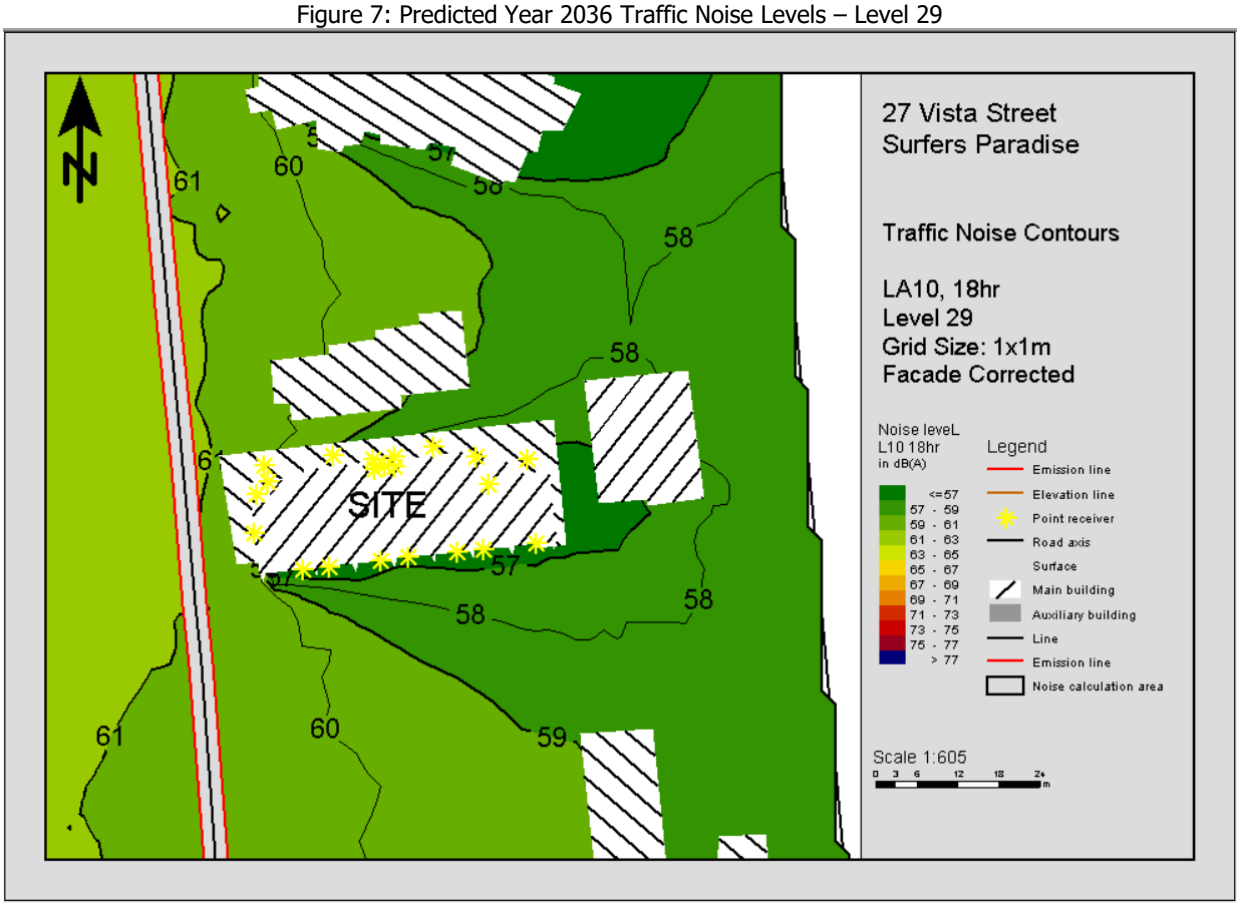


Figure 7: Predicted Year 2036 Traffic Noise Levels – Level 29



Noise impacts to communal open spaces areas are presented in the following table:

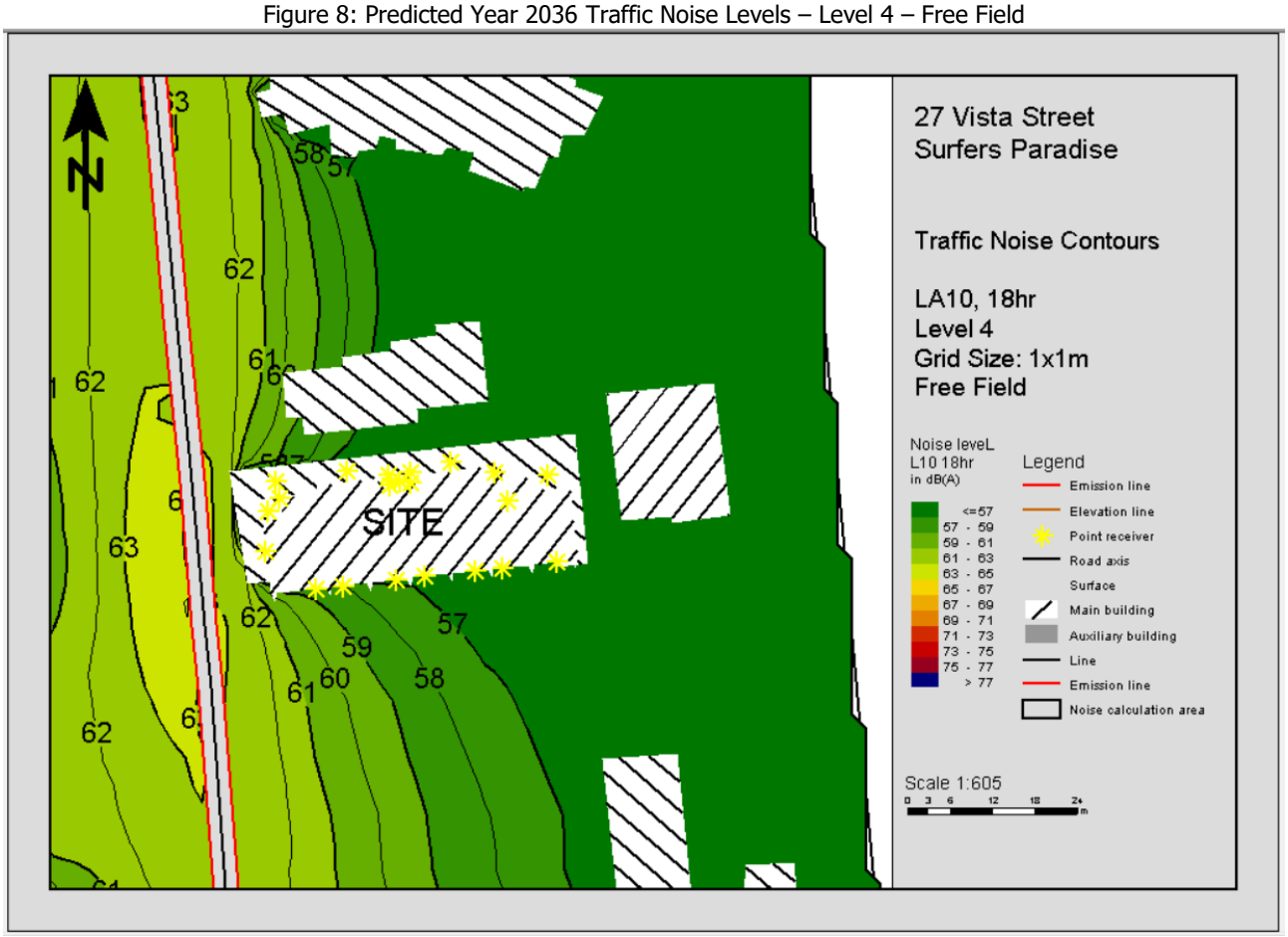
Table 15: Road Traffic Noise Impacts to Passive Recreation Areas

Location			Predicted Road Traffic Noise Impacts (Free Field) 2035	Complies with CoGCC Criteria?
Location	Level	FFL (m)	$L_{A10(18hr)}$ dB(A)	LA10 ≤ 60 dB(A)
Open Air Gym	F4	19.3	51.1	Yes
Owners Wellness	F4	19.3	55.5	Yes
Pool Deck	F4	19.3	48.3	Yes
Sun Lounges	F4	19.3	51.9	Yes
Yoga Deck	F4	19.3	54.1	Yes

Compliance with the communal open space criteria is predicted without the need for further acoustic treatments.

The 3D SoundPLAN CoRTN noise model predicts $L_{A10,18hour}$ levels as shown in Figure 8.

Figure 8: Predicted Year 2036 Traffic Noise Levels – Level 4 – Free Field



8. Light Rail Noise Assessment

8.1 Light Rail Noise Verification

Rail noise modelling for the proposed development was based on the following information:

- Site layout, floor plans and elevations provided by Studio Snell, project no. 936, revision B issued on 4th of December 2025.
- Receiver heights were based on 1.5m above finished floor level.
- +2.5dB(A) Façade correction

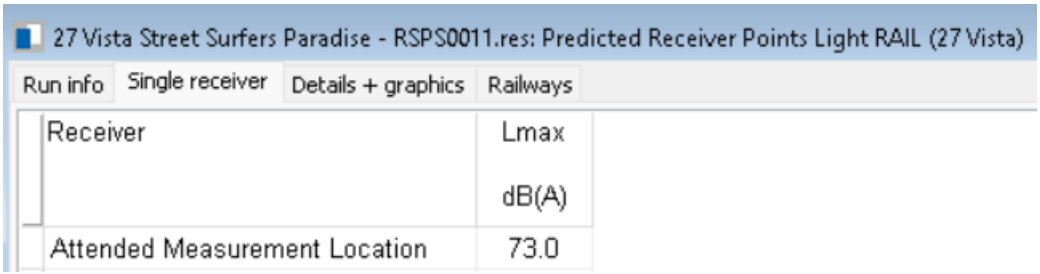
The model used to generate predictions was SoundPLAN 7.4 "Nordic Prediction Method for Train Noise" with the verification of the measured noise levels presented in Table 16.

The *"Nordic Prediction Method for Train Noise"* used in the SoundPLAN model calculates various noise sources of a light rail passby for the selected train type, in this case electric trams as used on the Gold Coast line. Source noises such as wheels on the tracks, wheel squeal, motors and engines, and noise from the train façade are combined in the SoundPLAN model to provide an overall LAmax impact from train passbys. These sources are all at the relevant heights in relation to the train types. The S-M32 Gothenburg Tramway was used within the model as it most closely resembles the G-Link Light Rail.

Table 16: Comparison of measured and predicted noise levels for light rail

Location	Measured Rail Noise Level dB(A)	Predicted Rail Noise Level dB(A)	Correction
	L_{Amax}	L_{Amax}	
Gold Coast Line	73.0	73.0	0

Figure 9: SoundPLAN verification of noise monitoring location



8.2 Predicted Light Rail Noise

Light rail noise impacts to the development are shown in Table 17 below.

Table 17: Predicted Light Rail Noise Impacts

Unit	Room	Level	FFL (m)	Predicted Light Rail Noise Impacts (Facade Corrected) dB(A)			Complies with ≤64 dB(A) Lmax façade corrected Yes/No	Complies with ≤55 dB(A) Leq (1h) Day façade corrected Yes/No	Complies with ≤50 dB(A) Leq (1h) Evening façade corrected Yes/No
				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 1	Bed 1	F 5	24.2	68	51	48	No	Yes	Yes
Unit 1	Bed 2	F 5	24.2	68.8	51.8	48.8	No	Yes	Yes
Unit 1	KDL	F 5	24.2	72.3	55.3	52.3	No	No	No
Unit 2	Bed 1	F 5	24.2	66.6	49.6	46.6	No	Yes	Yes
Unit 2	Bed 2	F 5	24.2	65.7	48.7	45.7	No	Yes	Yes
Unit 2	KDL	F 5	24.2	64.5	47.5	44.5	No	Yes	Yes
Unit 3	Bed 1	F 5	24.2	63.8	46.8	43.8	Yes	Yes	Yes
Unit 3	Bed 2	F 5	24.2	63.3	46.3	43.3	Yes	Yes	Yes
Unit 3	KDL	F 5	24.2	65.6	48.6	45.6	No	Yes	Yes
Unit 4	Bed 1	F 5	24.2	63.3	46.3	43.3	Yes	Yes	Yes
Unit 4	Bed 2	F 5	24.2	60.4	43.4	40.4	Yes	Yes	Yes
Unit 4	KDL	F 5	24.2	61	44	41	Yes	Yes	Yes
Unit 1	Bed 1	F 6	27.3	70.9	53.9	50.9	No	Yes	No
Unit 1	Bed 2	F 6	27.3	68.2	51.2	48.2	No	Yes	Yes
Unit 1	KDL	F 6	27.3	71.5	54.5	51.5	No	Yes	No
Unit 2	Bed 1	F 6	27.3	65.5	48.5	45.5	No	Yes	Yes
Unit 2	Bed 2	F 6	27.3	64.7	47.7	44.7	No	Yes	Yes
Unit 2	KDL	F 6	27.3	64.4	47.4	44.4	No	Yes	Yes
Unit 3	Bed 1	F 6	27.3	63.4	46.4	43.4	Yes	Yes	Yes
Unit 3	Bed 2	F 6	27.3	62.4	45.4	42.4	Yes	Yes	Yes
Unit 3	KDL	F 6	27.3	65.6	48.6	45.6	No	Yes	Yes
Unit 4	Bed 1	F 6	27.3	63	46	43	Yes	Yes	Yes
Unit 4	Bed 2	F 6	27.3	60.3	43.3	40.3	Yes	Yes	Yes
Unit 4	KDL	F 6	27.3	60.8	43.8	40.8	Yes	Yes	Yes
Unit 1	Bed 1	F 7	30.4	70.5	53.5	50.5	No	Yes	No
Unit 1	Bed 2	F 7	30.4	67.4	50.4	47.4	No	Yes	Yes
Unit 1	KDL	F 7	30.4	70.9	53.9	50.9	No	Yes	No
Unit 2	Bed 1	F 7	30.4	65.2	48.2	45.2	No	Yes	Yes
Unit 2	Bed 2	F 7	30.4	64.5	47.5	44.5	No	Yes	Yes
Unit 2	KDL	F 7	30.4	64.3	47.3	44.3	No	Yes	Yes
Unit 3	Bed 1	F 7	30.4	63.2	46.2	43.2	Yes	Yes	Yes
Unit 3	Bed 2	F 7	30.4	62.3	45.3	42.3	Yes	Yes	Yes
Unit 3	KDL	F 7	30.4	65.4	48.4	45.4	No	Yes	Yes
Unit 4	Bed 1	F 7	30.4	62.9	45.9	42.9	Yes	Yes	Yes
Unit 4	Bed 2	F 7	30.4	60.2	43.2	40.2	Yes	Yes	Yes
Unit 4	KDL	F 7	30.4	60.6	43.6	40.6	Yes	Yes	Yes
Unit 1	Bed 1	F 8	33.5	69.9	52.9	49.9	No	Yes	Yes
Unit 1	Bed 2	F 8	33.5	66.9	49.9	46.9	No	Yes	Yes
Unit 1	KDL	F 8	33.5	70.2	53.2	50.2	No	Yes	No
Unit 2	Bed 1	F 8	33.5	64.9	47.9	44.9	No	Yes	Yes
Unit 2	Bed 2	F 8	33.5	64.2	47.2	44.2	No	Yes	Yes
Unit 2	KDL	F 8	33.5	64.1	47.1	44.1	No	Yes	Yes
Unit 3	Bed 1	F 8	33.5	63	46	43	Yes	Yes	Yes
Unit 3	Bed 2	F 8	33.5	62.1	45.1	42.1	Yes	Yes	Yes
Unit 3	KDL	F 8	33.5	65.2	48.2	45.2	No	Yes	Yes

Unit	Room	Level	FFL (m)	Predicted Light Rail Noise Impacts (Facade Corrected) dB(A)			Complies with ≤64 dB(A) Lmax façade corrected Yes/No	Complies with ≤55 dB(A) Leq (1h) Day façade corrected Yes/No	Complies with ≤50 dB(A) Leq (1h) Evening façade corrected Yes/No
				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 4	Bed 1	F 8	33.5	62.7	45.7	42.7	Yes	Yes	Yes
Unit 4	Bed 2	F 8	33.5	60	43	40	Yes	Yes	Yes
Unit 4	KDL	F 8	33.5	60.5	43.5	40.5	Yes	Yes	Yes
Unit 1	Bed 1	F 9	36.6	69.3	52.3	49.3	No	Yes	Yes
Unit 1	Bed 2	F 9	36.6	66.5	49.5	46.5	No	Yes	Yes
Unit 1	KDL	F 9	36.6	69.6	52.6	49.6	No	Yes	Yes
Unit 2	Bed 1	F 9	36.6	64.6	47.6	44.6	No	Yes	Yes
Unit 2	Bed 2	F 9	36.6	63.9	46.9	43.9	Yes	Yes	Yes
Unit 2	KDL	F 9	36.6	63.8	46.8	43.8	Yes	Yes	Yes
Unit 3	Bed 1	F 9	36.6	62.8	45.8	42.8	Yes	Yes	Yes
Unit 3	Bed 2	F 9	36.6	61.9	44.9	41.9	Yes	Yes	Yes
Unit 3	KDL	F 9	36.6	64.9	47.9	44.9	No	Yes	Yes
Unit 4	Bed 1	F 9	36.6	62.5	45.5	42.5	Yes	Yes	Yes
Unit 4	Bed 2	F 9	36.6	59.9	42.9	39.9	Yes	Yes	Yes
Unit 4	KDL	F 9	36.6	60.4	43.4	40.4	Yes	Yes	Yes
Unit 1	Bed 1	F 10	39.7	68.8	51.8	48.8	No	Yes	Yes
Unit 1	Bed 2	F 10	39.7	66.1	49.1	46.1	No	Yes	Yes
Unit 1	KDL	F 10	39.7	69.1	52.1	49.1	No	Yes	Yes
Unit 2	Bed 1	F 10	39.7	64.3	47.3	44.3	No	Yes	Yes
Unit 2	Bed 2	F 10	39.7	63.6	46.6	43.6	Yes	Yes	Yes
Unit 2	KDL	F 10	39.7	63.2	46.2	43.2	Yes	Yes	Yes
Unit 3	Bed 1	F 10	39.7	62.5	45.5	42.5	Yes	Yes	Yes
Unit 3	Bed 2	F 10	39.7	61.7	44.7	41.7	Yes	Yes	Yes
Unit 3	KDL	F 10	39.7	64.6	47.6	44.6	No	Yes	Yes
Unit 4	Bed 1	F 10	39.7	62.2	45.2	42.2	Yes	Yes	Yes
Unit 4	Bed 2	F 10	39.7	59.8	42.8	39.8	Yes	Yes	Yes
Unit 4	KDL	F 10	39.7	60.2	43.2	40.2	Yes	Yes	Yes
Unit 1	Bed 1	F 11	42.8	68.3	51.3	48.3	No	Yes	Yes
Unit 1	Bed 2	F 11	42.8	65.6	48.6	45.6	No	Yes	Yes
Unit 1	KDL	F 11	42.8	68.5	51.5	48.5	No	Yes	Yes
Unit 2	Bed 1	F 11	42.8	63.9	46.9	43.9	Yes	Yes	Yes
Unit 2	Bed 2	F 11	42.8	63.3	46.3	43.3	Yes	Yes	Yes
Unit 2	KDL	F 11	42.8	63.1	46.1	43.1	Yes	Yes	Yes
Unit 3	Bed 1	F 11	42.8	62.3	45.3	42.3	Yes	Yes	Yes
Unit 3	Bed 2	F 11	42.8	61.5	44.5	41.5	Yes	Yes	Yes
Unit 3	KDL	F 11	42.8	63.8	46.8	43.8	Yes	Yes	Yes
Unit 4	Bed 1	F 11	42.8	62	45	42	Yes	Yes	Yes
Unit 4	Bed 2	F 11	42.8	59.6	42.6	39.6	Yes	Yes	Yes
Unit 4	KDL	F 11	42.8	60.1	43.1	40.1	Yes	Yes	Yes
Unit 1	Bed 1	F 12	45.9	67.8	50.8	47.8	No	Yes	Yes
Unit 1	Bed 2	F 12	45.9	65.2	48.2	45.2	No	Yes	Yes
Unit 1	KDL	F 12	45.9	68	51	48	No	Yes	Yes
Unit 2	Bed 1	F 12	45.9	63.6	46.6	43.6	Yes	Yes	Yes
Unit 2	Bed 2	F 12	45.9	63.1	46.1	43.1	Yes	Yes	Yes
Unit 2	KDL	F 12	45.9	62.8	45.8	42.8	Yes	Yes	Yes
Unit 3	Bed 1	F 12	45.9	62.1	45.1	42.1	Yes	Yes	Yes
Unit 3	Bed 2	F 12	45.9	61.3	44.3	41.3	Yes	Yes	Yes
Unit 3	KDL	F 12	45.9	63.6	46.6	43.6	Yes	Yes	Yes
Unit 4	Bed 1	F 12	45.9	61.5	44.5	41.5	Yes	Yes	Yes
Unit 4	Bed 2	F 12	45.9	59.5	42.5	39.5	Yes	Yes	Yes

Unit	Room	Level	FFL (m)	Predicted Light Rail Noise Impacts (Facade Corrected) dB(A)			Complies with ≤64 dB(A) Lmax façade corrected Yes/No	Complies with ≤55 dB(A) Leq (1h) Day façade corrected Yes/No	Complies with ≤50 dB(A) Leq (1h) Evening façade corrected Yes/No
				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 4	KDL	F 12	45.9	59.9	42.9	39.9	Yes	Yes	Yes
Unit 1	Bed 1	F 13	49	67.4	50.4	47.4	No	Yes	Yes
Unit 1	Bed 2	F 13	49	64.8	47.8	44.8	No	Yes	Yes
Unit 1	KDL	F 13	49	67.5	50.5	47.5	No	Yes	Yes
Unit 2	Bed 1	F 13	49	63.2	46.2	43.2	Yes	Yes	Yes
Unit 2	Bed 2	F 13	49	62.8	45.8	42.8	Yes	Yes	Yes
Unit 2	KDL	F 13	49	62.6	45.6	42.6	Yes	Yes	Yes
Unit 3	Bed 1	F 13	49	61.9	44.9	41.9	Yes	Yes	Yes
Unit 3	Bed 2	F 13	49	61.1	44.1	41.1	Yes	Yes	Yes
Unit 3	KDL	F 13	49	63.4	46.4	43.4	Yes	Yes	Yes
Unit 4	Bed 1	F 13	49	60.9	43.9	40.9	Yes	Yes	Yes
Unit 4	Bed 2	F 13	49	59.3	42.3	39.3	Yes	Yes	Yes
Unit 4	KDL	F 13	49	59.7	42.7	39.7	Yes	Yes	Yes
Unit 1	Bed 1	F 14	52.1	66.9	49.9	46.9	No	Yes	Yes
Unit 1	Bed 2	F 14	52.1	64.4	47.4	44.4	No	Yes	Yes
Unit 1	KDL	F 14	52.1	67	50	47	No	Yes	Yes
Unit 2	Bed 1	F 14	52.1	62.9	45.9	42.9	Yes	Yes	Yes
Unit 2	Bed 2	F 14	52.1	62.5	45.5	42.5	Yes	Yes	Yes
Unit 2	KDL	F 14	52.1	62.4	45.4	42.4	Yes	Yes	Yes
Unit 3	Bed 1	F 14	52.1	61.7	44.7	41.7	Yes	Yes	Yes
Unit 3	Bed 2	F 14	52.1	60.8	43.8	40.8	Yes	Yes	Yes
Unit 3	KDL	F 14	52.1	63.2	46.2	43.2	Yes	Yes	Yes
Unit 4	Bed 1	F 14	52.1	60.7	43.7	40.7	Yes	Yes	Yes
Unit 4	Bed 2	F 14	52.1	59.2	42.2	39.2	Yes	Yes	Yes
Unit 4	KDL	F 14	52.1	59.5	42.5	39.5	Yes	Yes	Yes
Unit 1	Bed 1	F 15	55.2	66.5	49.5	46.5	No	Yes	Yes
Unit 1	Bed 2	F 15	55.2	64.1	47.1	44.1	No	Yes	Yes
Unit 1	KDL	F 15	55.2	66.6	49.6	46.6	No	Yes	Yes
Unit 2	Bed 1	F 15	55.2	62.6	45.6	42.6	Yes	Yes	Yes
Unit 2	Bed 2	F 15	55.2	62.2	45.2	42.2	Yes	Yes	Yes
Unit 2	KDL	F 15	55.2	62.1	45.1	42.1	Yes	Yes	Yes
Unit 3	Bed 1	F 15	55.2	61.4	44.4	41.4	Yes	Yes	Yes
Unit 3	Bed 2	F 15	55.2	60.6	43.6	40.6	Yes	Yes	Yes
Unit 3	KDL	F 15	55.2	62.9	45.9	42.9	Yes	Yes	Yes
Unit 4	Bed 1	F 15	55.2	60.5	43.5	40.5	Yes	Yes	Yes
Unit 4	Bed 2	F 15	55.2	59	42	39	Yes	Yes	Yes
Unit 4	KDL	F 15	55.2	59.3	42.3	39.3	Yes	Yes	Yes
Unit 1	Bed 1	F 16	58.3	66	49	46	No	Yes	Yes
Unit 1	Bed 2	F 16	58.3	63.7	46.7	43.7	Yes	Yes	Yes
Unit 1	KDL	F 16	58.3	66.2	49.2	46.2	No	Yes	Yes
Unit 2	Bed 1	F 16	58.3	62.3	45.3	42.3	Yes	Yes	Yes
Unit 2	Bed 2	F 16	58.3	61.9	44.9	41.9	Yes	Yes	Yes
Unit 2	KDL	F 16	58.3	61.9	44.9	41.9	Yes	Yes	Yes
Unit 3	Bed 1	F 16	58.3	61.2	44.2	41.2	Yes	Yes	Yes
Unit 3	Bed 2	F 16	58.3	60.4	43.4	40.4	Yes	Yes	Yes
Unit 3	KDL	F 16	58.3	62.5	45.5	42.5	Yes	Yes	Yes
Unit 4	Bed 1	F 16	58.3	60.2	43.2	40.2	Yes	Yes	Yes
Unit 4	Bed 2	F 16	58.3	58.9	41.9	38.9	Yes	Yes	Yes
Unit 4	KDL	F 16	58.3	59.2	42.2	39.2	Yes	Yes	Yes
Unit 1	Bed 1	F 17	61.4	65.6	48.6	45.6	No	Yes	Yes

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				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 1	Bed 2	F 17	61.4	63.4	46.4	43.4	Yes	Yes	Yes
Unit 1	KDL	F 17	61.4	65.6	48.6	45.6	No	Yes	Yes
Unit 2	Bed 1	F 17	61.4	62	45	42	Yes	Yes	Yes
Unit 2	Bed 2	F 17	61.4	61.6	44.6	41.6	Yes	Yes	Yes
Unit 2	KDL	F 17	61.4	61.6	44.6	41.6	Yes	Yes	Yes
Unit 3	Bed 1	F 17	61.4	60.9	43.9	40.9	Yes	Yes	Yes
Unit 3	Bed 2	F 17	61.4	60.1	43.1	40.1	Yes	Yes	Yes
Unit 3	KDL	F 17	61.4	62.3	45.3	42.3	Yes	Yes	Yes
Unit 4	Bed 1	F 17	61.4	60	43	40	Yes	Yes	Yes
Unit 4	Bed 2	F 17	61.4	58.7	41.7	38.7	Yes	Yes	Yes
Unit 4	KDL	F 17	61.4	59.2	42.2	39.2	Yes	Yes	Yes
Unit 1	Bed 1	F 18	64.5	65.2	48.2	45.2	No	Yes	Yes
Unit 1	Bed 2	F 18	64.5	63	46	43	Yes	Yes	Yes
Unit 1	KDL	F 18	64.5	65.2	48.2	45.2	No	Yes	Yes
Unit 2	Bed 1	F 18	64.5	61.7	44.7	41.7	Yes	Yes	Yes
Unit 2	Bed 2	F 18	64.5	61.4	44.4	41.4	Yes	Yes	Yes
Unit 2	KDL	F 18	64.5	61.4	44.4	41.4	Yes	Yes	Yes
Unit 3	Bed 1	F 18	64.5	60.7	43.7	40.7	Yes	Yes	Yes
Unit 3	Bed 2	F 18	64.5	59.9	42.9	39.9	Yes	Yes	Yes
Unit 3	KDL	F 18	64.5	62	45	42	Yes	Yes	Yes
Unit 4	Bed 1	F 18	64.5	59.8	42.8	39.8	Yes	Yes	Yes
Unit 4	Bed 2	F 18	64.5	58.5	41.5	38.5	Yes	Yes	Yes
Unit 4	KDL	F 18	64.5	59	42	39	Yes	Yes	Yes
Unit 1	Bed 1	F 19	67.6	64.9	47.9	44.9	No	Yes	Yes
Unit 1	Bed 2	F 19	67.6	62.7	45.7	42.7	Yes	Yes	Yes
Unit 1	KDL	F 19	67.6	64.9	47.9	44.9	No	Yes	Yes
Unit 2	Bed 1	F 19	67.6	61.4	44.4	41.4	Yes	Yes	Yes
Unit 2	Bed 2	F 19	67.6	61.1	44.1	41.1	Yes	Yes	Yes
Unit 2	KDL	F 19	67.6	61.1	44.1	41.1	Yes	Yes	Yes
Unit 3	Bed 1	F 19	67.6	60.3	43.3	40.3	Yes	Yes	Yes
Unit 3	Bed 2	F 19	67.6	59.7	42.7	39.7	Yes	Yes	Yes
Unit 3	KDL	F 19	67.6	61.8	44.8	41.8	Yes	Yes	Yes
Unit 4	Bed 1	F 19	67.6	59.6	42.6	39.6	Yes	Yes	Yes
Unit 4	Bed 2	F 19	67.6	58.4	41.4	38.4	Yes	Yes	Yes
Unit 4	KDL	F 19	67.6	58.9	41.9	38.9	Yes	Yes	Yes
Unit 1	Bed 1	F 20	70.7	64.5	47.5	44.5	No	Yes	Yes
Unit 1	Bed 2	F 20	70.7	62.4	45.4	42.4	Yes	Yes	Yes
Unit 1	KDL	F 20	70.7	64.5	47.5	44.5	No	Yes	Yes
Unit 2	Bed 1	F 20	70.7	61.1	44.1	41.1	Yes	Yes	Yes
Unit 2	Bed 2	F 20	70.7	60.8	43.8	40.8	Yes	Yes	Yes
Unit 2	KDL	F 20	70.7	60.8	43.8	40.8	Yes	Yes	Yes
Unit 3	Bed 1	F 20	70.7	60.1	43.1	40.1	Yes	Yes	Yes
Unit 3	Bed 2	F 20	70.7	59.5	42.5	39.5	Yes	Yes	Yes
Unit 3	KDL	F 20	70.7	61.5	44.5	41.5	Yes	Yes	Yes
Unit 4	Bed 1	F 20	70.7	59.3	42.3	39.3	Yes	Yes	Yes
Unit 4	Bed 2	F 20	70.7	58.2	41.2	38.2	Yes	Yes	Yes
Unit 4	KDL	F 20	70.7	58.7	41.7	38.7	Yes	Yes	Yes
Unit 1	Bed 1	F 21	73.8	64.2	47.2	44.2	No	Yes	Yes
Unit 1	Bed 2	F 21	73.8	62	45	42	Yes	Yes	Yes
Unit 1	KDL	F 21	73.8	64.1	47.1	44.1	No	Yes	Yes

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				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 2	Bed 1	F 21	73.8	60.8	43.8	40.8	Yes	Yes	Yes
Unit 2	Bed 2	F 21	73.8	60.5	43.5	40.5	Yes	Yes	Yes
Unit 2	KDL	F 21	73.8	60.6	43.6	40.6	Yes	Yes	Yes
Unit 3	Bed 1	F 21	73.8	59.9	42.9	39.9	Yes	Yes	Yes
Unit 3	Bed 2	F 21	73.8	59.3	42.3	39.3	Yes	Yes	Yes
Unit 3	KDL	F 21	73.8	61.3	44.3	41.3	Yes	Yes	Yes
Unit 4	Bed 1	F 21	73.8	59.1	42.1	39.1	Yes	Yes	Yes
Unit 4	Bed 2	F 21	73.8	58	41	38	Yes	Yes	Yes
Unit 4	KDL	F 21	73.8	58.5	41.5	38.5	Yes	Yes	Yes
Unit 1	Bed 1	F 22	76.9	63.8	46.8	43.8	Yes	Yes	Yes
Unit 1	Bed 2	F 22	76.9	61.7	44.7	41.7	Yes	Yes	Yes
Unit 1	KDL	F 22	76.9	63.8	46.8	43.8	Yes	Yes	Yes
Unit 2	Bed 1	F 22	76.9	60.5	43.5	40.5	Yes	Yes	Yes
Unit 2	Bed 2	F 22	76.9	60.3	43.3	40.3	Yes	Yes	Yes
Unit 2	KDL	F 22	76.9	60.4	43.4	40.4	Yes	Yes	Yes
Unit 3	Bed 1	F 22	76.9	59.6	42.6	39.6	Yes	Yes	Yes
Unit 3	Bed 2	F 22	76.9	59.1	42.1	39.1	Yes	Yes	Yes
Unit 3	KDL	F 22	76.9	61	44	41	Yes	Yes	Yes
Unit 4	Bed 1	F 22	76.9	58.9	41.9	38.9	Yes	Yes	Yes
Unit 4	Bed 2	F 22	76.9	57.8	40.8	37.8	Yes	Yes	Yes
Unit 4	KDL	F 22	76.9	58.3	41.3	38.3	Yes	Yes	Yes
Unit 1	Bed 1	F 23	80	63.4	46.4	43.4	Yes	Yes	Yes
Unit 1	Bed 2	F 23	80	61.4	44.4	41.4	Yes	Yes	Yes
Unit 1	KDL	F 23	80	63.5	46.5	43.5	Yes	Yes	Yes
Unit 2	Bed 1	F 23	80	60.3	43.3	40.3	Yes	Yes	Yes
Unit 2	Bed 2	F 23	80	60	43	40	Yes	Yes	Yes
Unit 2	KDL	F 23	80	60.2	43.2	40.2	Yes	Yes	Yes
Unit 3	Bed 1	F 23	80	59.4	42.4	39.4	Yes	Yes	Yes
Unit 3	Bed 2	F 23	80	58.9	41.9	38.9	Yes	Yes	Yes
Unit 3	KDL	F 23	80	60.7	43.7	40.7	Yes	Yes	Yes
Unit 4	Bed 1	F 23	80	58.7	41.7	38.7	Yes	Yes	Yes
Unit 4	Bed 2	F 23	80	57.7	40.7	37.7	Yes	Yes	Yes
Unit 4	KDL	F 23	80	58.1	41.1	38.1	Yes	Yes	Yes
Unit 1	Bed 1	F 24	83.1	63	46	43	Yes	Yes	Yes
Unit 1	Bed 2	F 24	83.1	61.1	44.1	41.1	Yes	Yes	Yes
Unit 1	KDL	F 24	83.1	63.1	46.1	43.1	Yes	Yes	Yes
Unit 2	Bed 1	F 24	83.1	60	43	40	Yes	Yes	Yes
Unit 2	Bed 2	F 24	83.1	59.8	42.8	39.8	Yes	Yes	Yes
Unit 2	KDL	F 24	83.1	59.9	42.9	39.9	Yes	Yes	Yes
Unit 3	Bed 1	F 24	83.1	59.2	42.2	39.2	Yes	Yes	Yes
Unit 3	Bed 2	F 24	83.1	58.8	41.8	38.8	Yes	Yes	Yes
Unit 3	KDL	F 24	83.1	60.5	43.5	40.5	Yes	Yes	Yes
Unit 4	Bed 1	F 24	83.1	58.5	41.5	38.5	Yes	Yes	Yes
Unit 4	Bed 2	F 24	83.1	57.5	40.5	37.5	Yes	Yes	Yes
Unit 4	KDL	F 24	83.1	58	41	38	Yes	Yes	Yes
Unit 1	Bed 1	F 25	86.2	62.5	45.5	42.5	Yes	Yes	Yes
Unit 1	Bed 2	F 25	86.2	60.8	43.8	40.8	Yes	Yes	Yes
Unit 1	KDL	F 25	86.2	61.9	44.9	41.9	Yes	Yes	Yes
Unit 2	Bed 1	F 25	86.2	59.7	42.7	39.7	Yes	Yes	Yes
Unit 2	Bed 2	F 25	86.2	59.5	42.5	39.5	Yes	Yes	Yes

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				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 2	KDL	F 25	86.2	59.7	42.7	39.7	Yes	Yes	Yes
Unit 3	Bed 1	F 25	86.2	59	42	39	Yes	Yes	Yes
Unit 3	Bed 2	F 25	86.2	58.6	41.6	38.6	Yes	Yes	Yes
Unit 3	KDL	F 25	86.2	60.3	43.3	40.3	Yes	Yes	Yes
Unit 4	Bed 1	F 25	86.2	58.3	41.3	38.3	Yes	Yes	Yes
Unit 4	Bed 2	F 25	86.2	57.3	40.3	37.3	Yes	Yes	Yes
Unit 4	KDL	F 25	86.2	57.8	40.8	37.8	Yes	Yes	Yes
Unit 1	Bed 1	F 26	89.3	62.2	45.2	42.2	Yes	Yes	Yes
Unit 1	Bed 2	F 26	89.3	60.5	43.5	40.5	Yes	Yes	Yes
Unit 1	KDL	F 26	89.3	61.5	44.5	41.5	Yes	Yes	Yes
Unit 2	Bed 1	F 26	89.3	59.7	42.7	39.7	Yes	Yes	Yes
Unit 2	Bed 2	F 26	89.3	59.3	42.3	39.3	Yes	Yes	Yes
Unit 2	KDL	F 26	89.3	59.5	42.5	39.5	Yes	Yes	Yes
Unit 3	Bed 1	F 26	89.3	58.8	41.8	38.8	Yes	Yes	Yes
Unit 3	Bed 2	F 26	89.3	58.5	41.5	38.5	Yes	Yes	Yes
Unit 3	KDL	F 26	89.3	60	43	40	Yes	Yes	Yes
Unit 4	Bed 1	F 26	89.3	58.1	41.1	38.1	Yes	Yes	Yes
Unit 4	Bed 2	F 26	89.3	57.1	40.1	37.1	Yes	Yes	Yes
Unit 4	KDL	F 26	89.3	57.6	40.6	37.6	Yes	Yes	Yes
Unit 1	Bed 1	F 27	92.4	61.8	44.8	41.8	Yes	Yes	Yes
Unit 1	Bed 2	F 27	92.4	60.2	43.2	40.2	Yes	Yes	Yes
Unit 1	KDL	F 27	92.4	61.2	44.2	41.2	Yes	Yes	Yes
Unit 2	Bed 1	F 27	92.4	59.4	42.4	39.4	Yes	Yes	Yes
Unit 2	Bed 2	F 27	92.4	59.1	42.1	39.1	Yes	Yes	Yes
Unit 2	KDL	F 27	92.4	59.3	42.3	39.3	Yes	Yes	Yes
Unit 3	Bed 1	F 27	92.4	58.5	41.5	38.5	Yes	Yes	Yes
Unit 3	Bed 2	F 27	92.4	58.3	41.3	38.3	Yes	Yes	Yes
Unit 3	KDL	F 27	92.4	59.8	42.8	39.8	Yes	Yes	Yes
Unit 4	Bed 1	F 27	92.4	57.9	40.9	37.9	Yes	Yes	Yes
Unit 4	Bed 2	F 27	92.4	57	40	37	Yes	Yes	Yes
Unit 4	KDL	F 27	92.4	57.4	40.4	37.4	Yes	Yes	Yes
Unit 1	Bed 1	F 28	95.5	61.6	44.6	41.6	Yes	Yes	Yes
Unit 1	Bed 2	F 28	95.5	60	43	40	Yes	Yes	Yes
Unit 1	KDL	F 28	95.5	60.9	43.9	40.9	Yes	Yes	Yes
Unit 2	Bed 1	F 28	95.5	59.2	42.2	39.2	Yes	Yes	Yes
Unit 2	Bed 2	F 28	95.5	58.9	41.9	38.9	Yes	Yes	Yes
Unit 2	KDL	F 28	95.5	59.1	42.1	39.1	Yes	Yes	Yes
Unit 3	Bed 1	F 28	95.5	58.3	41.3	38.3	Yes	Yes	Yes
Unit 3	Bed 2	F 28	95.5	58.1	41.1	38.1	Yes	Yes	Yes
Unit 3	KDL	F 28	95.5	59.6	42.6	39.6	Yes	Yes	Yes
Unit 4	Bed 1	F 28	95.5	57.7	40.7	37.7	Yes	Yes	Yes
Unit 4	Bed 2	F 28	95.5	56.8	39.8	36.8	Yes	Yes	Yes
Unit 4	KDL	F 28	95.5	57.2	40.2	37.2	Yes	Yes	Yes
Unit 1	Bed 1	F 29	98.6	61.3	44.3	41.3	Yes	Yes	Yes
Unit 1	Bed 2	F 29	98.6	59.7	42.7	39.7	Yes	Yes	Yes
Unit 1	KDL	F 29	98.6	60.6	43.6	40.6	Yes	Yes	Yes
Unit 2	Bed 1	F 29	98.6	58.9	41.9	38.9	Yes	Yes	Yes
Unit 2	Bed 2	F 29	98.6	58.7	41.7	38.7	Yes	Yes	Yes
Unit 2	KDL	F 29	98.6	58.9	41.9	38.9	Yes	Yes	Yes
Unit 3	Bed 1	F 29	98.6	58.1	41.1	38.1	Yes	Yes	Yes

Unit	Room	Level	FFL (m)	Predicted Light Rail Noise Impacts (Facade Corrected) dB(A)			Complies with ≤64 dB(A) Lmax façade corrected Yes/No	Complies with ≤55 dB(A) Leq (1h) Day façade corrected Yes/No	Complies with ≤50 dB(A) Leq (1h) Evening façade corrected Yes/No
				L_{Amax}	$L_{eq\ 1\ hour\ Day}$	$L_{eq\ 1\ hour\ Night}$			
Unit 3	Bed 2	F 29	98.6	58	41	38	Yes	Yes	Yes
Unit 3	KDL	F 29	98.6	59.3	42.3	39.3	Yes	Yes	Yes
Unit 4	Bed 1	F 29	98.6	57.5	40.5	37.5	Yes	Yes	Yes
Unit 4	Bed 2	F 29	98.6	56.6	39.6	36.6	Yes	Yes	Yes
Unit 4	KDL	F 29	98.6	57.1	40.1	37.1	Yes	Yes	Yes

Façade treatments will be required as per SDAP PO17. Refer to Section 10 for façade treatments recommendations.

Figure 10 to Figure 13 show the predicted light rail noise contours for the development (Façade Corrected).

Figure 10: Light Rail Noise Contours (Façade Corrected) – Level 4

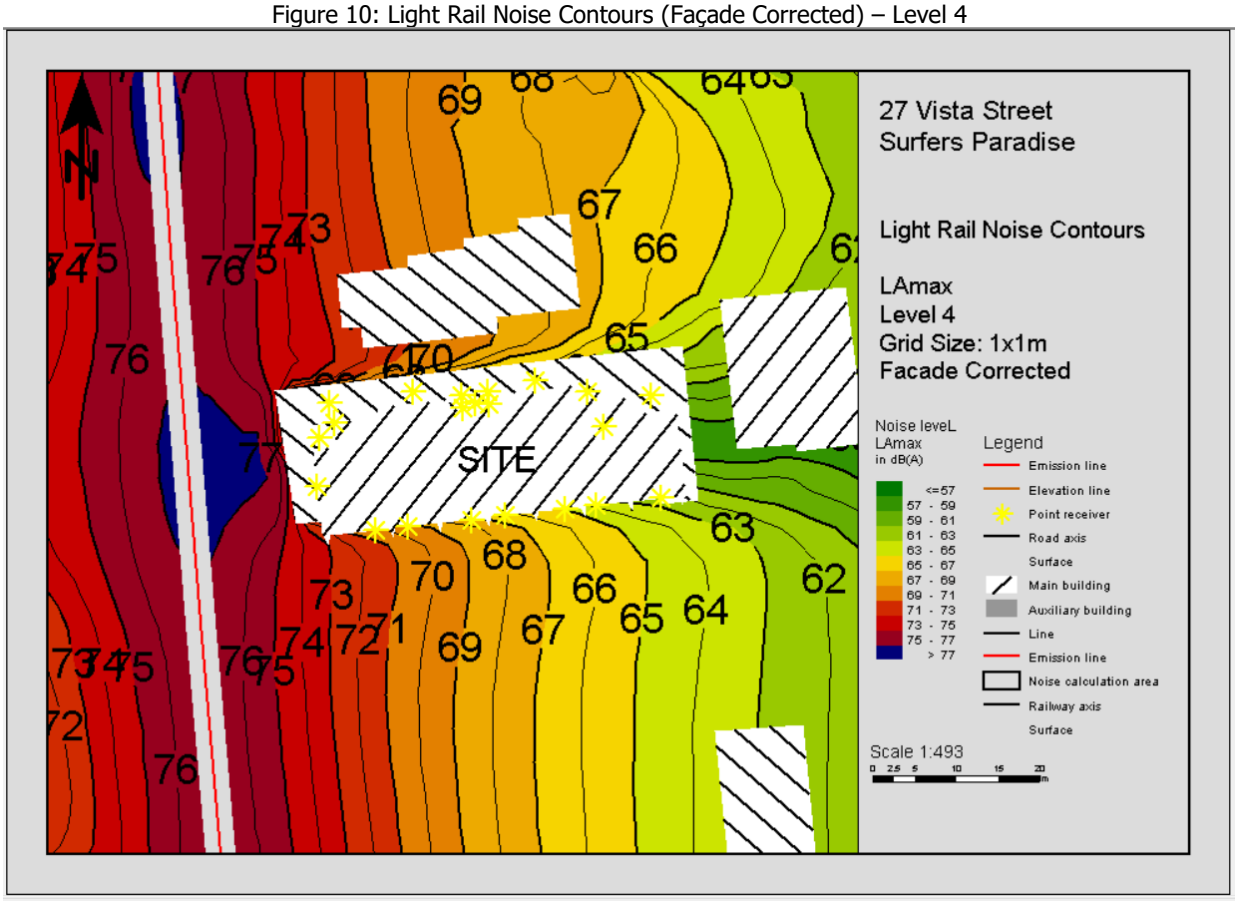


Figure 11: Light Rail Noise Contours (Façade Corrected) – Level 10

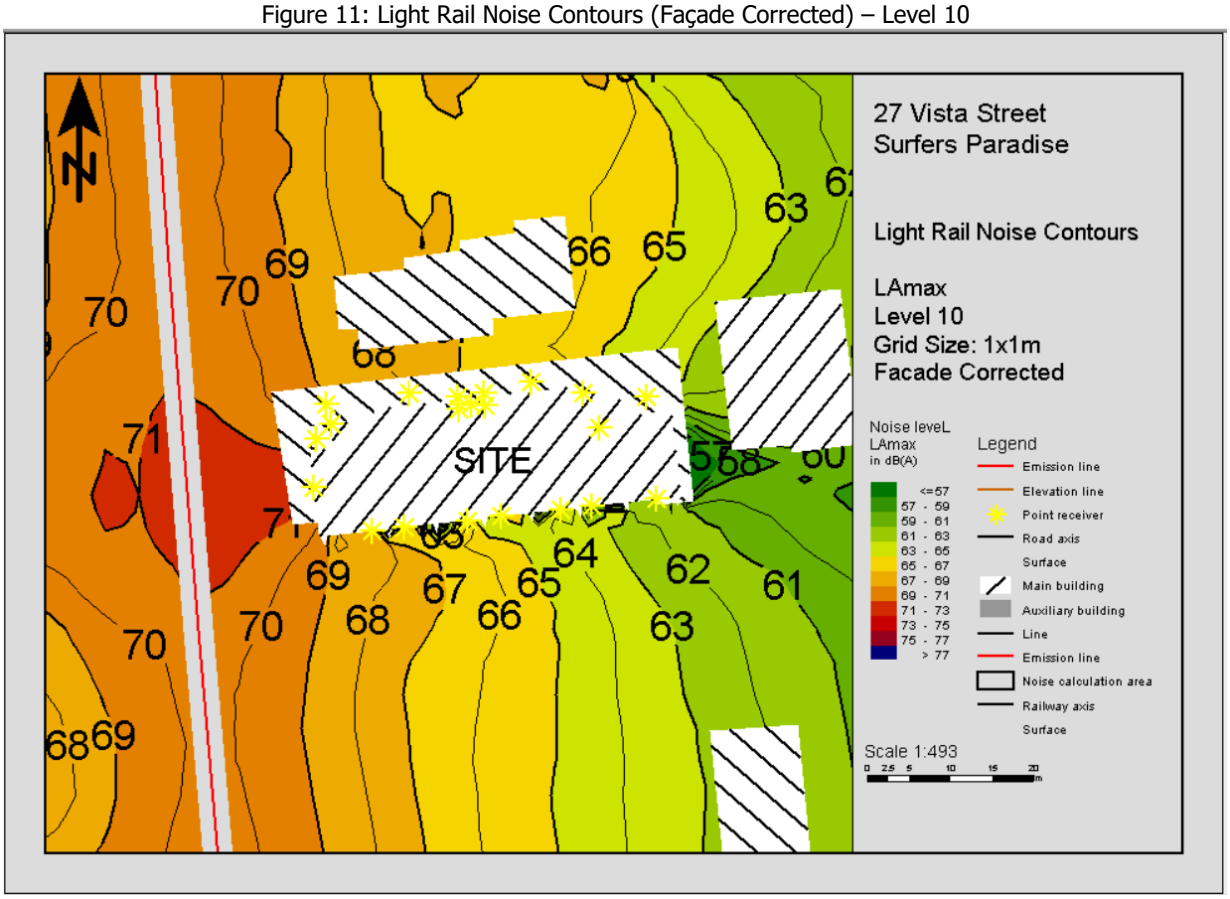


Figure 12: Light Rail Noise Contours (Façade Corrected) – Level 20

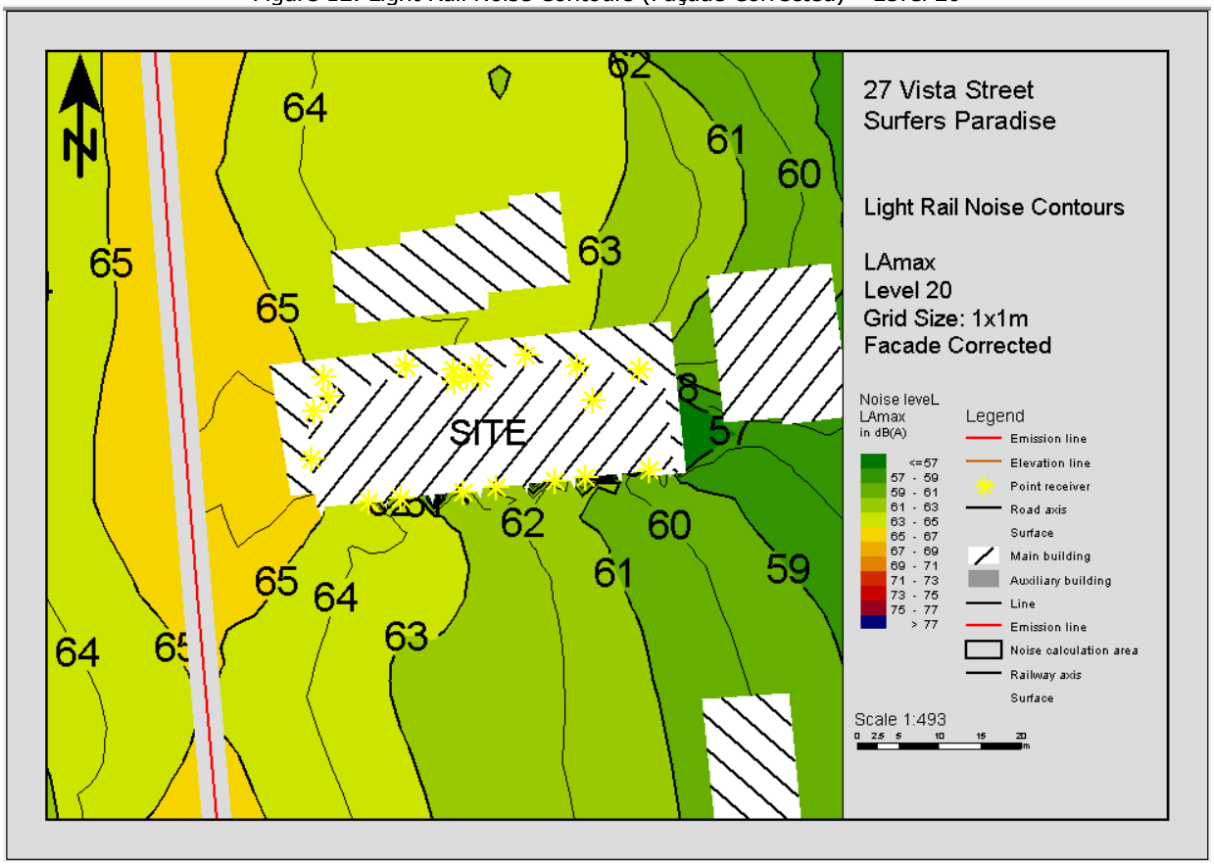
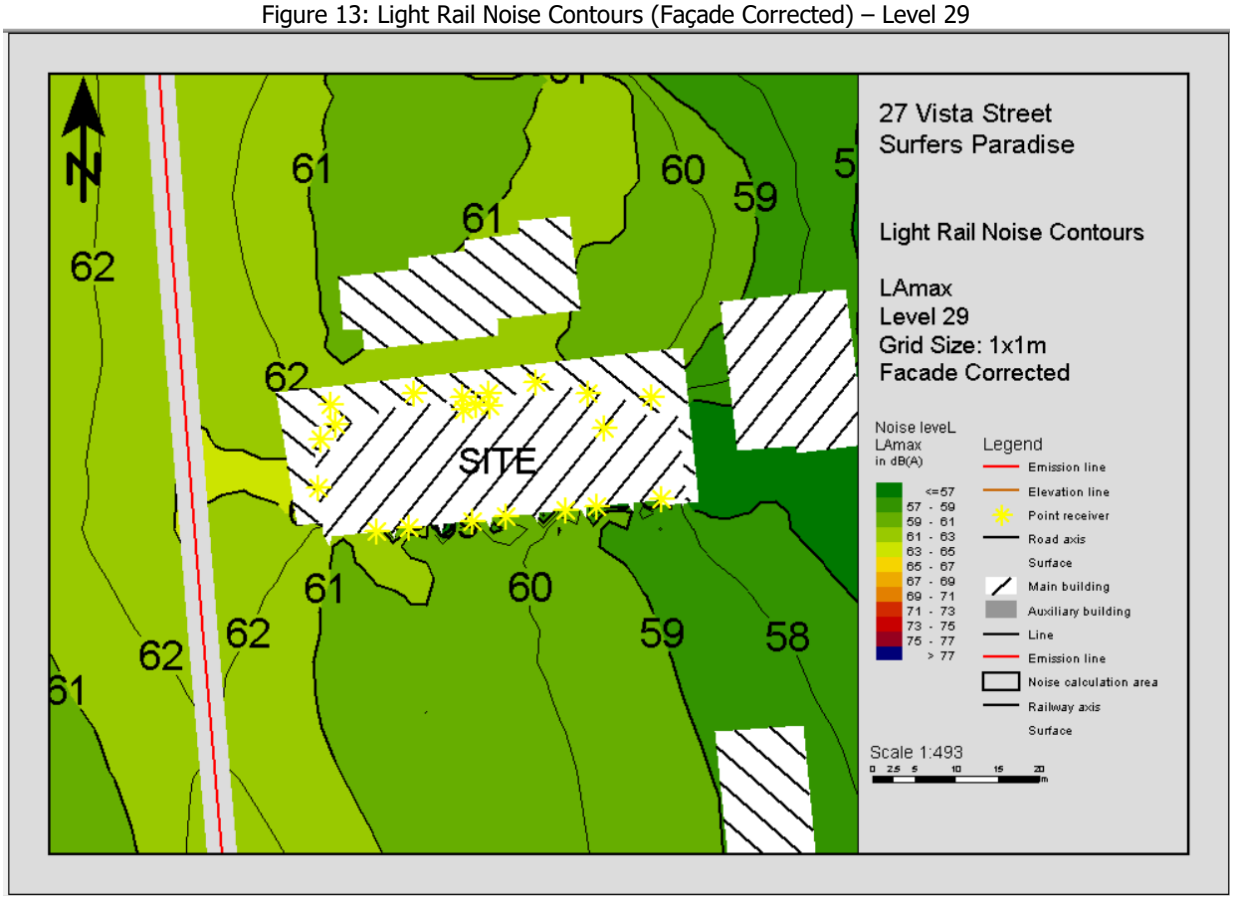


Figure 13: Light Rail Noise Contours (Façade Corrected) – Level 29



An assessment of outdoor areas was conducted with the results presented in Table 18.

Table 18: Outdoor Communal/Private Open Space – Light Rail

Description			Predicted Light Rail Noise Impacts (Free Field)		Complies with ≤66 dB(A) Lmax free field Yes/No	Complies with ≤52 dB(A) Leq (1h) free field Yes/No
Location	Floor	FFL (m)	LAmax dB(A)	Leq (1h) Day dB(A)		
Open Air Gym	F4	19.3	61.3	43.3	Yes	Yes
Owners Wellness	F4	19.3	64.5	46.5	Yes	Yes
Pool Deck	F4	19.3	53.9	35.9	Yes	Yes
Sun Lounges	F4	19.3	63.4	45.4	Yes	Yes
Yoga Deck	F4	19.3	64.6	46.6	Yes	Yes
Unit 1 Terrace	F 5	24.2	69.1	51.1	No	Yes
Unit 2 Terrace	F 5	24.2	64	46	Yes	Yes
Unit 3 Terrace	F 5	24.2	63.7	45.7	Yes	Yes
Unit 4 Terrace	F 5	24.2	59.7	41.7	Yes	Yes
Unit 1 Terrace	F 6	27.3	69.3	51.3	No	Yes
Unit 2 Terrace	F 6	27.3	64.1	46.1	Yes	Yes
Unit 3 Terrace	F 6	27.3	63.7	45.7	Yes	Yes
Unit 4 Terrace	F 6	27.3	58.7	40.7	Yes	Yes
Unit 1 Terrace	F 7	30.4	69.3	51.3	No	Yes
Unit 2 Terrace	F 7	30.4	63.9	45.9	Yes	Yes
Unit 3 Terrace	F 7	30.4	63.7	45.7	Yes	Yes
Unit 4 Terrace	F 7	30.4	58.5	40.5	Yes	Yes
Unit 1 Terrace	F 8	33.5	68.7	50.7	No	Yes
Unit 2 Terrace	F 8	33.5	63.8	45.8	Yes	Yes
Unit 3 Terrace	F 8	33.5	63.4	45.4	Yes	Yes
Unit 4 Terrace	F 8	33.5	58.4	40.4	Yes	Yes
Unit 1 Terrace	F 9	36.6	68.2	50.2	No	Yes

Description			Predicted Light Rail Noise Impacts (Free Field)		Complies with ≤66 dB(A) Lmax free field Yes/No	Complies with ≤52 dB(A) Leq (1h) free field Yes/No
Location	Floor	FFL (m)	LAmax dB(A)	Leq (1h) Day dB(A)		
Unit 2 Terrace	F 9	36.6	63.5	45.5	Yes	Yes
Unit 3 Terrace	F 9	36.6	63.2	45.2	Yes	Yes
Unit 4 Terrace	F 9	36.6	58.3	40.3	Yes	Yes
Unit 1 Terrace	F 10	39.7	67.6	49.6	No	Yes
Unit 2 Terrace	F 10	39.7	62.9	44.9	Yes	Yes
Unit 3 Terrace	F 10	39.7	62.9	44.9	Yes	Yes
Unit 4 Terrace	F 10	39.7	58	40	Yes	Yes
Unit 1 Terrace	F 11	42.8	67.1	49.1	No	Yes
Unit 2 Terrace	F 11	42.8	62.5	44.5	Yes	Yes
Unit 3 Terrace	F 11	42.8	62.3	44.3	Yes	Yes
Unit 4 Terrace	F 11	42.8	57.9	39.9	Yes	Yes
Unit 1 Terrace	F 12	45.9	66.6	48.6	No	Yes
Unit 2 Terrace	F 12	45.9	62.3	44.3	Yes	Yes
Unit 3 Terrace	F 12	45.9	62.1	44.1	Yes	Yes
Unit 4 Terrace	F 12	45.9	57.6	39.6	Yes	Yes
Unit 1 Terrace	F 13	49	66.2	48.2	No	Yes
Unit 2 Terrace	F 13	49	62.2	44.2	Yes	Yes
Unit 3 Terrace	F 13	49	61.9	43.9	Yes	Yes
Unit 4 Terrace	F 13	49	57.4	39.4	Yes	Yes
Unit 1 Terrace	F 14	52.1	65.7	47.7	Yes	Yes
Unit 2 Terrace	F 14	52.1	61.9	43.9	Yes	Yes
Unit 3 Terrace	F 14	52.1	61.7	43.7	Yes	Yes
Unit 4 Terrace	F 14	52.1	56.6	38.6	Yes	Yes
Unit 1 Terrace	F 15	55.2	65.3	47.3	Yes	Yes
Unit 2 Terrace	F 15	55.2	61.6	43.6	Yes	Yes
Unit 3 Terrace	F 15	55.2	61.5	43.5	Yes	Yes
Unit 4 Terrace	F 15	55.2	56.5	38.5	Yes	Yes
Unit 1 Terrace	F 16	58.3	64.8	46.8	Yes	Yes
Unit 2 Terrace	F 16	58.3	61.3	43.3	Yes	Yes
Unit 3 Terrace	F 16	58.3	61.2	43.2	Yes	Yes
Unit 4 Terrace	F 16	58.3	56.3	38.3	Yes	Yes
Unit 1 Terrace	F 17	61.4	64.4	46.4	Yes	Yes
Unit 2 Terrace	F 17	61.4	61.1	43.1	Yes	Yes
Unit 3 Terrace	F 17	61.4	61	43	Yes	Yes
Unit 4 Terrace	F 17	61.4	56.1	38.1	Yes	Yes
Unit 1 Terrace	F 18	64.5	64	46	Yes	Yes
Unit 2 Terrace	F 18	64.5	60.7	42.7	Yes	Yes
Unit 3 Terrace	F 18	64.5	60.7	42.7	Yes	Yes
Unit 4 Terrace	F 18	64.5	55.9	37.9	Yes	Yes
Unit 1 Terrace	F 19	67.6	63.6	45.6	Yes	Yes
Unit 2 Terrace	F 19	67.6	60.4	42.4	Yes	Yes
Unit 3 Terrace	F 19	67.6	60.4	42.4	Yes	Yes
Unit 4 Terrace	F 19	67.6	55.8	37.8	Yes	Yes
Unit 1 Terrace	F 20	70.7	63.3	45.3	Yes	Yes
Unit 2 Terrace	F 20	70.7	60.2	42.2	Yes	Yes
Unit 3 Terrace	F 20	70.7	60.2	42.2	Yes	Yes
Unit 4 Terrace	F 20	70.7	55.7	37.7	Yes	Yes
Unit 1 Terrace	F 21	73.8	63	45	Yes	Yes
Unit 2 Terrace	F 21	73.8	59.9	41.9	Yes	Yes
Unit 3 Terrace	F 21	73.8	59.9	41.9	Yes	Yes
Unit 4 Terrace	F 21	73.8	55.5	37.5	Yes	Yes
Unit 1 Terrace	F 22	76.9	62.6	44.6	Yes	Yes
Unit 2 Terrace	F 22	76.9	59.6	41.6	Yes	Yes
Unit 3 Terrace	F 22	76.9	59.6	41.6	Yes	Yes
Unit 4 Terrace	F 22	76.9	55.2	37.2	Yes	Yes

Description			Predicted Light Rail Noise Impacts (Free Field)		Complies with ≤66 dB(A) Lmax free field Yes/No	Complies with ≤52 dB(A) Leq (1h) free field Yes/No
Location	Floor	FFL (m)	LAmax dB(A)	Leq (1h) Day dB(A)		
Unit 1 Terrace	F 23	80	62.1	44.1	Yes	Yes
Unit 2 Terrace	F 23	80	59.3	41.3	Yes	Yes
Unit 3 Terrace	F 23	80	59.3	41.3	Yes	Yes
Unit 4 Terrace	F 23	80	55	37	Yes	Yes
Unit 1 Terrace	F 24	83.1	61.5	43.5	Yes	Yes
Unit 2 Terrace	F 24	83.1	59	41	Yes	Yes
Unit 3 Terrace	F 24	83.1	59	41	Yes	Yes
Unit 4 Terrace	F 24	83.1	54.6	36.6	Yes	Yes
Unit 1 Terrace	F 25	86.2	61	43	Yes	Yes
Unit 2 Terrace	F 25	86.2	58.7	40.7	Yes	Yes
Unit 3 Terrace	F 25	86.2	58.8	40.8	Yes	Yes
Unit 4 Terrace	F 25	86.2	54.3	36.3	Yes	Yes
Unit 1 Terrace	F 26	89.3	60.5	42.5	Yes	Yes
Unit 2 Terrace	F 26	89.3	58.4	40.4	Yes	Yes
Unit 3 Terrace	F 26	89.3	58.5	40.5	Yes	Yes
Unit 4 Terrace	F 26	89.3	54.1	36.1	Yes	Yes
Unit 1 Terrace	F 27	92.4	60.2	42.2	Yes	Yes
Unit 2 Terrace	F 27	92.4	57.9	39.9	Yes	Yes
Unit 3 Terrace	F 27	92.4	58.1	40.1	Yes	Yes
Unit 4 Terrace	F 27	92.4	53.9	35.9	Yes	Yes
Unit 1 Terrace	F 28	95.5	59.9	41.9	Yes	Yes
Unit 2 Terrace	F 28	95.5	57.7	39.7	Yes	Yes
Unit 3 Terrace	F 28	95.5	57.9	39.9	Yes	Yes
Unit 4 Terrace	F 28	95.5	53.8	35.8	Yes	Yes
Unit 1 Terrace	F 29	98.6	59.6	41.6	Yes	Yes
Unit 2 Terrace	F 29	98.6	57.3	39.3	Yes	Yes
Unit 3 Terrace	F 29	98.6	57.6	39.6	Yes	Yes
Unit 4 Terrace	F 29	98.6	53.6	35.6	Yes	Yes

Balcony balustrades will be required in accordance with SDAP P018 for the areas exceeding the free field criteria. Refer to Section 10.1.5 for further recommendations.

Figure 14 to Figure 17 show the predicted light rail noise contours for the development (Free Field).

Figure 14: Light Rail Noise Contours (Free Field) – Level 4

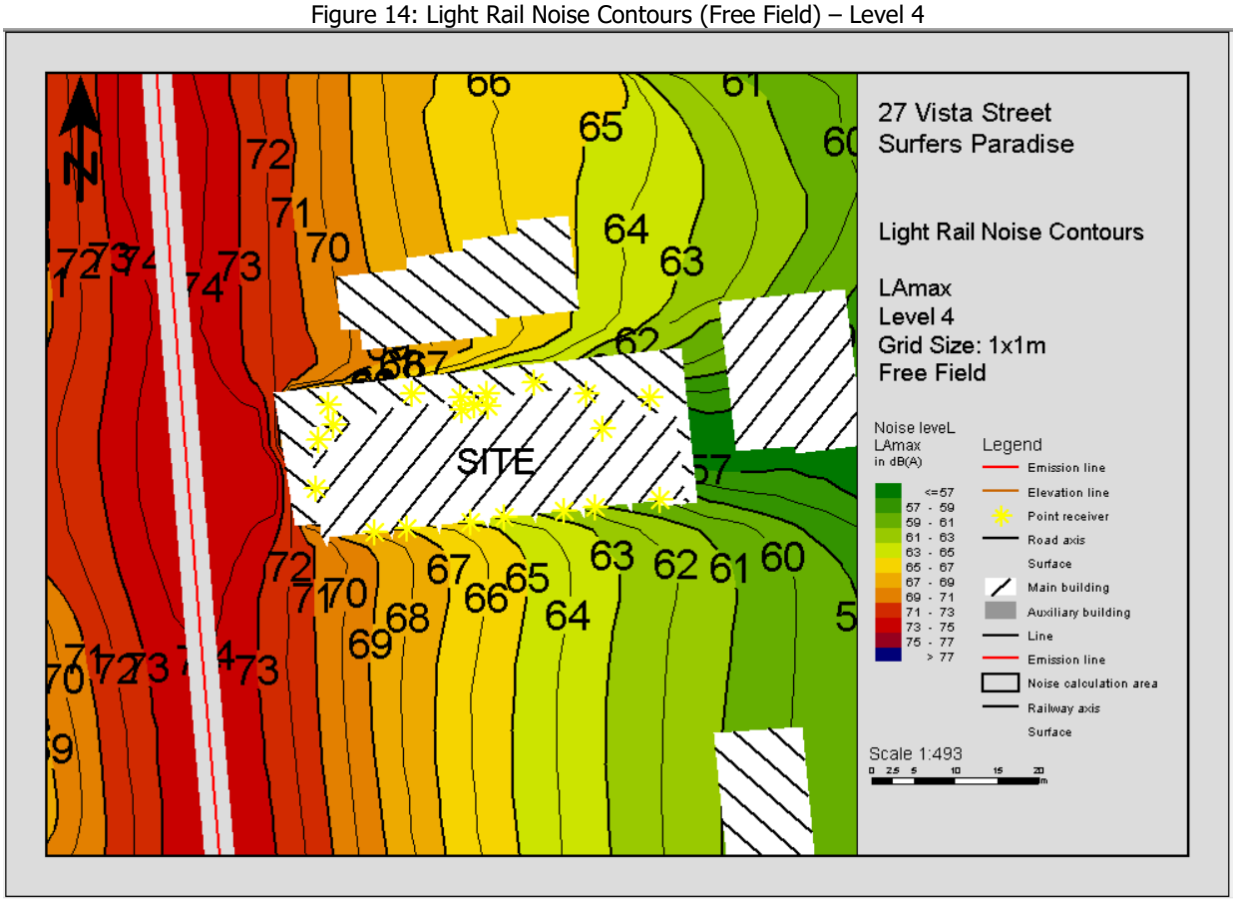


Figure 15: Light Rail Noise Contours (Free Field) – Level 10

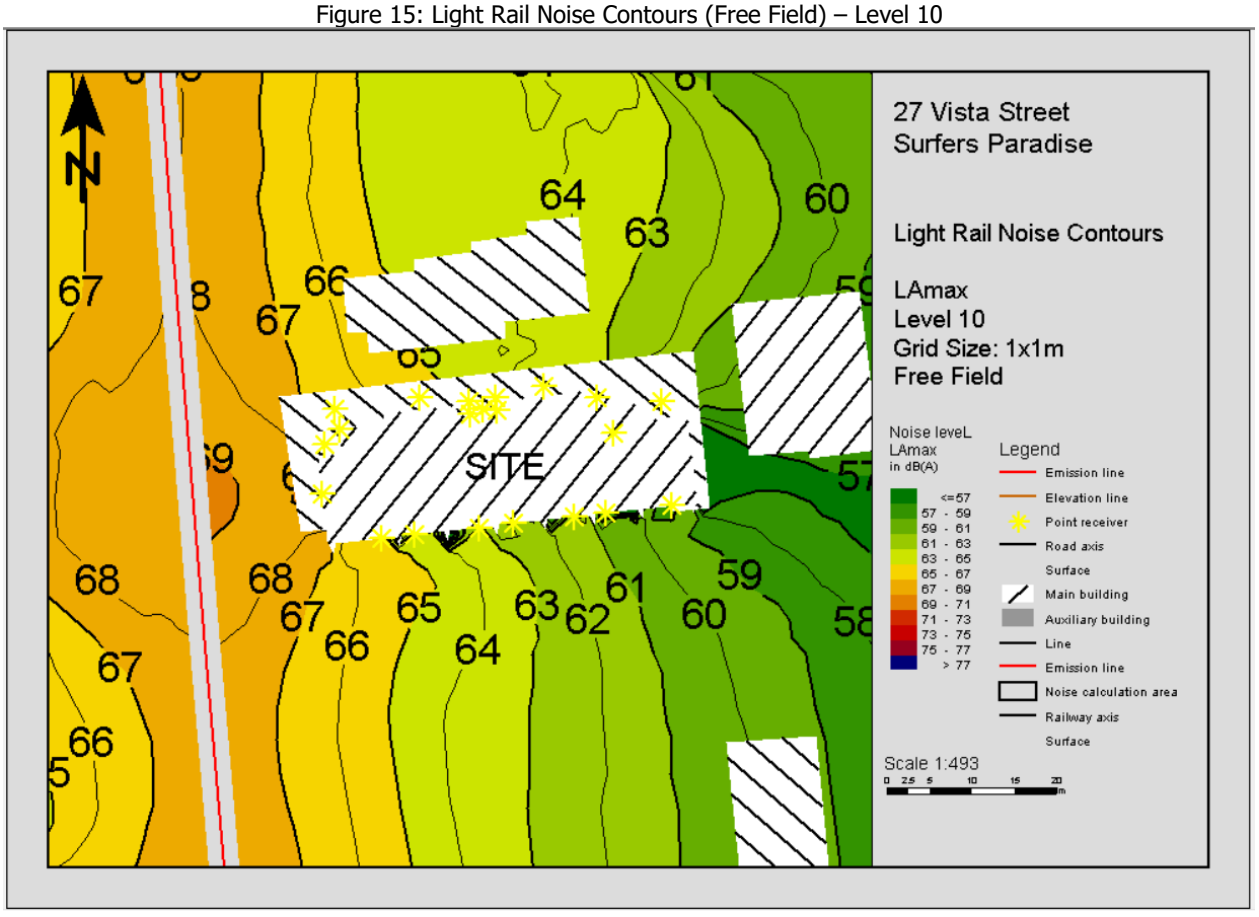


Figure 16: Light Rail Noise Contours (Free Field) – Level 20

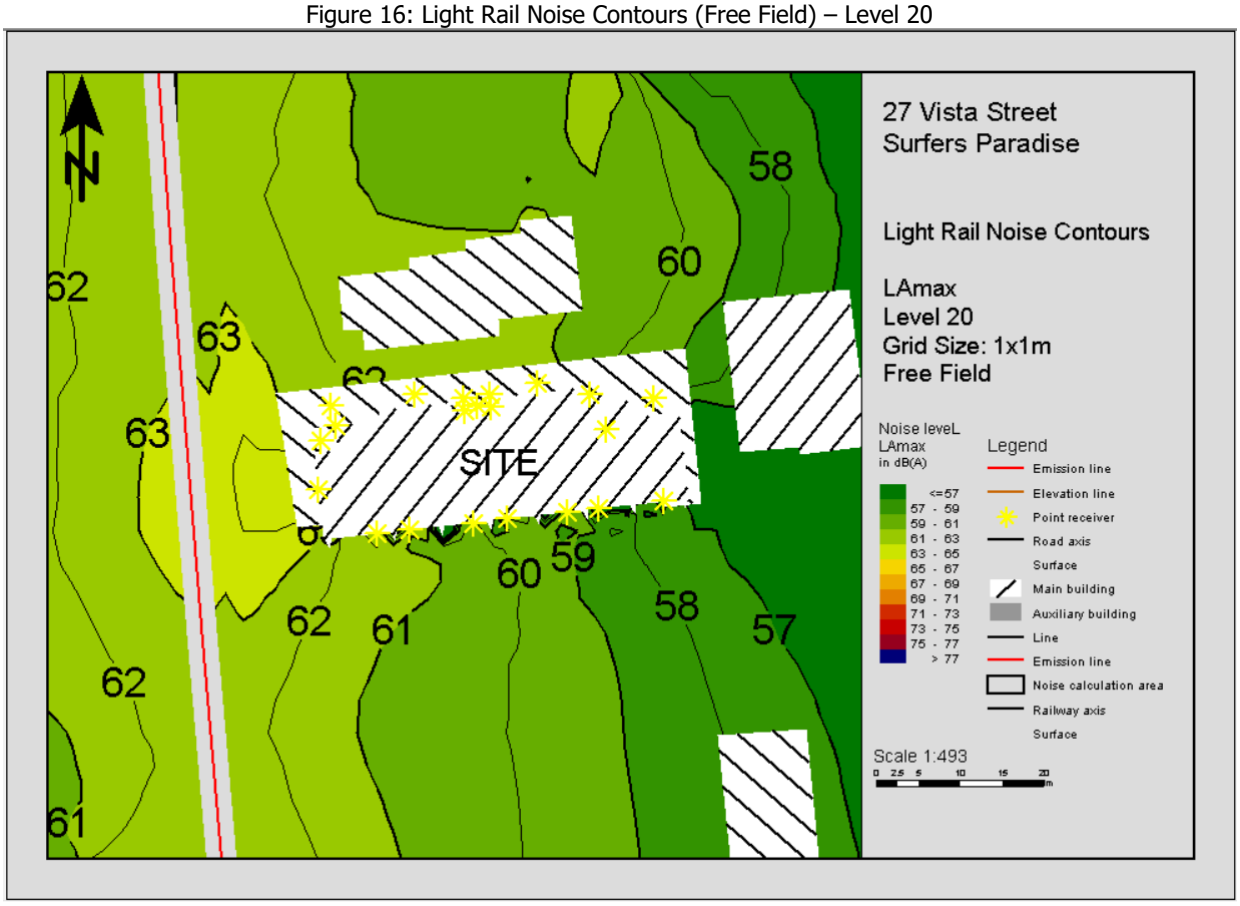
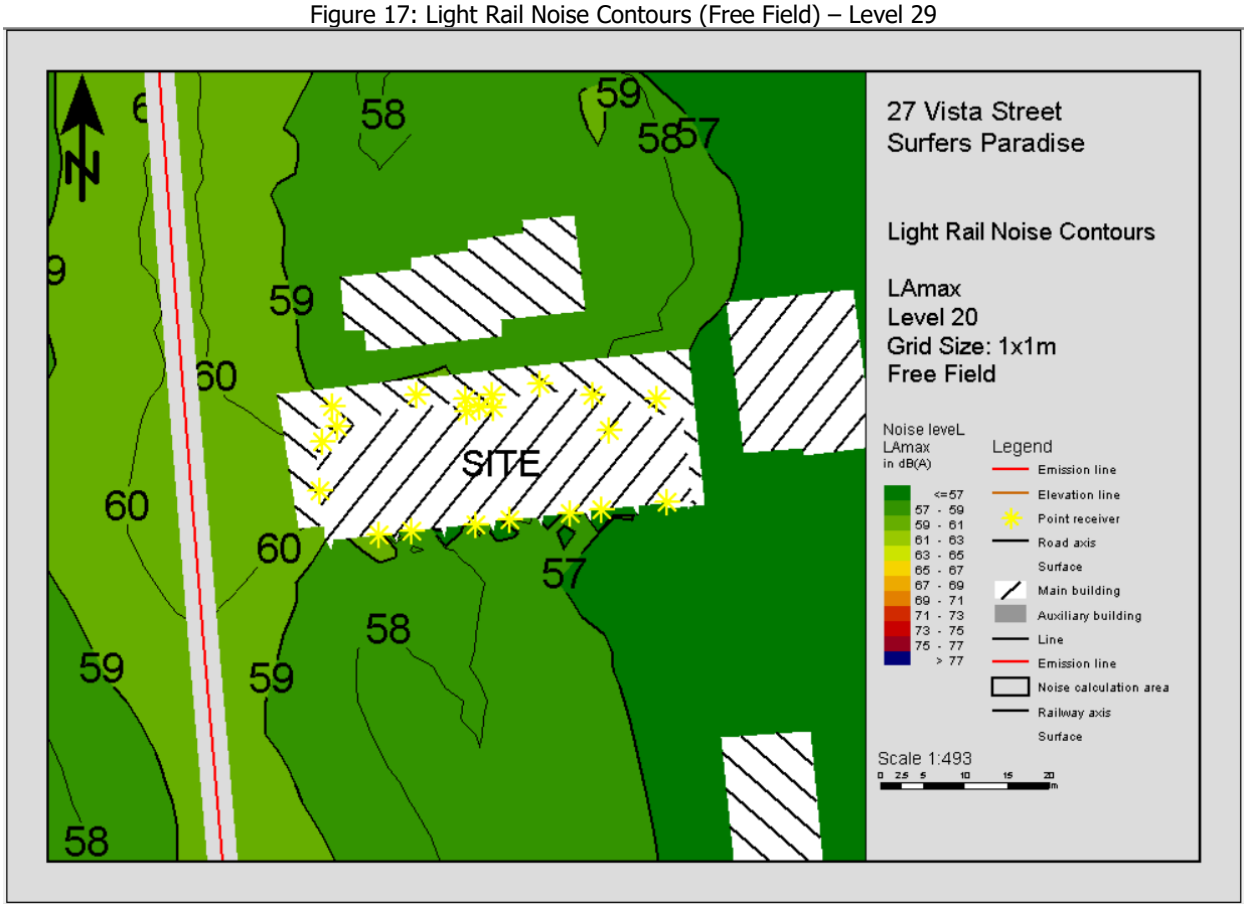


Figure 17: Light Rail Noise Contours (Free Field) – Level 29



9. Environmental Assessment

9.1 Noise Levels due to Patrons – Communal Areas

Noise associated with patrons attending the ground floor restaurant is based on a technical paper '*Prediction of Noise from Small to Medium Sized Crowds*' (Hayne et al, 2011). The paper was based upon attended noise measurements conducted at a sample of premises to account for range of patron numbers. Based on the measured levels, the resulting analysis determined that the Sound Power Level (LAeq, T) of a small-medium crowd could be predicted by the following equation:

$$L_{WAeq} = 15 \log (\text{number of patrons}) + 64 \text{ dBA (approx. maximum 100 patrons)}$$

The Lmax value is predicted by the following equation:

$$L_{WMax} = 11 \log (\text{number of patrons}) + 81 \text{ dBA (approx. maximum 100 patrons)}$$

Using the above formulae, the predicted overall patron sound power level is presented in Table 19.

At this early DA stage, the assumptions described below are indicative only and should be used as a general guide;

- Internal patron numbers have been assessed as 1 patron per $3m^2$ within the indoor areas of the Restaurant, Neighbourhood Store, Table Tennis, Gym, Owners lounge and Owners wellness Centre. Due to the type of activities within the Lobby, patron numbers have been assessed as 1 patron per $10m^2$. The assumed internal numbers are listed in Table 19.
- The external patron numbers have been assessed as 1 patron per nominal seat shown on the architectural plans in the outdoor areas where seating is detailed. For outdoor areas without known seating, patron numbers have been assessed as 1 patron per $3m^2$. Outdoor patron numbers are listed in Table 19.
- Sound pressure levels are taken to be 8dB lower than the sound power levels.

Table 19: Predicted sound power levels of patrons

Location	Number of Patrons Assessed	Predicted L_{Aeq} Sound Power Level dBA	Predicted L_{Aeq} Sound Pressure Level dBA	Predicted L_{AMax} Sound Power Level dBA
Ground Floor – Restaurant (Indoor)	40	88	80	99
Ground Floor – Restaurant Terrace (outdoor)	18	83	75	95
Ground Floor – Neighbourhood Store (Indoor)	8	76	68	91
Ground Floor – Lobby (Indoor)	14	81	73	94
Fourth Floor – Pool and Pool Deck (Outdoor)	53	90	82	100
Fourth Floor – Table Tennis (Indoor)	2	69	61	84
Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	18	83	75	95
Fourth Floor – Owners Lounge and Dining (Indoor)	25	85	77	96
Fourth Floor – Owners Wellness area (Outdoor)	10	79	71	92

9.2 Onsite Activities

Noise associated with the development was assessed based on previous measurements of similar activities. The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding, building transmission loss or recommended acoustic screens are taken into account for these activities.

9.2.1 Acoustic Quality Objectives

The average maximum noise source levels and predicted impacts at the receiver locations are shown in Table 20 as follows. Note: L_{A10} and L_{A1} results are not shown in cases where the total duration of the events is less than the minimum time required e.g. $L_{A10(1hr)}$ requires noise events to occur for at least 360 seconds of an hour-long period. L_{Aeq} results are not shown where the calculated total is less than 0dBA.

Table 20: Acoustic Quality Objective Noise Assessment, 1 hour

Receiver	Description	Source Leq@1m dB(A)	Correction dB(A)*	Corrected Leq@1m dB(A)	No. of events per 1hr Day	No. of events per 1hr Eve	No. of events per 1hr Night	Duration per event	Distance (m) Receiver	Barrier (height (r Inc	Barrier screening dB	Transmission Loss dB	Building Screening dB	Dist atten. @-6dB/dd	LAeq adj.1hr ext. dB(A) Day	LAeq adj.1hr int. dB(A) Day	LAeq adj.1hr ext. dB(A) Eve	LAeq adj.1hr int. dB(A) Eve	LAeq adj.1hr ext. dB(A) Night	LAeq adj.1hr int. dB(A) Night	LA10 adj.1hr ext. dB(A) Day	LA10 adj.1hr int. dB(A) Day	LA10 adj.1hr ext. dB(A) Eve	LA10 adj.1hr int. dB(A) Eve	LA10 adj.1hr ext. dB(A) Night	LA10 adj.1hr int. dB(A) Night	LA1 adj.1hr ext. dB(A) Day	LA1 adj.1hr int. dB(A) Day	LA1 adj.1hr ext. dB(A) Eve	LA1 adj.1hr int. dB(A) Eve	LA1 adj.1hr ext. dB(A) Night	LA1 adj.1hr int. dB(A) Night	Amenity LAeq Compliance			LA10 Compliance			LA1 Compliance		
	1. 16-18 Enderley Avenue (N) 2. 2961 Surfers Surfer Paradise Boulevard (N) 3. 21 Vista Street (E) 4. 20 Vista Street (S) 5. 2994 Surfer Paradise Boulevard (W)																																									
																																				Day / eve	Day / eve indoor	Night indoor	Day / eve	Day / eve indoor	Night indoor	Day / eve	Day / eve indoor	Night indoor
	Criteria																																			50	35	30	55	40	35	65	45	40
	Car start	74	2	76	60	44	32	2	42			-10		-32	19	9	17	7	16	6								23	13	23	13	23	13	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1	Car door closure	75	2	77	60	44	32	2	42			-10		-32	20	10	18	8	17	7								23	13	23	13	23	13	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car passby	69		69	60	44	32	15	45			-10		-33	20	10	19	9	17	7	20	10	20	10	20	10		23	13	23	13	23	13	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	4	4		900	54			-10		-35	35	25	35	25			35	25	35	25				35	25	35	25			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	4	4		900	55			-10		-35	30	20	30	20			30	20	30	20				34	24	34	24			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	4	4	4	600	58			-10		-35	21	11	21	11	21	11	21	11	21	11	21	11	21	25	15	25	15	25	15	Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Lobby (Indoor)	73		73	4	4	4	360	58			-10		-35	24	14	24	14	24	14	24	14	24	14	24	14	24	28	18	28	18	28	18	Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	4	4		900	54					-35	47	37	47	37			47	37	47	37				51	41	51	41			Yes	No	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	4	4		900	55			-10		-35	22	12	22	12			22	12	22	12				26	16	26	16			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoo	75		75	4	4	4	900	46			-22		-33	20	10	20	10	20	10	20	10	20	10	20	10	20	24	14	24	14	24	14	Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	4	4	4	900	55			-6		-35	36	26	36	26	36	26	36	26	36	26	36	26	36	40	30	40	30	40	30	Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	4	4		900	46					-33	38	28	38	28			38	28	38	28				42	32	42	32			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Gym	79	2	81	4	4	4	900	46			-22		-33	26	16	26	16	26	16	26	16	26	16	26	16	26	30	20	30	20	30	20	Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Deliveries	78	2	80	4			60	58					-35	33	23												37	27					Yes	n/a	n/a	Yes	n/a	n/a	Yes	n/a	n/a
	Total														49	39	48	38	37	27	48	38	48	38	37	27	52	42	52	42	41	31	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
	Criteria																																			50	35	30	55	40	35	65	45	40
	Car start	74	2	76	60	44	32	2	12			-10		-22	30	20	28	18	27	17								34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	Car door closure	75	2	77	60	44	32	2	12			-10		-22	31	21	29	19	28	18								34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car passby	69		69	60	44	32	15	12			-10		-22	31	21	30	20	29	19	31	21	31	21	31	21		34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	4	4		900	15			-15		-24	41	31	41	31			41	31	41	31				41	31	41	31			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	4	4		900	15			-10		-24	41	31	41	31			41	31	41	31				45	35	45	35			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	4	4	4	600	21			-15		-26	25	15	25	15	25	15	25	15	25	15	25	15	25	29	19	29	19	29	19	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	4	4	4	360	18			-15		-25	29	19	29	19	29	19	29	19	29	19	29	19	29	33	23	33	23	33	23	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	4	4		900	16	1.2	-16			-24	42	32	42	32			42	32	42	32				46	36	46	36			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	4	4		900	17			-10		-25	32	22	32	22			32	22	32	22				36	26	36	26			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoo	75		75	4	4		900	10			-22		-20	33	23	33	23			33	23	33	23				37	27	37	27			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	4	4	4	900	19			-15		-26	36	26	36	26	36	26	36	26	36	26	36	26	40	30	40	30	40	30	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	4	4		900	10	1.2	-14			-20	37	27	37	27			37	27	37	27				41	31	41	31			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Gym	79	2	81	4	4		900	10			-22		-20	39	29	39	29			39	29	39	29				43	33	43	33			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Deliveries	78	2	80	4			60	18					-25	43	33												47	37					Yes	n/a	n/a	Yes	n/a	n/a	Yes	n/a	n/a
	Total														50	40	48	38	39	29	48	38	48	38	38	28	53	43	52	42	43	33	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
	Criteria																																			50	35	30	55	40	35	65	45	40
	Car start	74	2	76	60	44	32	2	10			-10		-20	31	21	30	20	28	18								35	25	35	25	35	25	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Car door closure	75	2	77	60	44	32	2	10			-10		-20	32	22	31	21	29	19								35	25	35	25	35	25	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car passby	69		69	60	44	32	15	12			-10		-22	31	21	30	20	29	19	31	21	31	21	31	21		34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	4	4		900	45			-10		-33	37	27	37	27			37	27	37	27				37	27	37	27			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	4	4		900	51				-10	-34	30	20	30	20			30	20	30	20				34	24	34	24			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	4	4	4	600	38			-10		-32	24	14	24	14	24	14	24	14	24	14	24	14	28	18	28	18	28	18	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	4	4	4	360	32			-10		-30	29	19	29	19	29	19	29	19	29	19	29	19	33	23	33	23	33	23	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	4	4		900	14	1.2	-16			-23	43	33	43	33			43	33	43	33				47	37	47	37			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	4	4		900	30			-10		-30	27	17	27	17			27	17	27	17				31	21	31	21			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoo	75		75	4	4		900	31			-22		-30	23	13	23	13			23	13	23	13				27	17	27	17			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	4	4	4	900	46			-10		-33	34	24	34	24	34	24	34	24	34	24	34	24	38	28	38	28	38	28	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	4	4		900	46				-5	-33	33	23	33	23			33	23	33	23				37	27	37	27			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Gym	79	2	81	4	4		900	31			-22		-30	29	19	29	19			29	19	29	19				33	23	33	23			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Deliveries	78	2	80	4			60	14			-10		-23	35	25												39	29					Yes	n/a	n/a	Yes	n/a	n/a	Yes	n/a	n/a
	Total														46	36	46	36	38	28	45	35	45	35	37	27	50	40	49	39	43	33	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
	Criteria																																			50	35	30	55	40	35	65	45	40
	Car start	74	2	76	60	44	32	2	37			-7		-31	23	13	22	12	20	10								27	17	27	17	27	17	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	Car door closure	75	2	77	60	44	32	2	36			-7		-31	24	14	23	13	21	11								27	17	27	17	27	17	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car passby	69		69	60	44	32	15	36			-7		-31	25	15	24	14	22	12	25	15	25	15	25	15	28	18	28	18	28	18	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	4	4		900	53			-10		-34	36	26	36	26			36	26	36	26				36	26	36	26			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	4	4		900	57					-35	40	30	40	30			40	30	40	30				44	34	44	34			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	4	4	4	600	45			-10		-33	23	13	23	13	23	13	23	13	23	13	23	13	27	17	27	17	27	17	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	4	4	4	360	40			-10		-32	27	17	27	17	27	17	27	17	27	17	27	17	31	21	31	21	31	21	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	4	4		900	37	1.2	-11			-31	40	30	40	30			40	30	40	30				44	34	44	34			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	4	4		900	40			-10		-32	25	15	25	15			25	15	25	15				29	19	29	19			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoo	75		75	4	4		900	48			-22		-34	19	9	19	9			19	9	19	9				23	13	23	13			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	4	4	4	900	53			-7		-34	36	26	36	26	36	26	36	26	36	26	36	26	40	30	40	30	40	30	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	4	4		900	59				-5	-35	31	21	31	21			31	21	31	21				35	25	35	25			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Gym	79	2	81	4	4		900	48			-22		-34	25	15	25	15			25	15	25	15				29	19	29	19			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Deliveries	78	2	80	4			60	37					-31	37	27												41	31					Yes	n/a	n/a	Yes	n/a	n/a	Yes	n/a	n/a
	Total														45	35	45	35	37	27	45	35	45	35	37	27	49	39	48	38	41	31	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
	Criteria																																			50	35	30	55	40	35	65	45	40
	Car start	74	2	76	60	44	32	2	38					-32	30	20	28	18	27	17								34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	Car door closure	75	2	77	60	44	32	2	38					-32	31	21	29	19	28	18								34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Car passby	69		69	60	44	32	15	42					-32	31	21	29	19	28	18	31	21	31	21	31	21	34	24	34	24	34	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	4	4		900	42			-10		-32	38	28	38	28			38	28	38	28				38	28	38	28			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	4	4		900	39					-32	43	33	43	33			43	33	43	33				47	37	47	37			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	4	4	4	600	50			-10		-34	22	12	22	12	22	12	22	12	22	12	22	12	26	16	26	16	26	16	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	4	4	4	360	58			-10		-35	24	14	24	14	24	14	24	14	24	14	24	14	28	18	28	18	28	18	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	4	4		900	76				-5	-38	39	29	39	29			39	29	39	29				43	33	43	33			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	4	4		900	60			-10		-36	21	11	21	11			21	11	21	11				25	15	25	15			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoo	75		75	4	4		900	58			-22		-35	18	8	18	8			18	8	18	8				22	12	22	12			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	4	4	4	900	41			-6		-32	39	29	39	29	39	29	39	29	39	29	39	29	43	33	43	33	43	33	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	4	4		900	41					-32	39	29	39	29			39	29	39	29				43	33	43	33			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Gym	79	2	81	4	4		900	58			-22		-35	24	14	24	14			24	14	24	14				28	18	28	18			Yes	Yes	n/a	Yes	Yes	n/a	Yes	Yes	n/a
	Deliveries	78	2	80	4			60	39					-32	36	26												40	30					Yes	n/a	n/a	Yes	n/a	n/a	Yes	n/a	n/a
	Total														48	38	47	37	40	30	47	37	47	37	40	30	51	41	51	41	44	34	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**

*Correction due to tonality and impulsiveness as per AS1055:2018.

Compliance is predicted with the Acoustic Quality Objectives at all locations with the exception of the internal evening criteria for receivers 1, 2, 3 and 5. Based on the existing ambient noise levels, and current growth of the surrounding area, these exceedances are not predicted to be an annoyance at nearby residents on the condition the management strategies and acoustic recommendations listed in Section 10.2 are implemented.

9.2.2 Background Creep

Based on assessment of all time periods, the noise source levels and predicted impacts at the receiver locations are shown as follows;

Table 21: Background Creep Noise Assessment, 15min

Receivers 1. 16-18 Enderley Avenue (N) 2. 2961 Surfers Surfer Paradise Boulevard (N) 3. 21 Vista Street (E) 4. 20 Vista Street (S) 5. 2994 Surfer Paradise Boulevard (W)																			LAeq 15 min Compliance		
Receiver	Description	Source Leq@1m dB(A)	Correction dB(A)*	Corrected Leq@1m dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m) Receiver	Barrier (height (n No	Barrier screening dB	Building Screening dB	Building Shielding dB	Dist atten. @-6dB/dd	LAeq adjT ext. dB(A) Day	LAeq adjT int. dB(A) Day	LAeq adjT ext. dB(A) Eve	LAeq adjT int. dB(A) Eve	LAeq adjT ext. dB(A) Night	Day	Eve	Night
	Criteria																			55	53	50
	Car start	74	2	76	15	11	8	2	42			-10		-32	19	9	17	7	16	Yes	Yes	Yes
1	Car door closure	75	2	77	15	11	8	2	42			-10		-32	20	10	18	8	17	Yes	Yes	Yes
	Car passby	69		69	15	11	8	15	45			-10		-33	20	10	19	9	17	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	1	1		900	54			-10		-35	35	25	35	25		Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	1	1		900	55			-10		-35	30	20	30	20		Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	1	1	1	600	58			-10		-35	21	11	21	11	21	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	1	1	1	360	58			-10		-35	24	14	24	14	24	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	1	1		900	54					-35	47	37	47	37		Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	1	1		900	55			-10		-35	22	12	22	12		Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdo	75		75	1	1	1	900	46			-22		-33	20	10	20	10	20	Yes	Yes	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	1	1	1	900	55			-6		-35	36	26	36	26	36	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	1	1		900	46					-33	38	28	38	28		Yes	Yes	n/a
	Gym	79	2	81	1	1	1	900	46			-22		-33	26	16	26	16	26	Yes	Yes	Yes
	Deliveries	78	2	80	1			60	58					-35	33	23				Yes	n/a	n/a
	Total														49	38	48	38	37	**Yes**	**Yes**	**Yes**
	Criteria																			55	53	50
	Car start	74	2	76	15	11	8	2	12			-10		-22	30	20	28	18	27	Yes	Yes	Yes
2	Car door closure	75	2	77	15	11	8	2	12			-10		-22	31	21	29	19	28	Yes	Yes	Yes
	Car passby	69		69	15	11	8	15	12			-10		-22	31	21	30	20	29	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	1	1		900	15			-15		-24	41	31	41	31		Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	1	1		900	15			-10		-24	41	31	41	31		Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	1	1	1	600	21			-15		-26	25	15	25	15	25	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	1	1	1	360	18			-15		-25	29	19	29	19	29	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	1	1		900	16	1.2	-16			-24	42	32	42	32		Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	1	1		900	17			-10		-25	32	22	32	22		Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdo	75		75	1	1	1	900	10			-22		-20	33	23	33	23	33	Yes	Yes	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	1	1	1	900	19			-15		-26	36	26	36	26	36	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	1	1		900	10	1.2	-14			-20	37	27	37	27		Yes	Yes	n/a
	Gym	79	2	81	1	1	1	900	10			-22		-20	39	29	39	29	39	Yes	Yes	Yes
	Deliveries	78	2	80	1			60	18					-25	43	33				Yes	n/a	n/a
	Total														50	40	48	38	42	**Yes**	**Yes**	**Yes**
	Criteria																			55	53	50
	Car start	74	2	76	15	11	8	2	10			-10		-20	31	21	30	20	28	Yes	Yes	Yes
3	Car door closure	75	2	77	15	11	8	2	10			-10		-20	32	22	31	21	29	Yes	Yes	Yes
	Car passby	69		69	15	11	8	15	12			-10		-22	31	21	30	20	29	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	1	1		900	45			-10		-33	37	27	37	27		Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	1	1		900	51				-10	-35	30	20	30	20		Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	1	1	1	600	38			-10		-32	24	14	24	14	24	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	1	1	1	360	32			-10		-30	29	19	29	19	29	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	1	1		900	14	1.2	-16			-23	43	33	43	33		Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	1	1		900	30			-10		-30	27	17	27	17		Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdo	75		75	1	1	1	900	31			-22		-30	23	13	23	13	23	Yes	Yes	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	1	1	1	900	46			-10		-33	34	24	34	24	34	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	1	1		900	46				-5	-33	33	23	33	23		Yes	Yes	n/a
	Gym	79	2	81	1	1	1	900	31			-22		-30	29	19	29	19	29	Yes	Yes	Yes
	Deliveries	78	2	80	1			60	14			-10		-23	35	25				Yes	n/a	n/a
	Total														46	36	46	36	38	**Yes**	**Yes**	**Yes**
	Criteria																			55	53	50
	Car start	74	2	76	15	11	8	2	37			-7		-31	23	13	22	12	20	Yes	Yes	Yes
4	Car door closure	75	2	77	15	11	8	2	36			-7		-31	24	14	23	13	21	Yes	Yes	Yes
	Car passby	69		69	15	11	8	15	36			-7		-31	25	15	24	14	22	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	1	1		900	53			-10		-34	36	26	36	26		Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	1	1		900	57					-35	40	30	40	30		Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	1	1	1	600	45			-10		-33	23	13	23	13	23	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	1	1	1	360	40			-10		-32	27	17	27	17	27	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	1	1		900	37	1.2	-11			-31	40	30	40	30		Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	1	1		900	40			-10		-32	25	15	25	15		Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdo	75		75	1	1	1	900	48			-22		-34	19	9	19	9	19	Yes	Yes	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	1	1	1	900	53			-7		-34	36	26	36	26	36	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	1	1		900	59				-5	-35	31	21	31	21		Yes	Yes	n/a
	Gym	79	2	81	1	1	1	900	48			-22		-34	25	15	25	15	25	Yes	Yes	Yes
	Deliveries	78	2	80	1			60	37					-31	37	27				Yes	n/a	n/a
	Total														45	35	45	35	37	**Yes**	**Yes**	**Yes**
	Criteria																			55	53	50
	Car start	74	2	76	15	11	8	2	38					-32	30	20	28	18	27	Yes	Yes	Yes
5	Car door closure	75	2	77	15	11	8	2	38					-32	31	21	29	19	28	Yes	Yes	Yes
	Car passby	69		69	15	11	8	15	42					-32	31	21	29	19	28	Yes	Yes	Yes
	Ground Floor – Restaurant (Indoor)	80		80	1	1		900	42			-10		-32	38	28	38	28		Yes	Yes	n/a
	Ground Floor – Restaurant Terrace (outdoor)	75		75	1	1		900	39					-32	43	33	43	33		Yes	Yes	n/a
	Ground Floor – Neighbourhood Store (Indoor)	68		68	1	1	1	600	50			-10		-34	22	12	22	12	22	Yes	Yes	Yes
	Ground Floor – Lobby (Indoor)	73		73	1	1	1	360	58			-10		-35	24	14	24	14	24	Yes	Yes	Yes
	Fourth Floor – Pool and Pool Deck (Outdoor)	82		82	1	1		900	76				-5	-38	39	29	39	29		Yes	Yes	n/a
	Fourth Floor – Table Tennis (Indoor)	67		67	1	1		900	60			-10		-36	21	11	21	11		Yes	Yes	n/a
	Fourth Floor – Open Air Gym and Yoga Deck (Outdo	75		75	1	1	1	900	58			-22		-35	18	8	18	8	18	Yes	Yes	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	77		77	1	1	1	900	41			-6		-32	39	29	39	29	39	Yes	Yes	Yes
	Fourth Floor – Owners Wellness area (Outdoor)	71		71	1	1		900	41					-32	39	29	39	29		Yes	Yes	n/a
	Gym	79	2	81	1	1	1	900	58			-22		-35	24	14	24	14	24	Yes	Yes	Yes
	Deliveries	78	2	80	1			60	39					-32	36	26				Yes	n/a	n/a
	Total														48	38	47	37	40	**Yes**	**Yes**	**Yes**

*Correction due to tonality and impulsiveness as per AS1055:2018.

Compliance is predicted with the Background Creep criteria on the conditions the recommendations listed in Section 10.2 are implemented.

9.2.3 Sleep Disturbance

The noise source levels and predicted levels of noise at the receiver locations are shown in Table Table 22.

Table 22: Maximum and average noise levels from site activities – Night-time

Receiver	Receivers 1. 16-18 Enderley Avenue (N) 2. 2961 Surfers Surfer Paradise Boulevard (N) 3. 21 Vista Street (E) 4. 20 Vista Street (S) 5. 2994 Surfer Paradise Boulevard (W) Description	Source @1m dB(A)	Correction dB(A)*	Corrected dB(A)	Distance (m)	Barrier (height (m)) No	Barrier screening dB	Building Screening dB	Building Transmission Lo	Dist atten. @-6dB/dd	LAmax adj,T ext. dB(A)	LAmax adj,T int. dB(A)	Complies Night Lmax dB(A)
	Criteria												45
1	Car start	81	2	83	42			-10		-32	41	31	Yes
	Car door closure	82	2	84	42			-10		-32	42	32	Yes
	Car Passby	76		76	45			-10		-33	33	23	Yes
	Ground Floor – Neighbourhood Store (Indoor)	91		91	58			-10		-35	46	36	Yes
	Ground Floor – Lobby (Indoor)	94		94	58			-10		-35	49	39	Yes
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	95		95	46			-22		-33	40	30	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	96		96	55			-6		-35	55	45	Yes
	Gym	89	2	91	46			-22		-33	36	26	Yes
	Criteria												45
2	Car start	81	2	83	12			-10		-22	51	41	Yes
	Car door closure	82	2	84	12			-10		-22	52	42	Yes
	Car Passby	76		76	12			-10		-22	44	34	Yes
	Ground Floor – Neighbourhood Store (Indoor)	91		91	21			-15		-26	50	40	Yes
	Ground Floor – Lobby (Indoor)	94		94	18			-15		-25	54	44	Yes
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	95		95	10			-22		-20	53	43	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	96		96	19			-15		-26	55	45	Yes
	Gym	89	2	91	10			-22		-20	49	39	Yes
	Criteria												45
3	Car start	81	2	83	10			-10		-20	53	43	Yes
	Car door closure	82	2	84	10			-10		-20	54	44	Yes
	Car Passby	76		76	12			-10		-22	44	34	Yes
	Ground Floor – Neighbourhood Store (Indoor)	91		91	38			-10		-32	49	39	Yes
	Ground Floor – Lobby (Indoor)	94		94	32			-10		-30	54	44	Yes
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	95		95	31			-22		-30	43	33	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	96		96	46			-10		-33	53	43	Yes
	Gym	89	2	91	31			-22		-30	39	29	Yes
	Criteria												45
4	Car start	81	2	83	37			-7		-31	45	35	Yes
	Car door closure	82	2	84	36			-7		-31	46	36	Yes
	Car Passby	76		76	36			-7		-31	38	28	Yes
	Ground Floor – Neighbourhood Store (Indoor)	91		91	45			-10		-33	48	38	Yes
	Ground Floor – Lobby (Indoor)	94		94	40			-10		-32	52	42	Yes
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	95		95	48			-22		-34	39	29	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	96		96	53			-7		-34	55	45	Yes
	Gym	89	2	91	48			-22		-34	35	25	Yes
	Criteria												45
5	Car start	81	2	83	38					-32	51	41	Yes
	Car door closure	82	2	84	38					-32	52	42	Yes
	Car Passby	76		76	42					-32	44	34	Yes
	Ground Floor – Neighbourhood Store (Indoor)	91		91	50			-10		-34	47	37	Yes
	Ground Floor – Lobby (Indoor)	94		94	58			-10		-35	49	39	Yes
	Fourth Floor – Open Air Gym and Yoga Deck (Outdoor)	95		95	58			-22		-35	38	28	Yes
	Fourth Floor – Owners Lounge and Dining (Indoor)	96		96	41			-10		-32	54	44	Yes
	Gym	89	2	91	58			-22		-35	34	24	Yes

*Correction due to tonality and impulsiveness as per AS1055:2018.

Compliance is predicted with the Background Creep criteria on the conditions the recommendations listed in Section 10.2 are implemented.

10. Recommendations

10.1 Façade Construction

Facade construction was determined based on the highest noise impacts from road traffic and light rail.

10.1.1 Glazing

The minimum glazing treatments presented in Table 23 are required to comply with the following:

- The minimum glass thickness specified shall not be reduced regardless of the R_w performance of the glass unless the glazier can provider a specific (non-generic) NATA Test report proving the proposed glazing system complies (the test report must be based on the same configuration proposed for the development). Note an estimation or calculated performance will not be accepted.
- If compliance cannot be achieved with the minimum R_w ratings, the glazing system shall be upgraded until compliance is achieved.
- Glazing specified with acoustic seals requires a seal that has been tested with a glazing system or door to achieve an Rw rating in accordance with AS/NZS ISO 717.1, mohair seals are not acceptable.
- The glazier shall provide NATA test reports on request to verify compliance with the minimum R_w ratings. Generic reports are not acceptable.
- Living areas are defined as habitable rooms other than bedrooms (excluding garages, kitchens, bathrooms & hallways).

The glazier shall provide NATA test reports on request to verify compliance with the minimum Rw ratings. Generic reports are not acceptable.

Table 23: Required Glazing Treatments

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 1	Bed 1	F 5	40	-	27	4mm float	yes
Unit 1	Bed 2	F 5	40	-	27	4mm float	yes
Unit 1	KDL	F 5	40	-	27	4mm float	yes
Unit 2	Bed 1	F 5	40	-	27	4mm float	yes
Unit 2	Bed 2	F 5	40	-	27	4mm float	yes
Unit 2	KDL	F 5	40	-	22	4mm float	no
Unit 3	Bed 1	F 5	40	-	22	4mm float	no
Unit 3	Bed 2	F 5	40	-	22	4mm float	no
Unit 3	KDL	F 5	40	-	22	4mm float	no
Unit 4	Bed 1	F 5	40	-	22	4mm float	no
Unit 4	Bed 2	F 5	40	-	22	4mm float	no
Unit 4	KDL	F 5	40	-	22	4mm float	no
Unit 1	Bed 1	F 6	40	-	27	4mm float	yes
Unit 1	Bed 2	F 6	40	-	27	4mm float	yes
Unit 1	KDL	F 6	40	-	27	4mm float	yes
Unit 2	Bed 1	F 6	40	-	22	4mm float	no
Unit 2	Bed 2	F 6	40	-	22	4mm float	no
Unit 2	KDL	F 6	40	-	22	4mm float	no
Unit 3	Bed 1	F 6	40	-	22	4mm float	no
Unit 3	Bed 2	F 6	40	-	22	4mm float	no
Unit 3	KDL	F 6	40	-	22	4mm float	no

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 4	Bed 1	F 6	40	-	22	4mm float	no
Unit 4	Bed 2	F 6	40	-	22	4mm float	no
Unit 4	KDL	F 6	40	-	22	4mm float	no
Unit 1	Bed 1	F 7	40	-	27	4mm float	yes
Unit 1	Bed 2	F 7	40	-	27	4mm float	yes
Unit 1	KDL	F 7	40	-	27	4mm float	yes
Unit 2	Bed 1	F 7	40	-	22	4mm float	no
Unit 2	Bed 2	F 7	40	-	22	4mm float	no
Unit 2	KDL	F 7	40	-	22	4mm float	no
Unit 3	Bed 1	F 7	40	-	22	4mm float	no
Unit 3	Bed 2	F 7	40	-	22	4mm float	no
Unit 3	KDL	F 7	40	-	22	4mm float	no
Unit 4	Bed 1	F 7	40	-	22	4mm float	no
Unit 4	Bed 2	F 7	40	-	22	4mm float	no
Unit 4	KDL	F 7	40	-	22	4mm float	no
Unit 1	Bed 1	F 8	40	-	27	4mm float	yes
Unit 1	Bed 2	F 8	40	-	27	4mm float	yes
Unit 1	KDL	F 8	40	-	27	4mm float	yes
Unit 2	Bed 1	F 8	40	-	22	4mm float	no
Unit 2	Bed 2	F 8	40	-	22	4mm float	no
Unit 2	KDL	F 8	40	-	22	4mm float	no
Unit 3	Bed 1	F 8	40	-	22	4mm float	no
Unit 3	Bed 2	F 8	40	-	22	4mm float	no
Unit 3	KDL	F 8	40	-	22	4mm float	no
Unit 4	Bed 1	F 8	40	-	22	4mm float	no
Unit 4	Bed 2	F 8	40	-	22	4mm float	no
Unit 4	KDL	F 8	40	-	22	4mm float	no
Unit 1	Bed 1	F 9	40	-	27	4mm float	yes
Unit 1	Bed 2	F 9	40	-	27	4mm float	yes
Unit 1	KDL	F 9	40	-	27	4mm float	yes
Unit 2	Bed 1	F 9	40	-	22	4mm float	no
Unit 2	Bed 2	F 9	40	-	22	4mm float	no
Unit 2	KDL	F 9	40	-	22	4mm float	no
Unit 3	Bed 1	F 9	40	-	22	4mm float	no
Unit 3	Bed 2	F 9	40	-	22	4mm float	no
Unit 3	KDL	F 9	40	-	22	4mm float	no
Unit 4	Bed 1	F 9	40	-	22	4mm float	no
Unit 4	Bed 2	F 9	40	-	22	4mm float	no
Unit 4	KDL	F 9	40	-	22	4mm float	no
Unit 1	Bed 1	F 10	40	-	27	4mm float	yes
Unit 1	Bed 2	F 10	40	-	27	4mm float	yes
Unit 1	KDL	F 10	40	-	27	4mm float	yes
Unit 2	Bed 1	F 10	40	-	22	4mm float	no
Unit 2	Bed 2	F 10	40	-	22	4mm float	no
Unit 2	KDL	F 10	40	-	22	4mm float	no
Unit 3	Bed 1	F 10	40	-	22	4mm float	no
Unit 3	Bed 2	F 10	40	-	22	4mm float	no
Unit 3	KDL	F 10	40	-	22	4mm float	no
Unit 4	Bed 1	F 10	40	-	22	4mm float	no
Unit 4	Bed 2	F 10	40	-	22	4mm float	no
Unit 4	KDL	F 10	40	-	22	4mm float	no
Unit 1	Bed 1	F 11	40	-	27	4mm float	yes

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 1	Bed 2	F 11	40	-	27	4mm float	yes
Unit 1	KDL	F 11	40	-	27	4mm float	yes
Unit 2	Bed 1	F 11	40	-	22	4mm float	no
Unit 2	Bed 2	F 11	40	-	22	4mm float	no
Unit 2	KDL	F 11	40	-	22	4mm float	no
Unit 3	Bed 1	F 11	40	-	22	4mm float	no
Unit 3	Bed 2	F 11	40	-	22	4mm float	no
Unit 3	KDL	F 11	40	-	22	4mm float	no
Unit 4	Bed 1	F 11	40	-	22	4mm float	no
Unit 4	Bed 2	F 11	40	-	22	4mm float	no
Unit 4	KDL	F 11	40	-	22	4mm float	no
Unit 1	Bed 1	F 12	40	-	27	4mm float	yes
Unit 1	Bed 2	F 12	40	-	27	4mm float	yes
Unit 1	KDL	F 12	40	-	27	4mm float	yes
Unit 2	Bed 1	F 12	40	-	22	4mm float	no
Unit 2	Bed 2	F 12	40	-	22	4mm float	no
Unit 2	KDL	F 12	40	-	22	4mm float	no
Unit 3	Bed 1	F 12	40	-	22	4mm float	no
Unit 3	Bed 2	F 12	40	-	22	4mm float	no
Unit 3	KDL	F 12	40	-	22	4mm float	no
Unit 4	Bed 1	F 12	40	-	22	4mm float	no
Unit 4	Bed 2	F 12	40	-	22	4mm float	no
Unit 4	KDL	F 12	40	-	22	4mm float	no
Unit 1	Bed 1	F 13	40	-	27	4mm float	yes
Unit 1	Bed 2	F 13	40	-	27	4mm float	yes
Unit 1	KDL	F 13	40	-	27	4mm float	yes
Unit 2	Bed 1	F 13	40	-	22	4mm float	no
Unit 2	Bed 2	F 13	40	-	22	4mm float	no
Unit 2	KDL	F 13	40	-	22	4mm float	no
Unit 3	Bed 1	F 13	40	-	22	4mm float	no
Unit 3	Bed 2	F 13	40	-	22	4mm float	no
Unit 3	KDL	F 13	40	-	22	4mm float	no
Unit 4	Bed 1	F 13	40	-	22	4mm float	no
Unit 4	Bed 2	F 13	40	-	22	4mm float	no
Unit 4	KDL	F 13	40	-	22	4mm float	no
Unit 1	Bed 1	F 14	40	-	27	4mm float	yes
Unit 1	Bed 2	F 14	40	-	22	4mm float	no
Unit 1	KDL	F 14	40	-	27	4mm float	yes
Unit 2	Bed 1	F 14	40	-	22	4mm float	no
Unit 2	Bed 2	F 14	40	-	22	4mm float	no
Unit 2	KDL	F 14	40	-	22	4mm float	no
Unit 3	Bed 1	F 14	40	-	22	4mm float	no
Unit 3	Bed 2	F 14	40	-	22	4mm float	no
Unit 3	KDL	F 14	40	-	22	4mm float	no
Unit 4	Bed 1	F 14	40	-	22	4mm float	no
Unit 4	Bed 2	F 14	40	-	22	4mm float	no
Unit 4	KDL	F 14	40	-	22	4mm float	no
Unit 1	Bed 1	F 15	40	-	27	4mm float	yes
Unit 1	Bed 2	F 15	40	-	22	4mm float	no
Unit 1	KDL	F 15	40	-	27	4mm float	yes
Unit 2	Bed 1	F 15	40	-	22	4mm float	no
Unit 2	Bed 2	F 15	40	-	22	4mm float	no

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 2	KDL	F 15	40	-	22	4mm float	no
Unit 3	Bed 1	F 15	40	-	22	4mm float	no
Unit 3	Bed 2	F 15	40	-	22	4mm float	no
Unit 3	KDL	F 15	40	-	22	4mm float	no
Unit 4	Bed 1	F 15	40	-	22	4mm float	no
Unit 4	Bed 2	F 15	40	-	22	4mm float	no
Unit 4	KDL	F 15	40	-	22	4mm float	no
Unit 1	Bed 1	F 16	40	-	27	4mm float	yes
Unit 1	Bed 2	F 16	40	-	22	4mm float	no
Unit 1	KDL	F 16	40	-	27	4mm float	yes
Unit 2	Bed 1	F 16	40	-	22	4mm float	no
Unit 2	Bed 2	F 16	40	-	22	4mm float	no
Unit 2	KDL	F 16	40	-	22	4mm float	no
Unit 3	Bed 1	F 16	40	-	22	4mm float	no
Unit 3	Bed 2	F 16	40	-	22	4mm float	no
Unit 3	KDL	F 16	40	-	22	4mm float	no
Unit 4	Bed 1	F 16	40	-	22	4mm float	no
Unit 4	Bed 2	F 16	40	-	22	4mm float	no
Unit 4	KDL	F 16	40	-	22	4mm float	no
Unit 1	Bed 1	F 17	40	-	27	4mm float	yes
Unit 1	Bed 2	F 17	40	-	22	4mm float	no
Unit 1	KDL	F 17	40	-	27	4mm float	yes
Unit 2	Bed 1	F 17	40	-	22	4mm float	no
Unit 2	Bed 2	F 17	40	-	22	4mm float	no
Unit 2	KDL	F 17	40	-	22	4mm float	no
Unit 3	Bed 1	F 17	40	-	22	4mm float	no
Unit 3	Bed 2	F 17	40	-	22	4mm float	no
Unit 3	KDL	F 17	40	-	22	4mm float	no
Unit 4	Bed 1	F 17	40	-	22	4mm float	no
Unit 4	Bed 2	F 17	40	-	22	4mm float	no
Unit 4	KDL	F 17	40	-	22	4mm float	no
Unit 1	Bed 1	F 18	40	-	27	4mm float	yes
Unit 1	Bed 2	F 18	40	-	22	4mm float	no
Unit 1	KDL	F 18	40	-	27	4mm float	yes
Unit 2	Bed 1	F 18	40	-	22	4mm float	no
Unit 2	Bed 2	F 18	40	-	22	4mm float	no
Unit 2	KDL	F 18	40	-	22	4mm float	no
Unit 3	Bed 1	F 18	40	-	22	4mm float	no
Unit 3	Bed 2	F 18	40	-	22	4mm float	no
Unit 3	KDL	F 18	40	-	22	4mm float	no
Unit 4	Bed 1	F 18	40	-	22	4mm float	no
Unit 4	Bed 2	F 18	40	-	22	4mm float	no
Unit 4	KDL	F 18	40	-	22	4mm float	no
Unit 1	Bed 1	F 19	40	-	27	4mm float	yes
Unit 1	Bed 2	F 19	40	-	22	4mm float	no
Unit 1	KDL	F 19	40	-	27	4mm float	yes
Unit 2	Bed 1	F 19	40	-	22	4mm float	no
Unit 2	Bed 2	F 19	40	-	22	4mm float	no
Unit 2	KDL	F 19	40	-	22	4mm float	no
Unit 3	Bed 1	F 19	40	-	22	4mm float	no
Unit 3	Bed 2	F 19	40	-	22	4mm float	no
Unit 3	KDL	F 19	40	-	22	4mm float	no

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 4	Bed 1	F 19	40	-	22	4mm float	no
Unit 4	Bed 2	F 19	40	-	22	4mm float	no
Unit 4	KDL	F 19	40	-	22	4mm float	no
Unit 1	Bed 1	F 20	40	-	27	4mm float	yes
Unit 1	Bed 2	F 20	40	-	22	4mm float	no
Unit 1	KDL	F 20	40	-	27	4mm float	yes
Unit 2	Bed 1	F 20	40	-	22	4mm float	no
Unit 2	Bed 2	F 20	40	-	22	4mm float	no
Unit 2	KDL	F 20	40	-	22	4mm float	no
Unit 3	Bed 1	F 20	40	-	22	4mm float	no
Unit 3	Bed 2	F 20	40	-	22	4mm float	no
Unit 3	KDL	F 20	40	-	22	4mm float	no
Unit 4	Bed 1	F 20	40	-	22	4mm float	no
Unit 4	Bed 2	F 20	40	-	22	4mm float	no
Unit 4	KDL	F 20	40	-	22	4mm float	no
Unit 1	Bed 1	F 21	40	-	27	4mm float	yes
Unit 1	Bed 2	F 21	40	-	22	4mm float	no
Unit 1	KDL	F 21	40	-	27	4mm float	yes
Unit 2	Bed 1	F 21	40	-	22	4mm float	no
Unit 2	Bed 2	F 21	40	-	22	4mm float	no
Unit 2	KDL	F 21	40	-	22	4mm float	no
Unit 3	Bed 1	F 21	40	-	22	4mm float	no
Unit 3	Bed 2	F 21	40	-	22	4mm float	no
Unit 3	KDL	F 21	40	-	22	4mm float	no
Unit 4	Bed 1	F 21	40	-	22	4mm float	no
Unit 4	Bed 2	F 21	40	-	22	4mm float	no
Unit 4	KDL	F 21	40	-	22	4mm float	no
Unit 1	Bed 1	F 22	40	-	27	4mm float	yes
Unit 1	Bed 2	F 22	40	-	22	4mm float	no
Unit 1	KDL	F 22	40	-	27	4mm float	yes
Unit 2	Bed 1	F 22	40	-	22	4mm float	no
Unit 2	Bed 2	F 22	40	-	22	4mm float	no
Unit 2	KDL	F 22	40	-	22	4mm float	no
Unit 3	Bed 1	F 22	40	-	22	4mm float	no
Unit 3	Bed 2	F 22	40	-	22	4mm float	no
Unit 3	KDL	F 22	40	-	22	4mm float	no
Unit 4	Bed 1	F 22	40	-	22	4mm float	no
Unit 4	Bed 2	F 22	40	-	22	4mm float	no
Unit 4	KDL	F 22	40	-	22	4mm float	no
Unit 1	Bed 1	F 23	40	-	27	4mm float	yes
Unit 1	Bed 2	F 23	40	-	22	4mm float	no
Unit 1	KDL	F 23	40	-	27	4mm float	yes
Unit 2	Bed 1	F 23	40	-	22	4mm float	no
Unit 2	Bed 2	F 23	40	-	22	4mm float	no
Unit 2	KDL	F 23	40	-	22	4mm float	no
Unit 3	Bed 1	F 23	40	-	22	4mm float	no
Unit 3	Bed 2	F 23	40	-	22	4mm float	no
Unit 3	KDL	F 23	40	-	22	4mm float	no
Unit 4	Bed 1	F 23	40	-	22	4mm float	no
Unit 4	Bed 2	F 23	40	-	22	4mm float	no
Unit 4	KDL	F 23	40	-	22	4mm float	no
Unit 1	Bed 1	F 24	40	-	27	4mm float	yes

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 1	Bed 2	F 24	40	-	22	4mm float	no
Unit 1	KDL	F 24	40	-	27	4mm float	yes
Unit 2	Bed 1	F 24	40	-	22	4mm float	no
Unit 2	Bed 2	F 24	40	-	22	4mm float	no
Unit 2	KDL	F 24	40	-	22	4mm float	no
Unit 3	Bed 1	F 24	40	-	22	4mm float	no
Unit 3	Bed 2	F 24	40	-	22	4mm float	no
Unit 3	KDL	F 24	40	-	22	4mm float	no
Unit 4	Bed 1	F 24	40	-	22	4mm float	no
Unit 4	Bed 2	F 24	40	-	22	4mm float	no
Unit 4	KDL	F 24	40	-	22	4mm float	no
Unit 1	Bed 1	F 25	40	-	27	4mm float	yes
Unit 1	Bed 2	F 25	40	-	22	4mm float	no
Unit 1	KDL	F 25	40	-	27	4mm float	yes
Unit 2	Bed 1	F 25	40	-	22	4mm float	no
Unit 2	Bed 2	F 25	40	-	22	4mm float	no
Unit 2	KDL	F 25	40	-	22	4mm float	no
Unit 3	Bed 1	F 25	40	-	22	4mm float	no
Unit 3	Bed 2	F 25	40	-	22	4mm float	no
Unit 3	KDL	F 25	40	-	22	4mm float	no
Unit 4	Bed 1	F 25	40	-	22	4mm float	no
Unit 4	Bed 2	F 25	40	-	22	4mm float	no
Unit 4	KDL	F 25	40	-	22	4mm float	no
Unit 1	Bed 1	F 26	40	-	27	4mm float	yes
Unit 1	Bed 2	F 26	40	-	22	4mm float	no
Unit 1	KDL	F 26	40	-	27	4mm float	yes
Unit 2	Bed 1	F 26	40	-	22	4mm float	no
Unit 2	Bed 2	F 26	40	-	22	4mm float	no
Unit 2	KDL	F 26	40	-	22	4mm float	no
Unit 3	Bed 1	F 26	40	-	22	4mm float	no
Unit 3	Bed 2	F 26	40	-	22	4mm float	no
Unit 3	KDL	F 26	40	-	22	4mm float	no
Unit 4	Bed 1	F 26	40	-	22	4mm float	no
Unit 4	Bed 2	F 26	40	-	22	4mm float	no
Unit 4	KDL	F 26	40	-	22	4mm float	no
Unit 1	Bed 1	F 27	40	-	27	4mm float	yes
Unit 1	Bed 2	F 27	40	-	22	4mm float	no
Unit 1	KDL	F 27	40	-	27	4mm float	yes
Unit 2	Bed 1	F 27	40	-	22	4mm float	no
Unit 2	Bed 2	F 27	40	-	22	4mm float	no
Unit 2	KDL	F 27	40	-	22	4mm float	no
Unit 3	Bed 1	F 27	40	-	22	4mm float	no
Unit 3	Bed 2	F 27	40	-	22	4mm float	no
Unit 3	KDL	F 27	40	-	22	4mm float	no
Unit 4	Bed 1	F 27	40	-	22	4mm float	no
Unit 4	Bed 2	F 27	40	-	22	4mm float	no
Unit 4	KDL	F 27	40	-	22	4mm float	no
Unit 1	Bed 1	F 28	40	-	27	4mm float	yes
Unit 1	Bed 2	F 28	40	-	22	4mm float	no
Unit 1	KDL	F 28	40	-	27	4mm float	yes
Unit 2	Bed 1	F 28	40	-	22	4mm float	no
Unit 2	Bed 2	F 28	40	-	22	4mm float	no

Unit	Room	Level	QDC Rw Ratings			QDC Glazing	Acoustic seals
			Wall	Roof	Glazing	Minimum Construction Requirements	
Unit 2	KDL	F 28	40	-	22	4mm float	no
Unit 3	Bed 1	F 28	40	-	22	4mm float	no
Unit 3	Bed 2	F 28	40	-	22	4mm float	no
Unit 3	KDL	F 28	40	-	22	4mm float	no
Unit 4	Bed 1	F 28	40	-	22	4mm float	no
Unit 4	Bed 2	F 28	40	-	22	4mm float	no
Unit 4	KDL	F 28	40	-	22	4mm float	no
Unit 1	Bed 1	F 29	40	35	27	4mm float	yes
Unit 1	Bed 2	F 29	40	35	22	4mm float	no
Unit 1	KDL	F 29	40	35	27	4mm float	yes
Unit 2	Bed 1	F 29	40	35	22	4mm float	no
Unit 2	Bed 2	F 29	40	35	22	4mm float	no
Unit 2	KDL	F 29	40	35	22	4mm float	no
Unit 3	Bed 1	F 29	40	35	22	4mm float	no
Unit 3	Bed 2	F 29	40	35	22	4mm float	no
Unit 3	KDL	F 29	40	35	22	4mm float	no
Unit 4	Bed 1	F 29	40	35	22	4mm float	no
Unit 4	Bed 2	F 29	40	35	22	4mm float	no
Unit 4	KDL	F 29	40	35	22	4mm float	no

Any locations not identified in Table 23 would require 4mm float for windows (minimum R_w 22) and 4mm toughened for sliding doors (minimum R_w 22).

10.1.2 Alternative Ventilation

We recommend that all locations nominated in Table 23 that require acoustic seals have the provision for an alternative ventilation system similar to air-conditioning or mechanical ventilation to allow doors and windows to be closed.

10.1.3 Wall construction

Typical constructions to achieve the minimum Rw41 acoustic rating are listed below;

Table 24: Typical wall constructions

Description	R_W rating
Single leaf of clay brick masonry at last 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m3 positioned between studs; and (iii) One layer of plasterboard at least 10mm thick fixed to outside face of studs OR Single leaf of brick masonry at least 110mm thick with at least 13mm thick render on each face OR Concrete brickwork at least 110mm thick OR In-situ concrete at least 100mm thick OR Precast concrete at least 100mm thick and without joints.	41

The systems listed above are not the only systems that could be used. Other wall systems may be used providing they achieve the acoustic rating or greater.

10.1.4 Roof/ceiling construction

Typical constructions to achieve the minimum Rw35 acoustic rating are listed below;

Table 25: Typical roof construction

Description	Minimum R_W rating
Minimum 100mm Concrete Slab	35

The systems listed above are not the only systems that could be used. Other wall systems may be used providing they achieve the acoustic rating or greater.

10.1.5 Balcony Balustrades

In accordance with the SDAP *State Code 4: Development in a light rail environment*, all balconies exceeding the free field criteria shall be constructed with a solid balustrade.

Table 26: Communal/Private Open Spaces – Solid gap-free balustrades

Location	Level	Solid Balustrade Required Yes/No
Open Air Gym	F4	No
Owners Wellness	F4	No
Pool Deck	F4	No
Sun Lounges	F4	No
Yoga Deck	F4	No
Unit 1 Terrace	F 5	Yes
Unit 2 Terrace	F 5	No
Unit 3 Terrace	F 5	No
Unit 4 Terrace	F 5	No
Unit 1 Terrace	F 6	Yes
Unit 2 Terrace	F 6	No
Unit 3 Terrace	F 6	No

Location	Level	Solid Balustrade Required Yes/No
Unit 4 Terrace	F 6	No
Unit 1 Terrace	F 7	Yes
Unit 2 Terrace	F 7	No
Unit 3 Terrace	F 7	No
Unit 4 Terrace	F 7	No
Unit 1 Terrace	F 8	Yes
Unit 2 Terrace	F 8	No
Unit 3 Terrace	F 8	No
Unit 4 Terrace	F 8	No
Unit 1 Terrace	F 9	Yes
Unit 2 Terrace	F 9	No
Unit 3 Terrace	F 9	No
Unit 4 Terrace	F 9	No
Unit 1 Terrace	F 10	Yes
Unit 2 Terrace	F 10	No
Unit 3 Terrace	F 10	No
Unit 4 Terrace	F 10	No
Unit 1 Terrace	F 11	Yes
Unit 2 Terrace	F 11	No
Unit 3 Terrace	F 11	No
Unit 4 Terrace	F 11	No
Unit 1 Terrace	F 12	Yes
Unit 2 Terrace	F 12	No
Unit 3 Terrace	F 12	No
Unit 4 Terrace	F 12	No
Unit 1 Terrace	F 13	Yes
Unit 2 Terrace	F 13	No
Unit 3 Terrace	F 13	No
Unit 4 Terrace	F 13	No
Unit 1 Terrace	F 14	No
Unit 2 Terrace	F 14	No
Unit 3 Terrace	F 14	No
Unit 4 Terrace	F 14	No
Unit 1 Terrace	F 15	No
Unit 2 Terrace	F 15	No
Unit 3 Terrace	F 15	No
Unit 4 Terrace	F 15	No
Unit 1 Terrace	F 16	No
Unit 2 Terrace	F 16	No
Unit 3 Terrace	F 16	No
Unit 4 Terrace	F 16	No
Unit 1 Terrace	F 17	No
Unit 2 Terrace	F 17	No
Unit 3 Terrace	F 17	No
Unit 4 Terrace	F 17	No
Unit 1 Terrace	F 18	No
Unit 2 Terrace	F 18	No
Unit 3 Terrace	F 18	No
Unit 4 Terrace	F 18	No
Unit 1 Terrace	F 19	No
Unit 2 Terrace	F 19	No
Unit 3 Terrace	F 19	No
Unit 4 Terrace	F 19	No
Unit 1 Terrace	F 20	No
Unit 2 Terrace	F 20	No
Unit 3 Terrace	F 20	No
Unit 4 Terrace	F 20	No
Unit 1 Terrace	F 21	No
Unit 2 Terrace	F 21	No
Unit 3 Terrace	F 21	No

Location	Level	Solid Balustrade Required Yes/No
Unit 4 Terrace	F 21	No
Unit 1 Terrace	F 22	No
Unit 2 Terrace	F 22	No
Unit 3 Terrace	F 22	No
Unit 4 Terrace	F 22	No
Unit 1 Terrace	F 23	No
Unit 2 Terrace	F 23	No
Unit 3 Terrace	F 23	No
Unit 4 Terrace	F 23	No
Unit 1 Terrace	F 24	No
Unit 2 Terrace	F 24	No
Unit 3 Terrace	F 24	No
Unit 4 Terrace	F 24	No
Unit 1 Terrace	F 25	No
Unit 2 Terrace	F 25	No
Unit 3 Terrace	F 25	No
Unit 4 Terrace	F 25	No
Unit 1 Terrace	F 26	No
Unit 2 Terrace	F 26	No
Unit 3 Terrace	F 26	No
Unit 4 Terrace	F 26	No
Unit 1 Terrace	F 27	No
Unit 2 Terrace	F 27	No
Unit 3 Terrace	F 27	No
Unit 4 Terrace	F 27	No
Unit 1 Terrace	F 28	No
Unit 2 Terrace	F 28	No
Unit 3 Terrace	F 28	No
Unit 4 Terrace	F 28	No
Unit 1 Terrace	F 29	No
Unit 2 Terrace	F 29	No
Unit 3 Terrace	F 29	No
Unit 4 Terrace	F 29	No

Recreation areas not nominated in Table 26 do not require solid gap free balustrades.

10.2 Onsite Activities

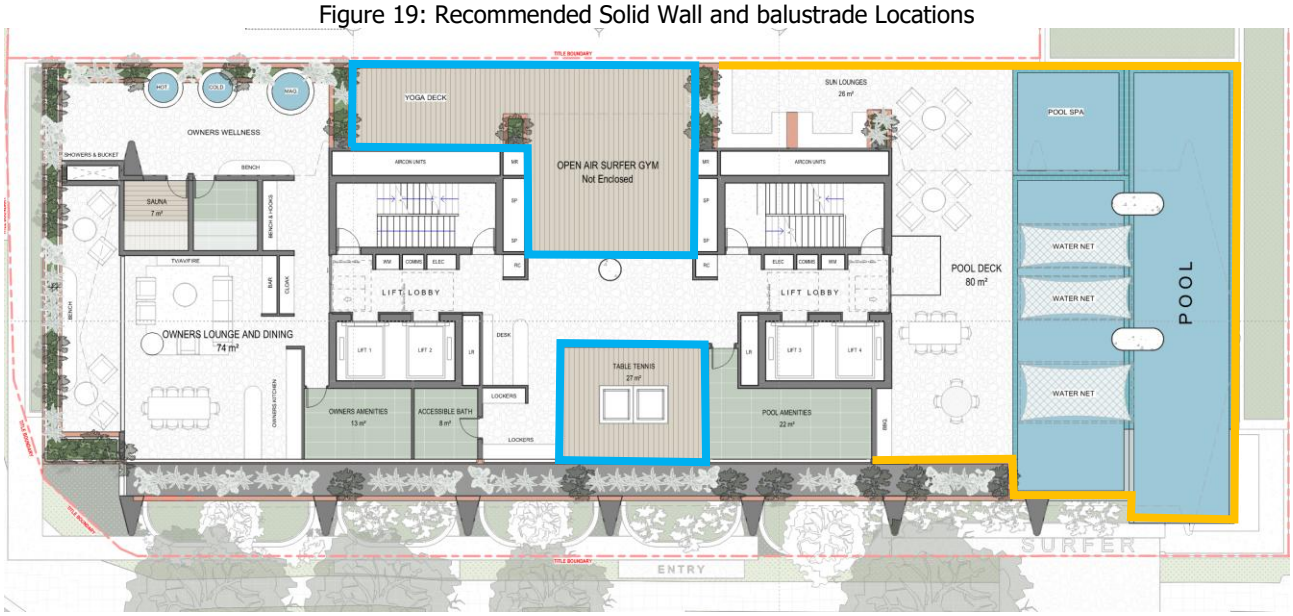
Based on the predicted noise levels of the site and surrounds for all time periods, noise impacts at the residential receiver locations are predicted to comply on the condition the following acoustic treatments are implemented:

- Based on the assessment, the recommended operating hours for each area are as follows:
  - Restaurant and Outdoor Terrace; 7am-10pm.
  - Neighbourhood Store; 24/7 operation.
  - Pool and surrounding recreational decking area; 7am to 10pm.
  - Table Tennis Room; 7am to 10pm.
  - Gym and Yoga area; 24/7 operation.
  - Owners Lounge and Dining; indoor area as 24/7; outdoor seating as 7am-10pm.
  - Owners Wellness Area; 7am to 10pm.
- The façade of the following rooms is to remain closed when in use, utilising automatic door closers on the entry doors:
  - Gym and yoga space
  - Table tennis
  - Owners Lounge and Dining
- The façade of the Table Tennis room and Gym including Yoga space is to be constructed to the following requirements:
  - Minimum Rw35 with 10.38mm laminate glazing with acoustic seals (windows and doors are to remain closed when in use)
  - Minimum Rw41 for all external walls and roof.
- The facade of the restaurant is to be constructed to the following requirements:
  - Minimum Rw35 with 10.38mm laminate glazing with acoustic seals (windows and doors are to remain closed when in use)
  - Minimum Rw45 for all external walls.
- We recommend waste collection be conducted in accordance with existing residential collections in the area to reduce the potential for disturbance.
- Carpark finished surfaces should consist of materials which provides low tyre squeal characteristics. Any traversable drainage grates must be securely fastened.
- A solid wall or balustrade shall be constructed to the height and extent shown in figure 4. The barrier should be constructed using either masonry, 9mm fibre cement sheet, Hebel, Perspex, plywood, or other materials with a minimum surface density of 11kg/m^2 and shall be free of gaps and holes.

Figure 18: Recommended solid wall locations podium car parking levels 1 to 3



Figure 19: Recommended Solid Wall and balustrade Locations



10.3 Onsite Mechanical Plant

No information regarding mechanical services was available at the time of the assessment. We recommend that any new mechanical plant is designed to comply with the criteria stated and an assessment by qualified acoustic consultant to be conducted prior to installation.

11. Conclusion

An environmental, light rail and road traffic noise assessment was conducted for the proposed mixed-use development to be located at 27 Vista Street, Surfers Paradise. On the condition the recommendations detailed in Section 10 are implemented, compliance is predicted with Gold Coast City Council criteria.

If you should have any queries, please do not hesitate to contact us.

Report prepared by;



Benjamin Rushton
Acoustic Consultant

acousticworks)))

12. Appendices

12.1 Development Plans

PROJECT

VISTA ST APARTMENTS

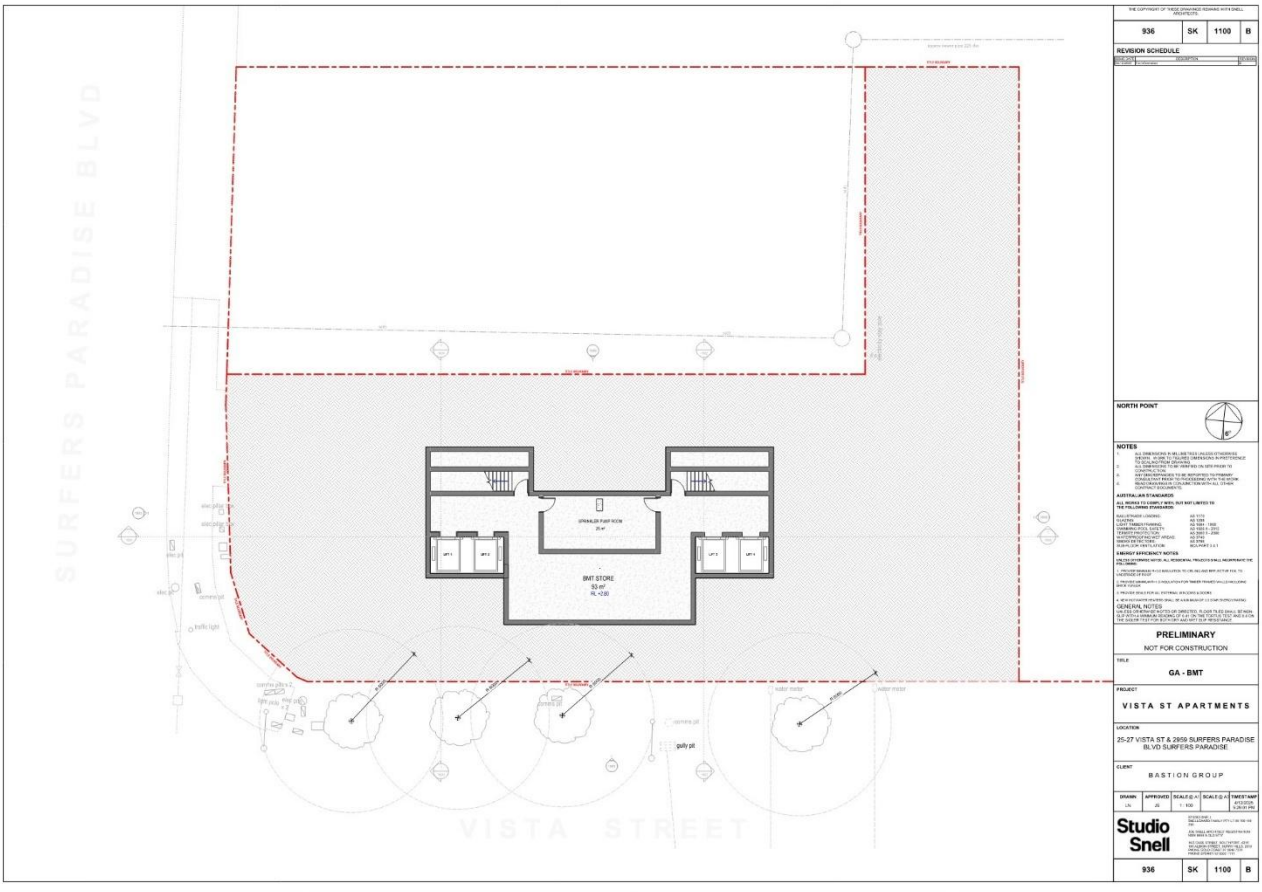
LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

Studio Snell



936 | SK | 1100 | B

REVISION SCHEDULE

NORTH POINT

NOTES

AUSTRALIAN STANDARDS

ENERGY EFFICIENCY NOTES

GENERAL NOTES

PRELIMINARY

NOT FOR CONSTRUCTION

TITLE

GA - BMT

PROJECT

VISTA ST APARTMENTS

LOCATION

25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT

BASTION GROUP

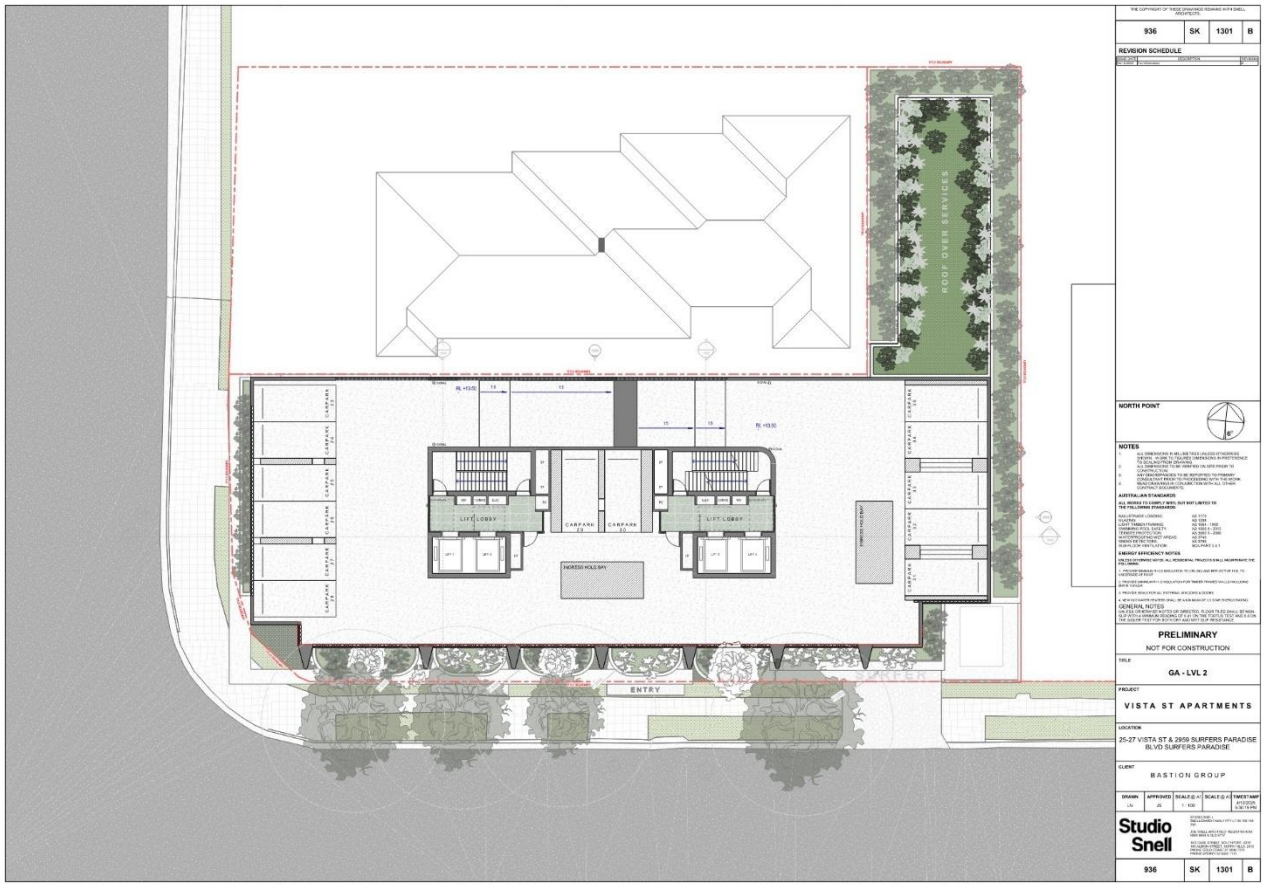
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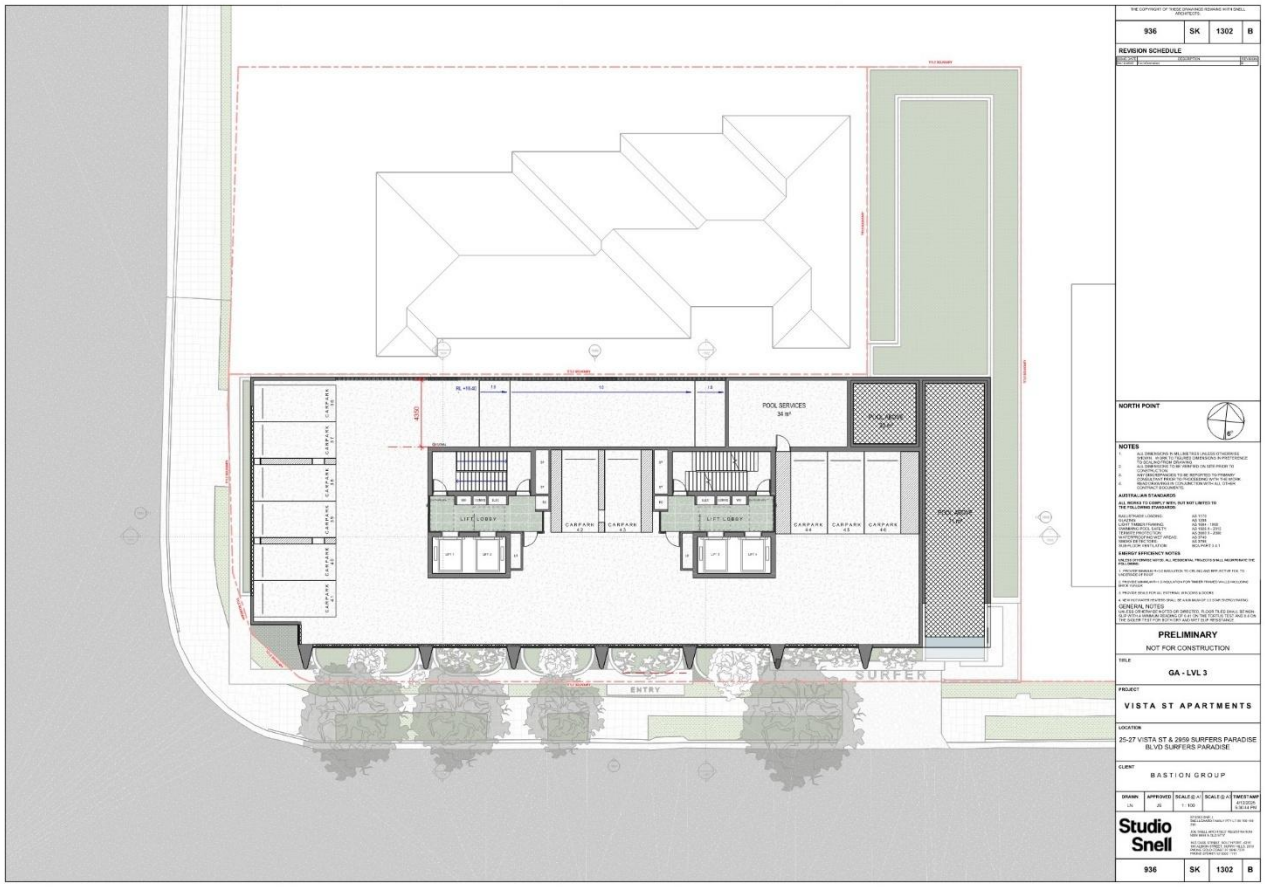
Studio Snell

936 | SK | 1100 | B

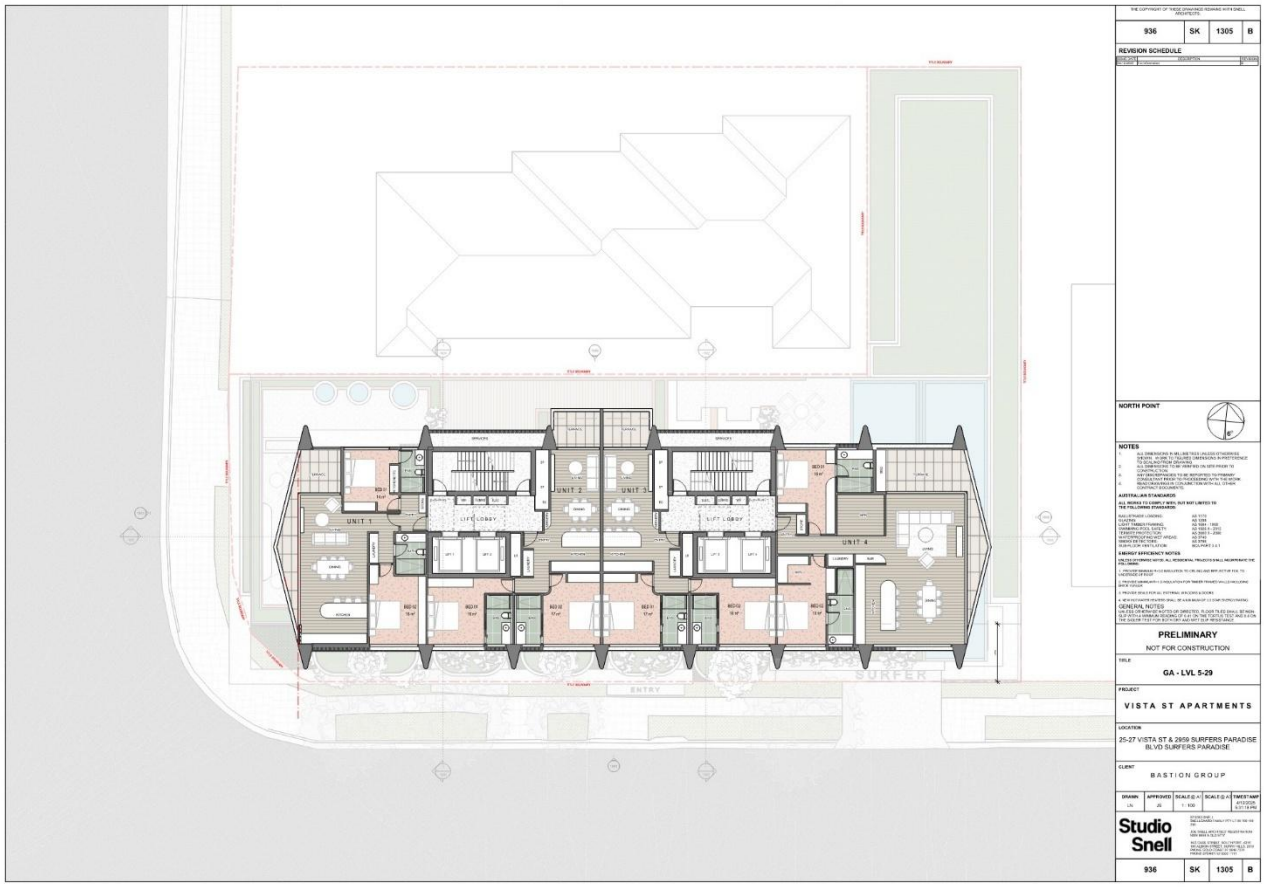

SURFERS PARADISE BLVD
VISTA STREET
RESTAURANT
121 m²
LOBBY
142 m²
NEIGHBOURHOOD STORE
23 m²
ENTRY
SURFER
PROPOSED BUILT FORM
936 SK 1200 B
REVISION SCHEDULE
NORTH POINT
NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
GA - GF
VISTA ST APARTMENTS
25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1200 B


SURFERS PARADISE BLVD
VISTA STREET
SERVICES
136 m²
LIFT LOBBY
LIFT LOBBY
ENTRY
SURFER
936 SK 1300 B
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NORTH POINT
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25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1300 B


ROOF OVER SERVICES
LIFT LOBBY
LIFT LOBBY
CARPARK
CARPARK
ENTRY
936 SK 1301 B
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NORTH POINT
NOTES
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NOT FOR CONSTRUCTION
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25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1301 B

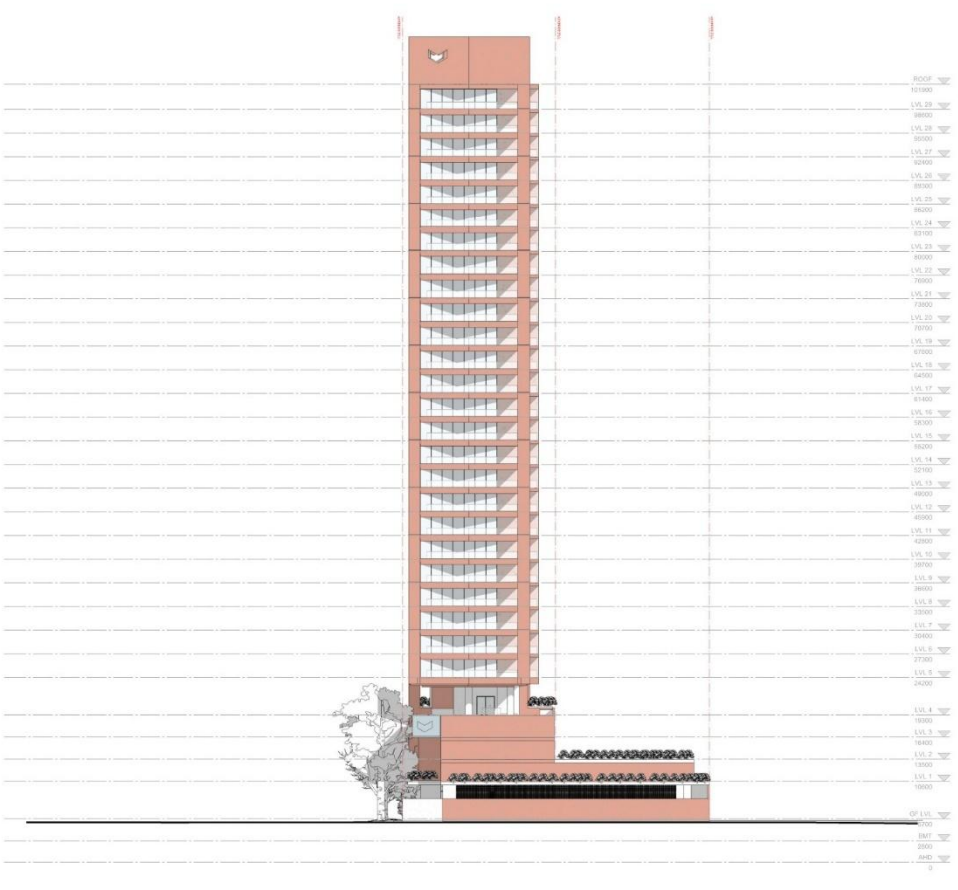

POOL SERVICES
LIFT LOBBY
LIFT LOBBY
CARPARK
CARPARK
CARPARK
ENTRY
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NOT FOR CONSTRUCTION
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25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1302 B


936 SK 1304 B
REVISION SCHEDULE
NORTH POINT
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OPEN AIR SUPPER GYM
OWNERS LOUNGE AND DINING
POOL DECK
POOL
LIFT LOBBY
ENTRY
SURFER
PRELIMINARY
NOT FOR CONSTRUCTION
GA - LVL 4
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25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1304 B


936 SK 1305 B
REVISION SCHEDULE
NORTH POINT
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UNIT 1
UNIT 2
UNIT 3
UNIT 4
LIFT LOBBY
ENTRY
SURFER
PRELIMINARY
NOT FOR CONSTRUCTION
GA - LVL 5-29
VISTA ST APARTMENTS
25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1305 B


ROOF
LVL 26
LVL 25
LVL 24
LVL 23
LVL 22
LVL 21
LVL 20
LVL 19
LVL 18
LVL 17
LVL 16
LVL 15
LVL 14
LVL 13
LVL 12
LVL 11
LVL 10
LVL 9
LVL 8
LVL 7
LVL 6
LVL 5
LVL 4
LVL 3
LVL 2
LVL 1
GF LVL
BMT
AHD
936 SK 1500 B
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NORTH POINT
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PRELIMINARY
NOT FOR CONSTRUCTION
ELEVATION - NORTH
VISTA ST APARTMENTS
25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1500 B


ROOF
LVL 26
LVL 25
LVL 24
LVL 23
LVL 22
LVL 21
LVL 20
LVL 19
LVL 18
LVL 17
LVL 16
LVL 15
LVL 14
LVL 13
LVL 12
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LVL 9
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LVL 6
LVL 5
LVL 4
LVL 3
LVL 2
LVL 1
GF LVL
BMT
AHD
936 SK 1501 B
REVISION SCHEDULE
NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
ELEVATION - SOUTH
VISTA ST APARTMENTS
25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
Studio Snell
936 SK 1501 B



936 | SK | 1502 | B

REVISION SCHEDULE

NORTH POINT

NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE: ELEVATION - EAST

PROJECT: VISTA ST APARTMENTS

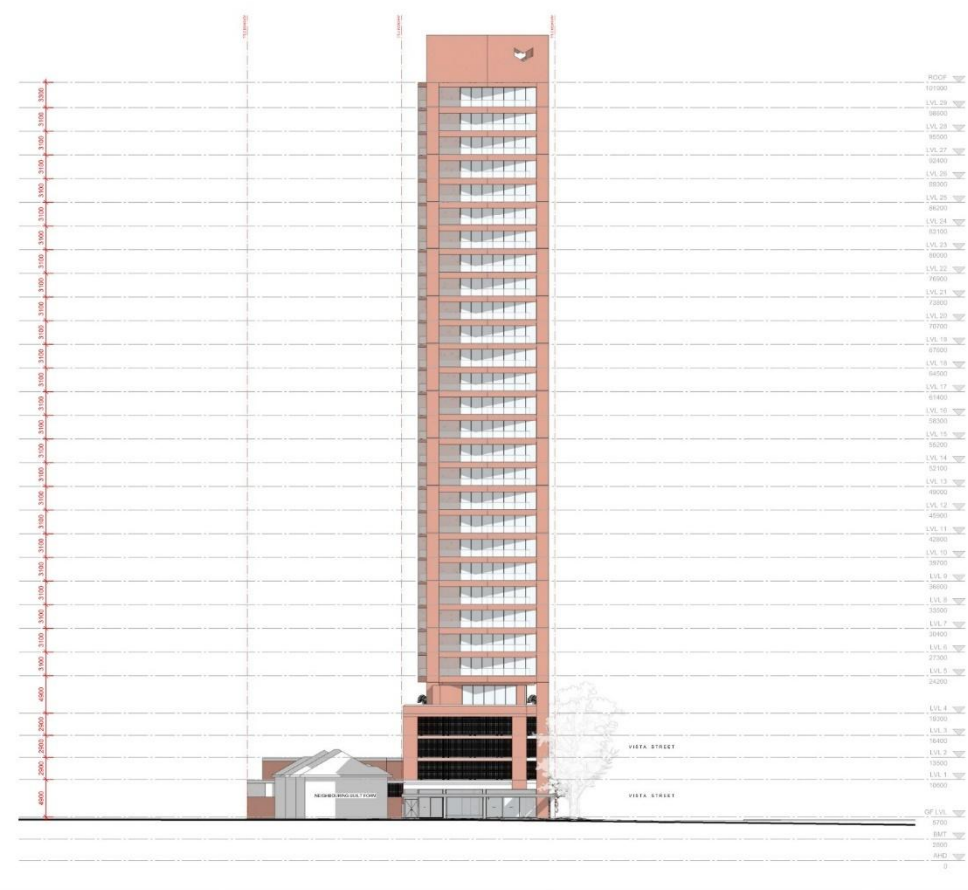
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Studio Snell

936 | SK | 1502 | B



936 | SK | 1503 | B

REVISION SCHEDULE

NORTH POINT

NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT: VISTA ST APARTMENTS

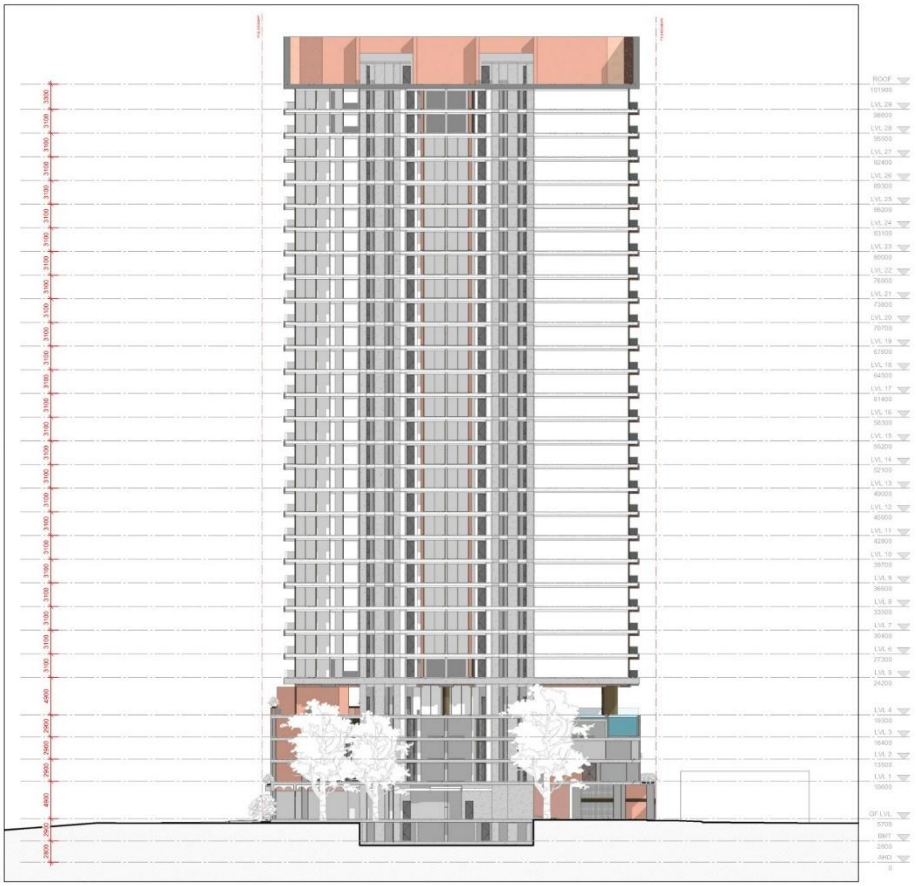
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CLIENT: BASTION GROUP

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Studio Snell

936 | SK | 1503 | B



936 SK 1600 B

REVISION SCHEDULE

NORTH POINT

NOTES

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NOT FOR CONSTRUCTION

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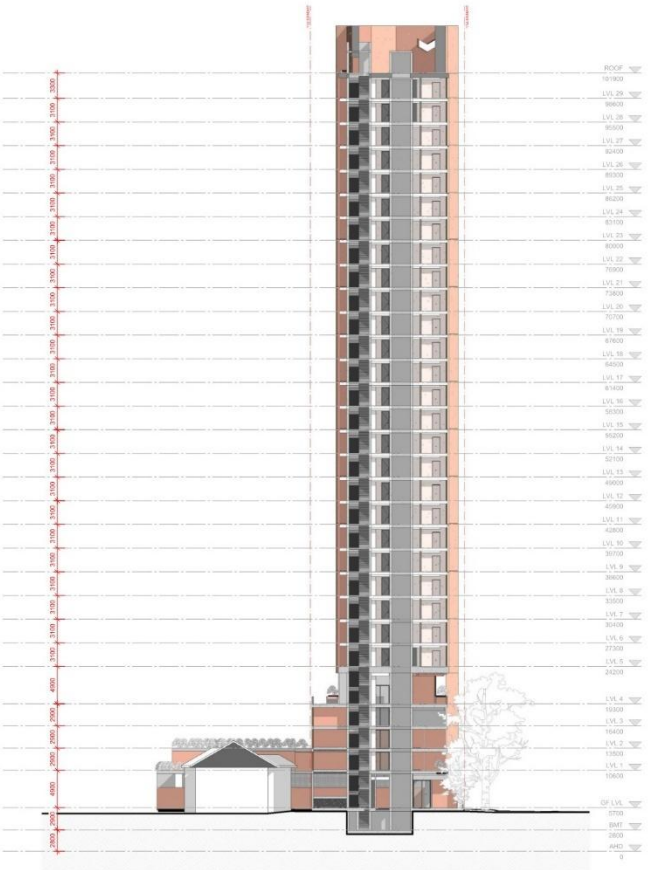
VISTA ST APARTMENTS

25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE

BASTION GROUP

Studio Snell

936 SK 1600 B



936 SK 1602 B

REVISION SCHEDULE

NORTH POINT

NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

SECTION 02

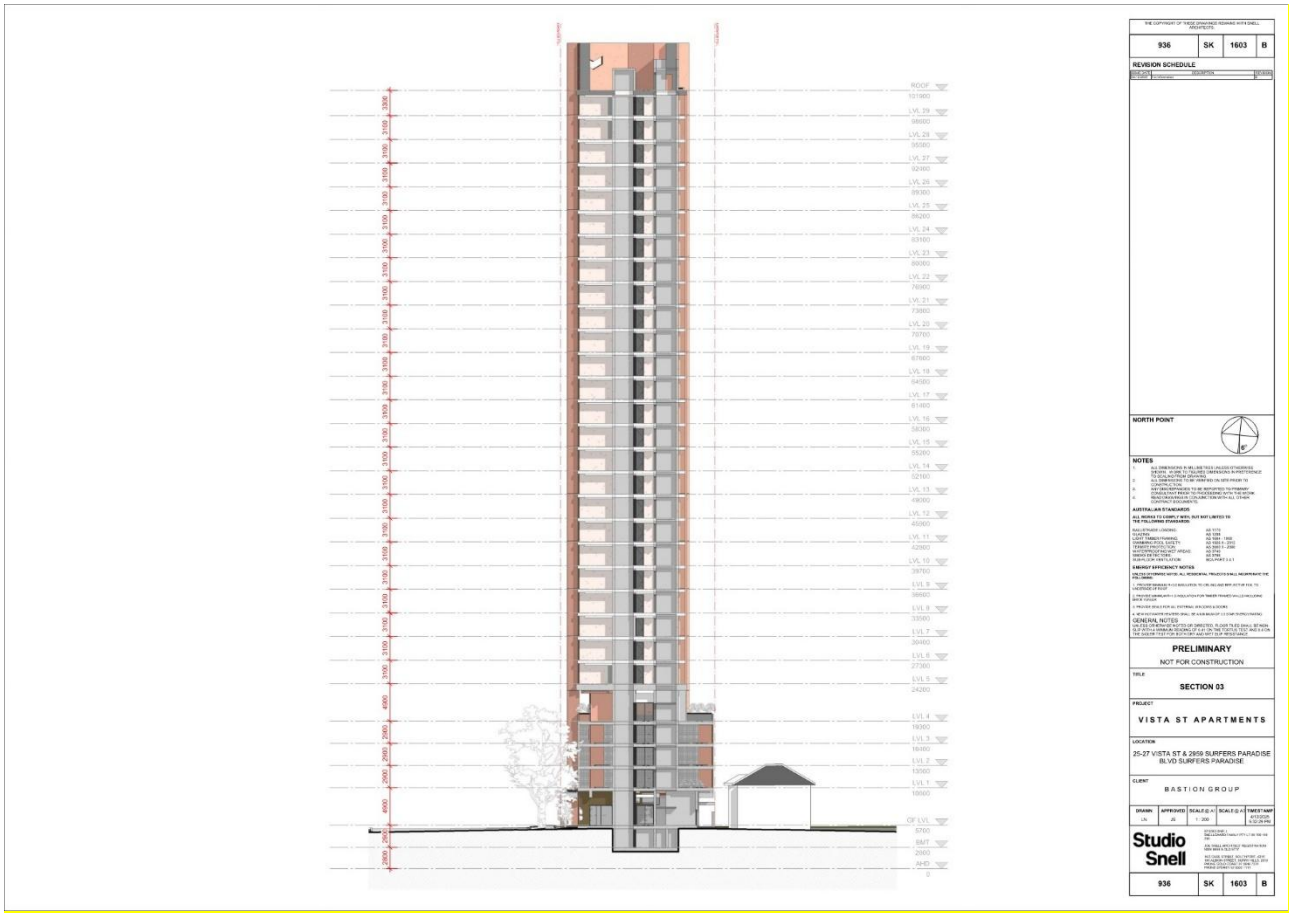
VISTA ST APARTMENTS

25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE

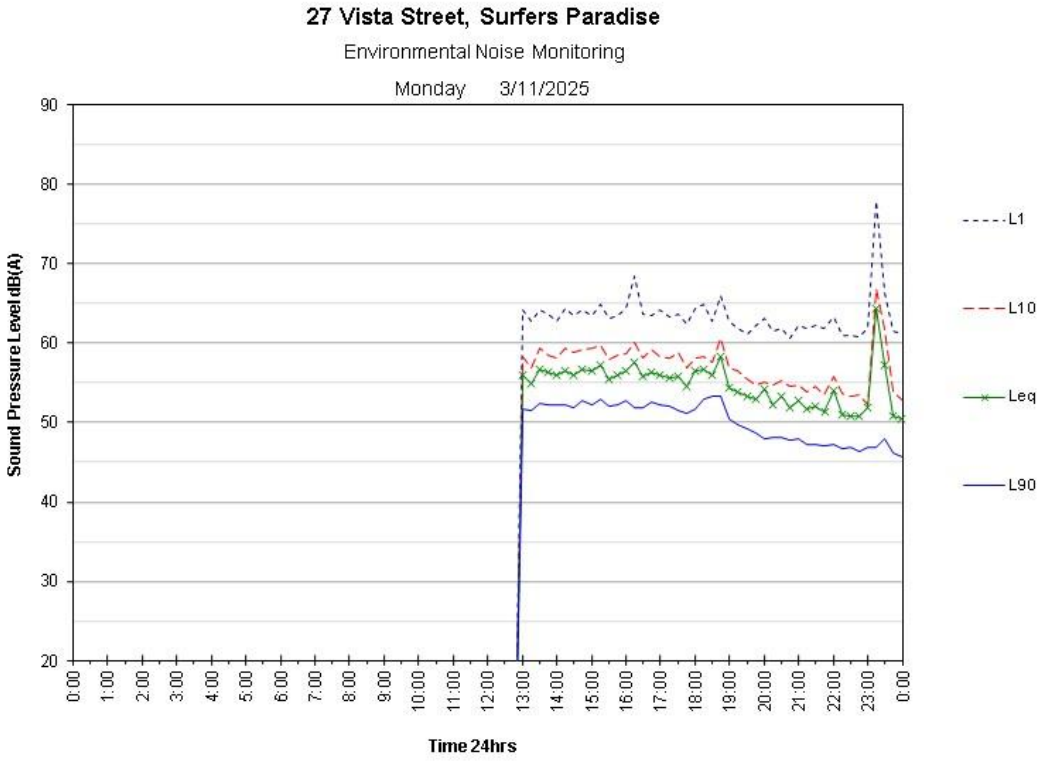
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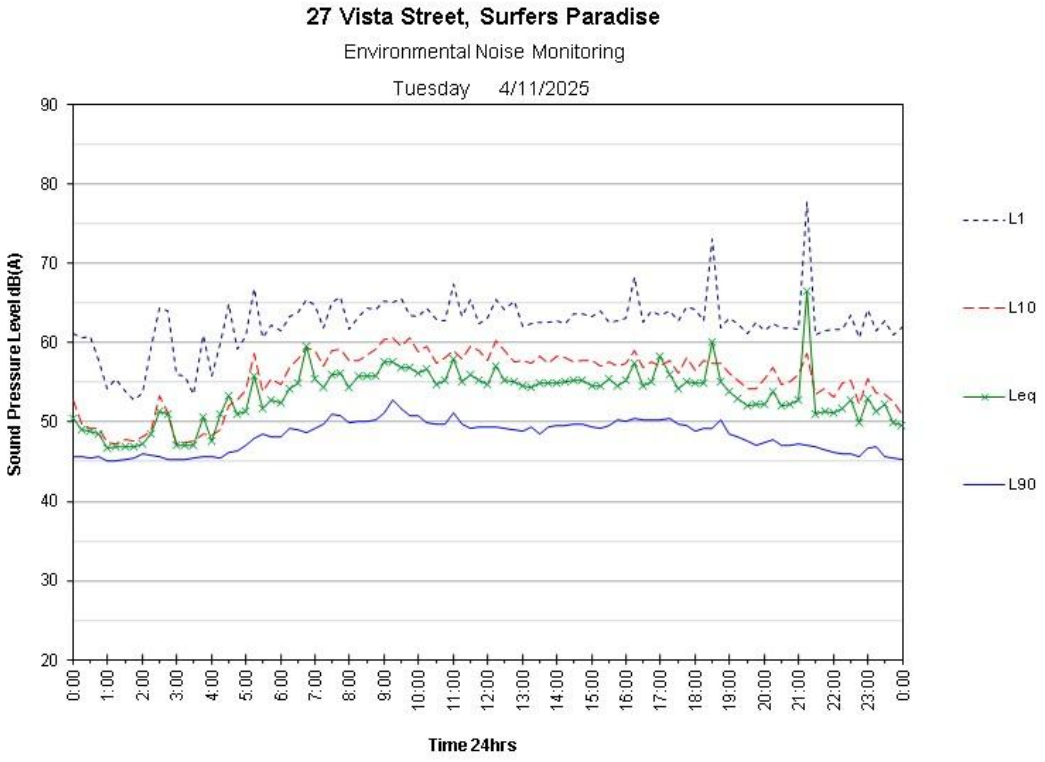
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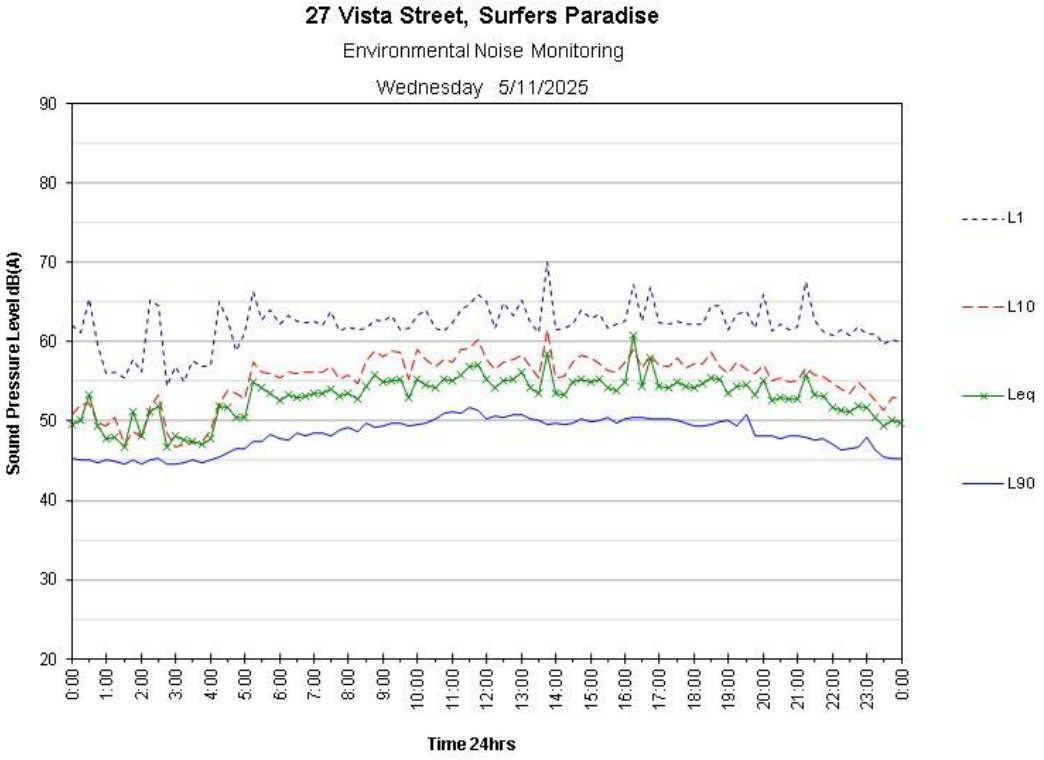
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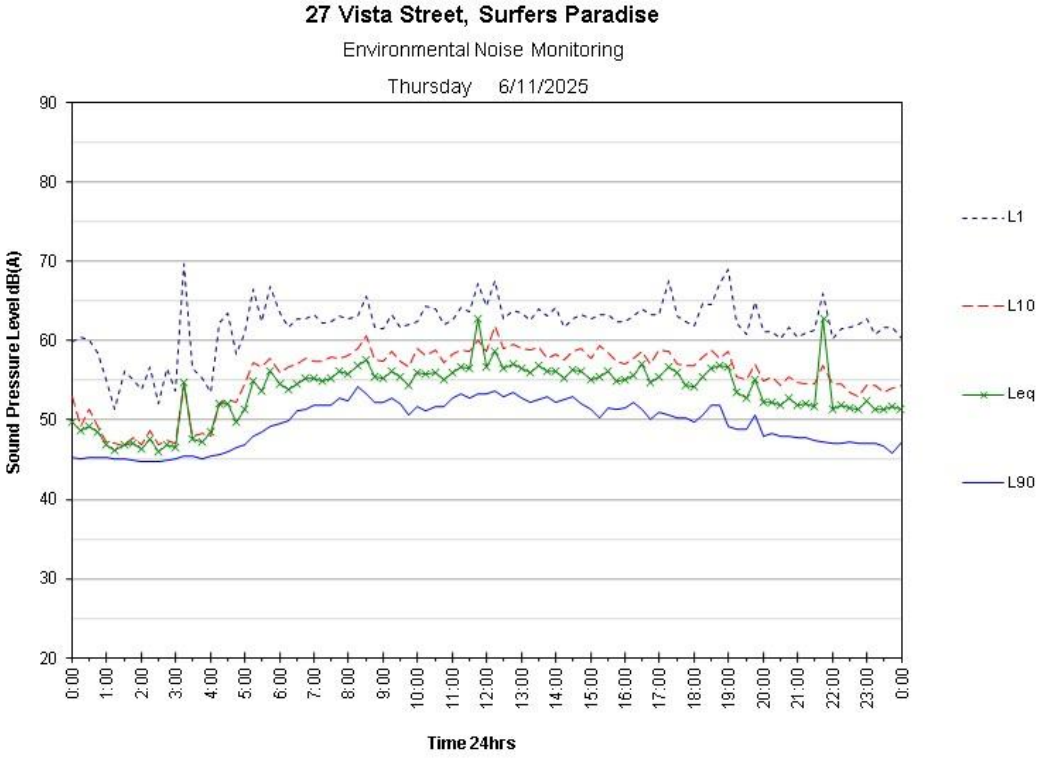

936
SK
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REVISION SCHEDULE
NORTH POINT
NOTES
PRELIMINARY
NOT FOR CONSTRUCTION
SECTION 03
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25-27 VISTA ST & 2859 SURFERS PARADISE BLVD SURFERS PARADISE
BASTION GROUP
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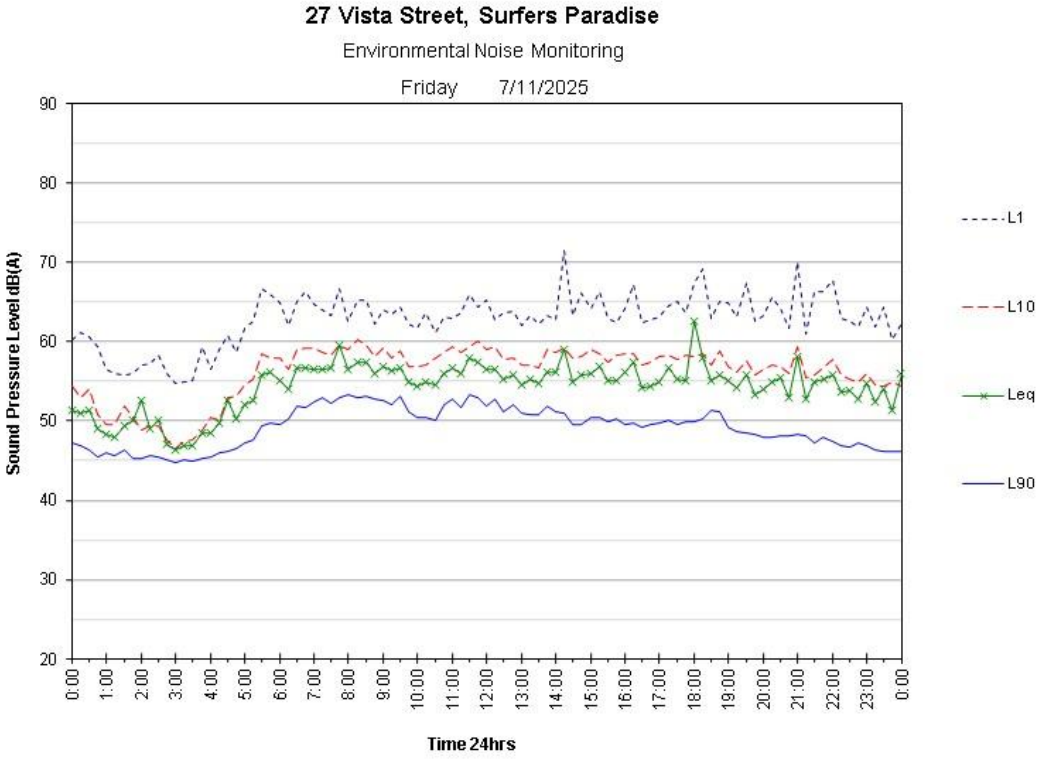
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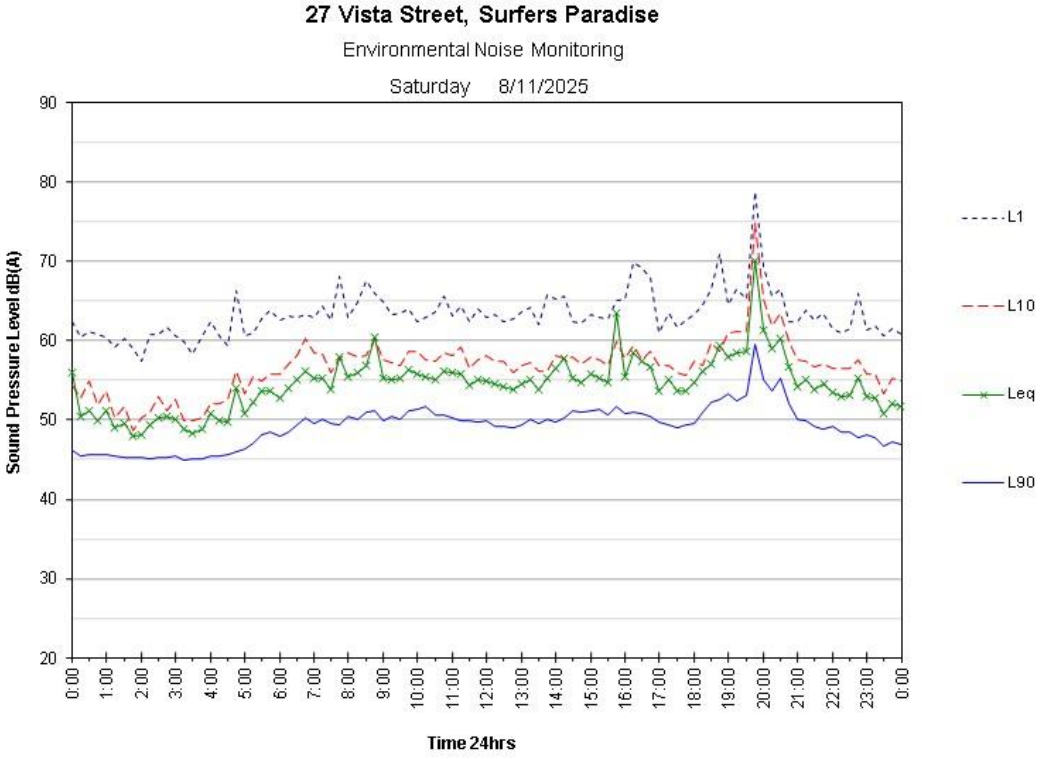


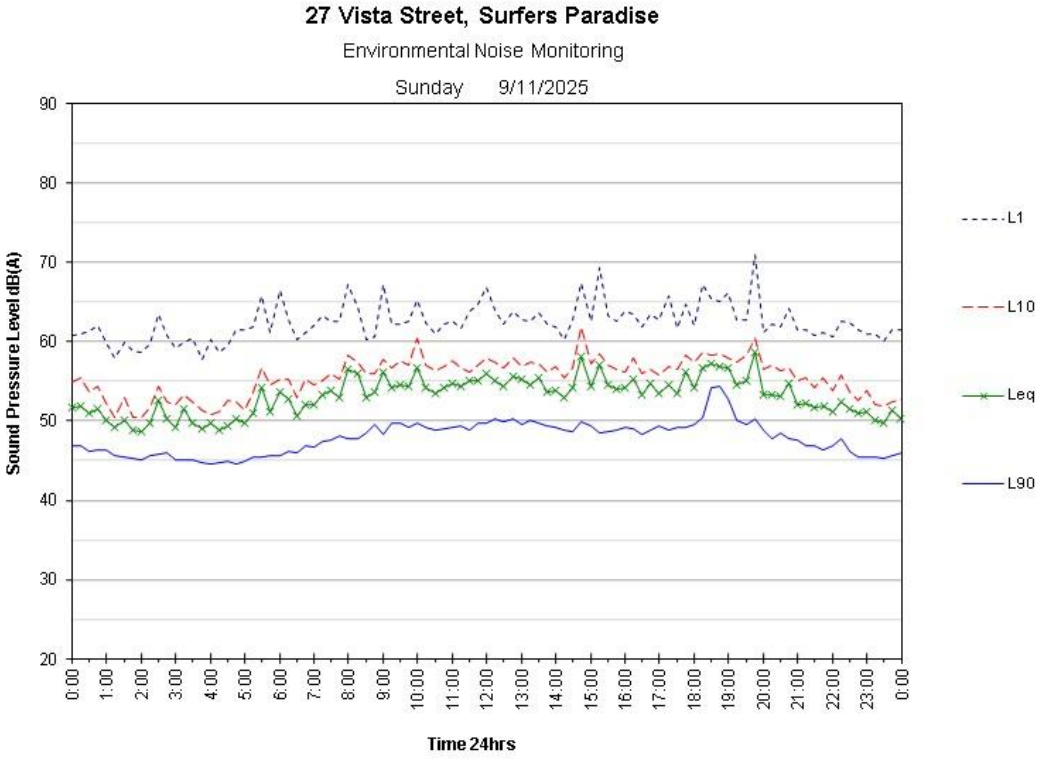


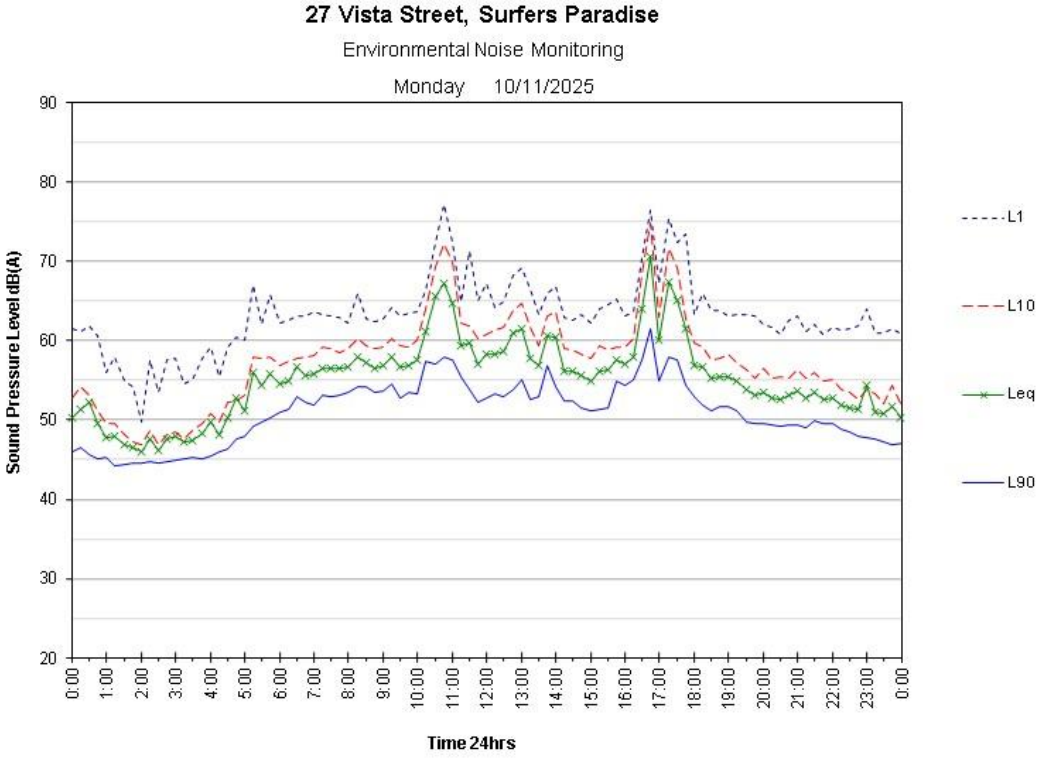

27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Wednesday 5/11/2025
Sound Pressure Level dB(A)
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Time 24hrs
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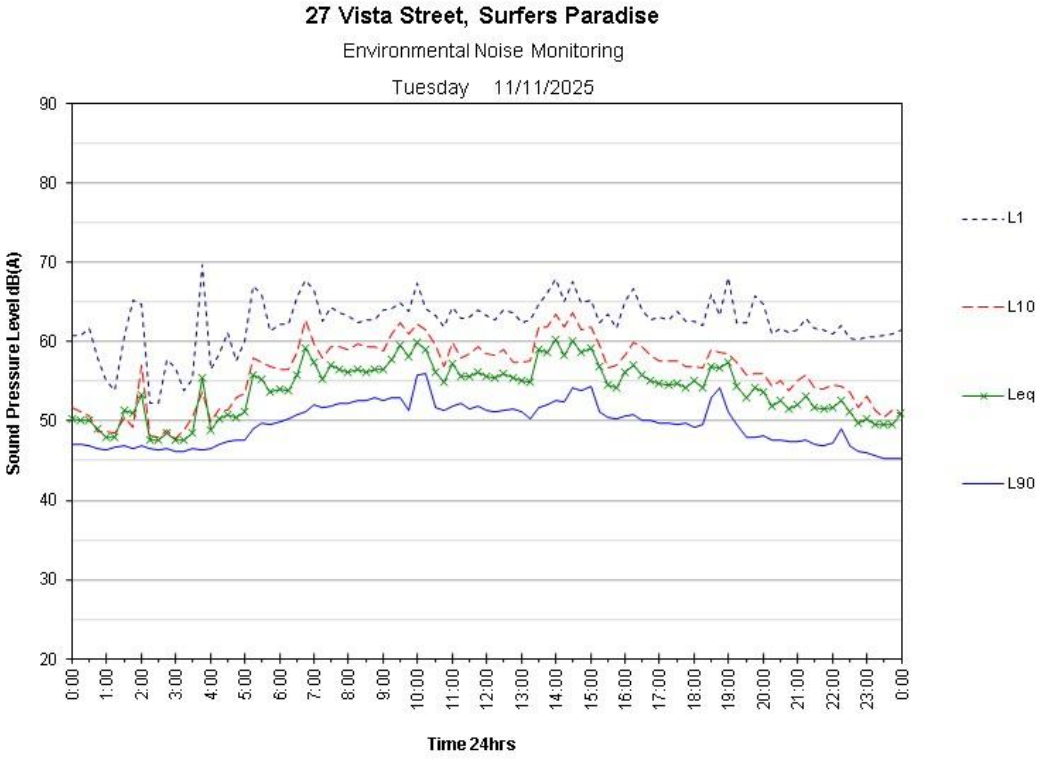

27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Thursday 6/11/2025
Sound Pressure Level dB(A)
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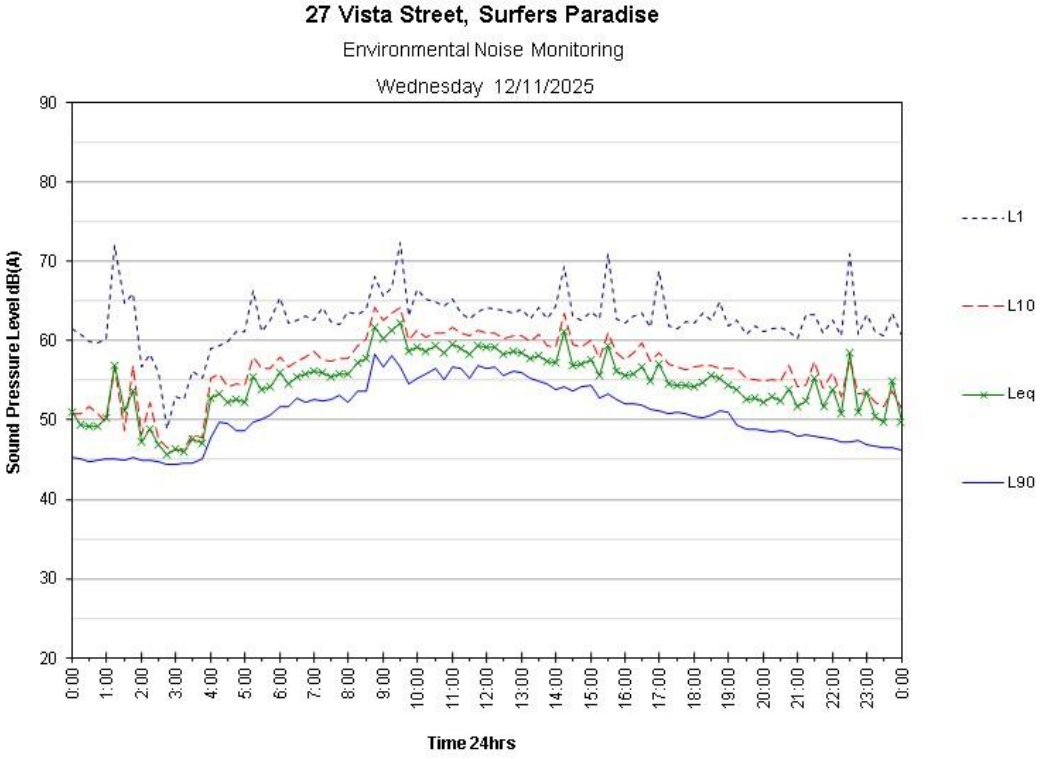

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Sound Pressure Level dB(A)
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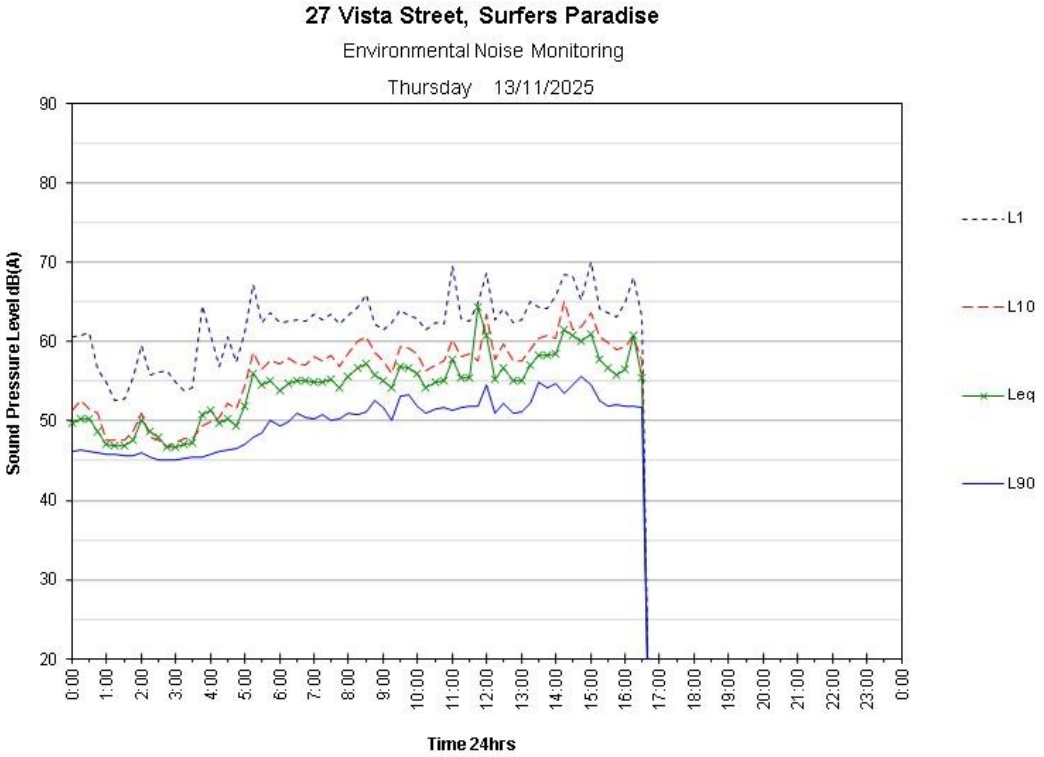

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Environmental Noise Monitoring
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Sound Pressure Level dB(A)
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27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Sunday 9/11/2025
Sound Pressure Level dB(A)
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27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Monday 10/11/2025
Sound Pressure Level dB(A)
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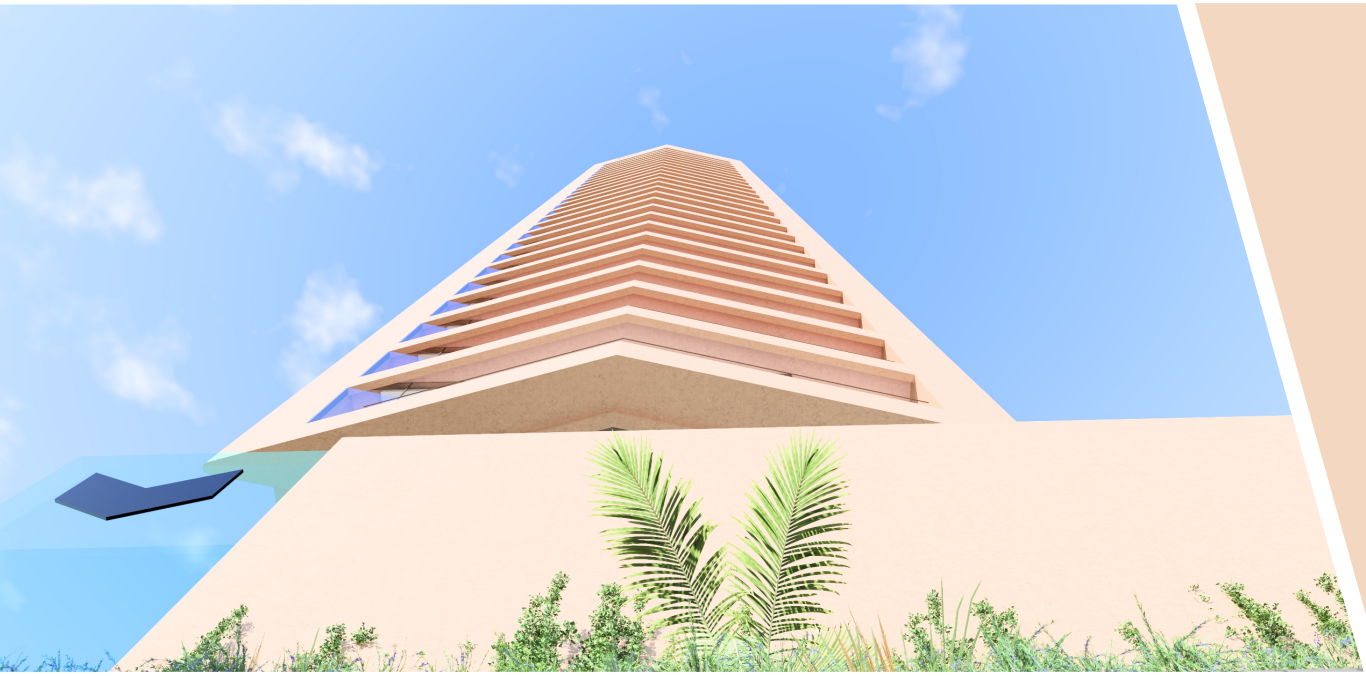

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Environmental Noise Monitoring
Tuesday 11/11/2025
Sound Pressure Level dB(A)
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Time 24hrs
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27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Wednesday 12/11/2025
Sound Pressure Level dB(A)
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Time 24hrs
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27 Vista Street, Surfers Paradise
Environmental Noise Monitoring
Thursday 13/11/2025
Sound Pressure Level dB(A)
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Time 24hrs
L1
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ATTACHMENT 9

Waste Management Plan
prepared by MRA Environmental



UPS
URBAN PLANNING SERVICES

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WASTE MANAGEMENT PLAN

27 VISTA ST
SURFERS PARADISE QLD 4217



CLIENT

Bastion Development Group

December 2025

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Client Contact:	Mat McAllum
Client Phone:	0447 595 261

Document Details:

Title:	Waste Management Plan 27 Vista Street, Surfers Paradise QLD 4217
Project Number:	MRA25-191

Revision	Date	Author	Reviewed By	Issued By
V.1	16 December 2025	M Greaves	A Reiser	A Reiser

Destination	Draft	Final	Rev
Bastion Development Group	V.1	V.1	
MRA Environmental	V.1	V.1	

LIMITATIONS

Mark Rigby & Associates Pty Ltd (MRA Environmental) has prepared this Waste Management Plan for the sole use of Bastion Development Group for a proposed mixed-use development located at 27 Vista St, Surfers Paradise QLD.

Specifically, this report supports the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development in accordance with the City of Gold Coast *City Plan - SC6.16 City Plan Policy v.13 - Solid Waste Management*. This WMP will be submitted to Council as a component of the Development Application.

This report is for the sole use of Bastion Development Group and in relation to the Development Application submitted to City of Gold Coast. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty expressed or implied is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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ATTACHMENTS

Attachment A: Solid Waste Management Code

1.0 GLOSSARY OF TERMS

Bin carting route - the proposed route to move bins between the storage point and the servicing point.

Bulk bins - bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Commercial accommodation - for the purposes of this report means commercial development that includes a domestic or short-term accommodation component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

Commercial premises - for the purpose of this report means any of the following types of premises:

- a hotel, short term accommodation, tourist park, food and drink outlet;
- an assembly building, institutional building, child care centre, educational establishment;
- a premises where a sport or game is ordinarily played in public;
- an exhibition ground, show ground or racecourse;
- an office, shop or other premises where business or work other than a manufacturing process is carried out.

Commercial waste - means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point - a common area where more than two dwellings/tenancies stand their bins for servicing.

Common storage point - a common area where more than two dwellings/tenancies store their bins.

Constructed hardstand area – a hardstand area, for example a concrete pad, which has been constructed for bin storage.

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

Mixed-use development – for the purpose of this report, any building or development complex used, or intended to be used, for short-term accommodation purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Brisbane, the following wastes are deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point to another.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck.

2.0 INTRODUCTION

MRA Environmental (MRA) has been commissioned by Bastion Development Group to prepare a Waste Management Plan (WMP) for the proposed mixed-use development located at 27 Vista Street, QLD 4225.

This WMP is to be submitted to the City of Gold Coast (Council) as part of the Development Application (DA) prepared for the site and ensures that the waste storage and collection activities for the operational phase of the development are in accordance with *SC6.16 City Plan Policy v.13 - Solid Waste Management*.

2.1 SITE DETAILS

The subject site is located at 25-27 Vista Street and 2959 Surfers Paradise Boulevarde, Surfers Paradise on three (3) parcels of land formally described as Lot 2 on RP48704, Lot 205 on RP 21845 and Lot 6 SP243229 with a total site area of approx. 1,268m^2 (Refer to **Figure 1**). The site has frontage onto both Vista Street and Surfers Paradise Boulevarde, with vehicular access proposed from Vista Street only.

The proposed development is for a twenty-nine (29) storey building offering one hundred (100) x two (2) bedroom units in total. There will be three (3) levels of podium parking, two commercial tenancies on ground level, and amenities including a gym, pool & spa on level 4.

2.2 SCOPE OF REPORT

This report represents a Waste Management Plan for the operational phase of the development, which includes:

- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage requirements and waste storage bins (**Section 4.0**); and,
- Details of the proposed waste collection arrangements (**Section 5.0**).

2.3 WMP OBJECTIVES & STRUCTURE

The main objectives of this report are to provide details for optimal waste management in the operational phase of the development. The structure of this report is as follows:

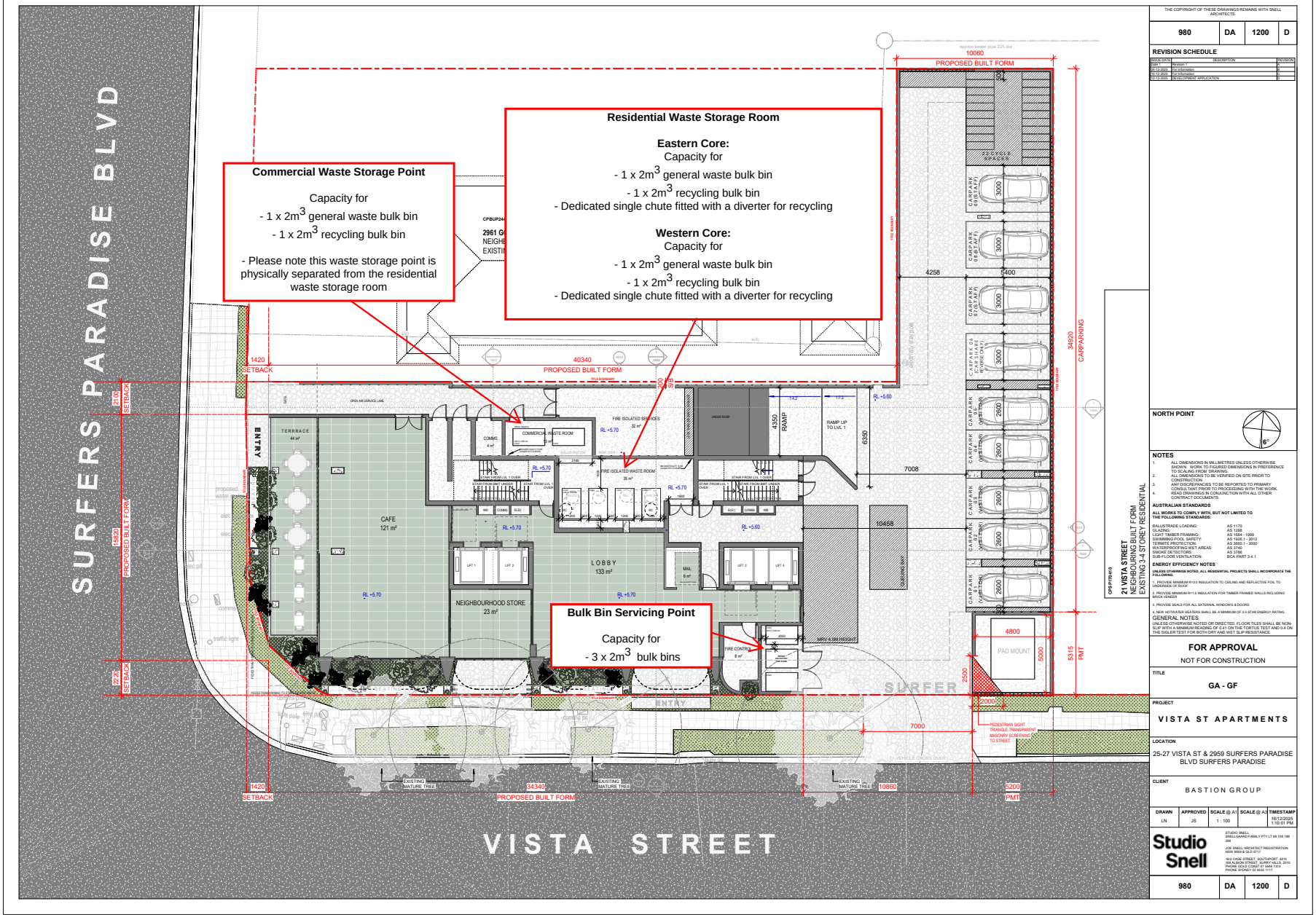
- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development tenancies;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and collection vehicle access.



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Ph: 07 5578 7040

DESIGNED: RP	SCALE: NTS	CLIENT: BASTION DEVELOPMENT GROUP	JOB NUMBER: MRA25-191
DRAWN: RP	LEVEL DATUM: -	PROJECT: WASTE MANAGEMENT PLAN 27 VISTA ST, SURFERS PARADISE	DRAWING: Figure 1
CHECKED: AR	SHEET SIZE: A4		
APPROVED: AR	CAD FILE:	TITLE: SITE LOCATION	REV: FINAL
DATE: DECEMBER 2025	ISSUE: FINAL		



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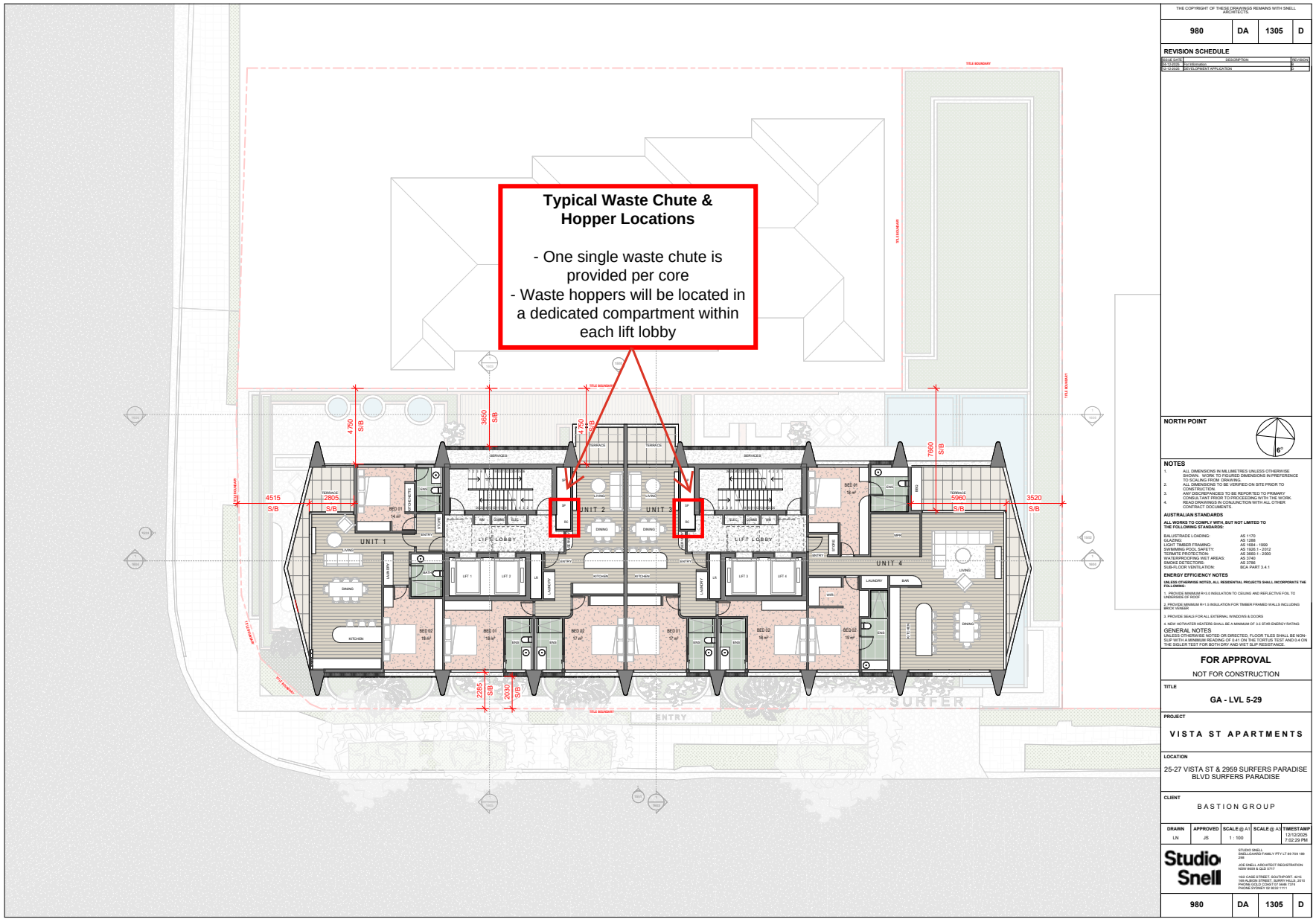
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PH: 07 5578 7040

DESIGNED	RP	SCALE	NTS	CLIENT	BASTION DEVELOPMENT GROUP
DRAWN	RP	LEVEL DATUM	-	PROJECT	WASTE MANAGEMENT PLAN 27 VISTA ST, SURFERS PARADISE
CHECKED	AR	SHEET SIZE	A4		
APPROVED	AR	CAD FILE		TITLE	WASTE STORAGE & SERVICING POINTS
DATE	DECEMBER 2025	ISSUE	FINAL		

JOB NUMBER MRA25-191

DRAWING Figure 2

REV A



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	1305	D

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
01-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D

NORTH POINT

NOTES

1. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN. WORK TO FIGURED DIMENSIONS IN PREFERENCE TO SCALING FROM DRAWING.
2. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT.
3. ANY DISCREPANCIES TO BE REPORTED TO PRIMARY CONSULTANT PRIOR TO PROCEEDING WITH THE WORK.
4. READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.

AUSTRALIAN STANDARDS

ALL WORKS TO COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

BALUSTRADE LOADING:	AS 1170
GLASS:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
SWIMMING POOL SAFETY:	AS 1926.1 - 2012
TERMITE PROTECTION:	AS 3660.1 - 2000
WATERPROOFING WET AREAS:	AS 3740
SMOKE DETECTORS:	AS 3786
SUB-FLOOR VENTILATION:	BCA PART 3.4.1

ENERGY EFFICIENCY NOTES

UNLESS OTHERWISE NOTED, ALL RESIDENTIAL PROJECTS SHALL INCORPORATE THE FOLLOWING:

1. PROVIDE MINIMUM R1.3 INSULATION TO CEILING AND REFLECTIVE FOIL TO UNDERSIDE OF ROOF
2. PROVIDE MINIMUM R1.5 INSULATION FOR TIMBER FRAMED WALLS INCLUDING BRICK VENEER
3. PROVIDE SEALS FOR ALL EXTERNAL WINDOWS & DOORS
4. NEW HOTWATER HEATERS SHALL BE A MINIMUM OF 3.5 STAR ENERGY RATING

GENERAL NOTES

UNLESS OTHERWISE NOTED OR DIRECTED, FLOOR TILES SHALL BE NON-SLIP WITH A MINIMUM READING OF 0.41 ON THE TORTUS TEST AND 0.4 ON THE SIGLER TEST FOR BOTH DRY AND WET SLIP RESISTANCE.

FOR APPROVAL

NOT FOR CONSTRUCTION

TITLE: **GA - LVL 5-29**

PROJECT: **VISTA ST APARTMENTS**

LOCATION: 25-27 VISTA ST & 2959 SURFERS PARADISE BLVD SURFERS PARADISE

CLIENT: BASTION GROUP

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
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Studio Snell

STUDIO SNELL
SNELL-LOGARDI FAMILY PTY LT 89 709 189 889

JOE SNELL ARCHITECT REGISTRATION NSW 9669 & QLD 3717

163 CASE STREET, SOUTHPORT, 4215
189 ALBION STREET, SURRY HILLS, 2010
PHONE BRISBANE 07 5591 7378
PHONE SYDNEY 02 8332 1111

980	DA	1305	D

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DESIGNED: RP	SCALE: NTS	CLIENT: BASTION DEVELOPMENT GROUP	JOB NUMBER: MRA25-191
DRAWN: RP	LEVEL DATUM: -	PROJECT: WASTE MANAGEMENT PLAN 27 VISTA ST, SURFERS PARADISE	DRAWING: Figure 3
CHECKED: AR	SHEET SIZE: A4		
APPROVED: AR	CAD FILE:	TITLE: TYPICAL WASTE CHUTE & HOPPER LOCATIONS	REV: A
DATE: DECEMBER 2025	ISSUE: FINAL		

3.0 WASTE QUANTITIES

3.1 TYPE OF WASTE

Table 1 outlines the predicted types of waste that are expected to be generated from the proposed development.

Table 1: Predicted waste types to be generated

Tenancy Type	Predicted Waste Types
Residential / Short Term Accommodation	General waste & recycling
Food & Drink Outlet	General waste, recycling & waste cooking oil
Retail Shop	General waste & recycling

3.2 WASTE QUANTITIES

Calculations of the anticipated waste quantities have been separated into the general waste and recycling components. The waste calculations were performed using typical waste generation rates as provided in Appendix A of Council's *SC6.16 City Plan Policy v.13 - Solid Waste Management.*

3.3 RESIDENTIAL UNITS

Table 2 displays the general waste quantities and **Table 3** displays the recycling quantities that are anticipated for the units for the development.

There is a central dividing wall between units on each level, therefore there are two (2) lift cores which provide separate access to the units on the eastern and western sides of the building. Therefore, there are also two (2) single waste chute systems provided being one (1) for each core. The below waste calculations have been broken down to reflect the number of units that will have access to the waste chute within either the eastern or western waste chute systems.

Table 2: Anticipated general waste quantities

Core	Room Type	No.	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Daily Waste Generation (m^3/day)
Eastern Core	2 bedrooms	50	5,000	5.00	0.71
	Sub-total	**50**	**5,000**	**5.00**	**0.71**
Western Core	2 bedrooms	50	5,000	5.00	0.71
	Sub-total	50	**5,000**	**5.00**	**0.71**
	TOTAL	**100**	**10,000**	**10.00**	**1.42**

Table 3: Anticipated recycling quantities

Core	Room Type	No.	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Daily Waste Generation (m^3/day)
Eastern Core	2 bedrooms	50	3,000	3.00	0.43
	Sub-total	**50**	**3,000**	**3.00**	**0.43**
Western Core	2 bedrooms	50	3,000	3.00	0.43
	Sub-total	50	**3,000**	**3.00**	**0.43**
	TOTAL	**50**	**6,000**	**6.00**	**0.86**

3.4 COMMERCIAL TENANCIES

The type of tenants anticipated to operate the ground floor tenancies is not yet known, therefore it has been assumed that these areas may be occupied by a cafe and retail shop.

Table 4 displays the general waste quantities and **Table 5** displays the recycling quantities that are anticipated from the commercial tenancies.

Table 4: Anticipated commercial general waste quantities

Tenancy Type	Floor Area (m^2)	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Waste Generation (m^3/day)
Café	165	495	3.47	0.50
Retail Shop	23	11.5	0.08	0.01
TOTAL	**188**	**506.5**	**3.55**	**0.51**

Table 5: Anticipated commercial recycling quantities

Tenancy Type	Floor Area (m^2)	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Waste Generation (m^3/day)
Café	165	330	2.31	0.33
Retail Shop	23	5.75	0.04	0.01
TOTAL	**188**	**335.75**	**2.35**	**0.34**

It should be noted that waste cooking oil will likely be generated by the café. However, the quantity of waste cooking oil generated can vary greatly, depending on the type of food & beverage tenancy, seasonality etc. For that reason, no estimates for waste cooking oil have been provided. There is space available in the waste servicing point for waste cooking oil collection.

3.5 TOTAL WASTE CAPACITY

The units within the development are expected to generate approximately **1.42m^3/day** of general waste and **0.86m^3/day** of recycling.

The commercial tenancies within the development are expected to generate approximately **0.51m^3/day** of general waste and **0.34m^3/day** of recycling.

In summary, the proposed development is estimated to generate approximately a total of **1.93m^3/day** of general waste and **1.20m^3/day** of recycling.

4.0 WASTE & RECYCLING STORAGE

This section outlines the general design criteria of the commercial waste storage point, residential waste storage room, waste chute and waste hoppers as required by *SC6.16 City Plan Policy v.13 – Solid Waste Management* along with a description of the proposed bins to be used.

4.1 WASTE STORAGE POINTS

There will be two (2) waste storage points provided within the development which will include:

- A single residential waste storage room which houses bulk bins for both the eastern & western cores located on ground level between the two stair wells; and
- A commercial waste storage point located on ground level adjacent to residential waste storage room and western stair well.

Please refer to **Figure 2** for the location of the waste storage points.

All general waste and recycling from the units will be disposed of via single waste chute systems fitted with diverters for recycling provided in the eastern and western cores of the building (i.e. a total of two (2) chutes provided in this development). The single chutes in each core both terminate on ground level within the single residential waste storage room.

The waste storage room containing the waste chutes will be accessed by authorised personnel only to ensure that the safety of residents is maintained.

Waste disposal points (hoppers) will be located in a dedicated compartment in each lift lobby on levels 1-29 of the development to provide a waste disposal point for occupants.

Commercial general waste & recycling will be delivered manually by tenancy staff or the engaged cleaning staff to the commercial waste storage point and deposited directly into the dedicated commercial bulk bins located in this storage point.

The waste storage points will be constructed to meet the requirements listed below:

1. Designed to allow the bins to be easily transported to a separate servicing point (no steps or lips on bin carting route);
2. Waste carting distance generally should not exceed 60 metres and in any case be reasonable to ensure ease of use;
3. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site;
4. Screened to ensure bins are not visible from a public place or sensitive land use;
5. Designed with safe access to the disposal area;

6. Of sufficient size to accommodate the required number of bins allowing for adequate clearance surrounding each container;
7. Provides adequate storage for recyclable waste that all users can safely and easily access;
8. Constructed hardstand area with a solid concrete base or acceptable equivalent;
9. Roofed and designed to prevent entry to rainwater;
10. The residential waste storage room will have the floors graded to fall to a drainage point which is connected to sewer in accordance with trade waste requirements and provided with a hose cock for cleaning. This bin wash facility will be used to clean both residential and commercial bulk bins;
11. Not be located within a building structure unless it is air locked, fly and vermin proofed and used solely for the storage of waste;
12. The walls, ceiling, floor and equipment of each waste storage point are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning;
13. Provided with adequate artificial lighting; and
14. Doors must be wide enough to allow for the easy removal of the largest container to be stored; and

In addition to the above requirements, the residential waste storage room will also meet the following requirements:

15. Insect and vermin proof;
16. Fire rated and ventilated in accordance with the *National Construction Code – Building Code of Australia*; and
17. Permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute.

4.2 WASTE CHUTES

The waste chutes will be constructed to meet the requirements listed below:

1. Adequate in strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections;
2. Insect and vermin proof;
3. Constructed and installed to prevent the following during use and operation of the system:
    - transmission of vibration to the structure of the premises;
    - excessive odour – there must not be a noticeable odour beyond the waste disposal and storage points;
    - excessive noise to the occupants of the building;
4. Installed in a ‘fire rated’ duct and ventilated in compliance with building requirements of the *National Construction Code – Building Code of Australia;*
5. Comply with the waste chute manufacturer’s technical specifications and/or operational limitations, including installation design features and ancillary

equipment required to prevent blockages and noise disturbances, to achieve compliance with the section; and

6. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in the case of fire. The manual closing mechanism must be in a safe location to protect the operator from waste discharging from the chute when activating the closure.

4.3 WASTE HOPPER CONSTRUCTION

Waste disposal points (hoppers) will be located in a dedicated compartment in each lift lobby on levels 1-29 of the development to provide a waste disposal point for occupants (Refer to **Figure 3**).

The waste hoppers will be constructed to meet the requirements listed below:

1. Located on each residential floor in a position which is:
    - in a dedicated room or compartment;
    - easily accessible by the occupants of each apartment;
    - separated from any habitable portion of a building or place used in connection with food preparation or storage;
2. Located to ensure the handle of the hopper is at least 1,200 millimetres above finished floor level;
3. Hopper door automatically returns to the closed position after use;
4. Designed to permit free flow of waste into the chute;
5. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected; and
6. The floor adjacent to the hopper is paved with a durable impervious material with a smooth finished surface.

4.4 PROPOSED WASTE BINS

To ensure that the design of each waste storage point is sufficient, the details of the type of waste, quantity of waste and the number of bins to be stored at each location are detailed in **Table 6** below. Dimensions of the proposed containers are detailed in **Section 4.5**.

Table 6: Details of proposed waste bins & servicing frequencies

Waste Storage Location	Waste Type	Waste Quantity (m^3/week)	Bins Proposed in Area	Collection Frequency
Eastern Core Residential Waste Storage Room	General Waste	5.00	1 x 2.0m^3 bulk bins	Three times per week
	Recycling	3.00	1 x 2.0m^3 bulk bins	Twice per week
Western Core Residential Waste Storage Room	General Waste	5.00	1 x 2.0m^3 bulk bins	Three times per week
	Recycling	3.00	1 x 2.0m^3 bulk bins	Twice per week

Waste Storage Location	Waste Type	Waste Quantity (m^3/week)	Bins Proposed in Area	Collection Frequency
Commercial Waste Storage Point	General Waste	3.55	1 x 2.0m^3 bulk bin	Twice per week
	Recycling	2.35	1 x 2.0m^3 bulk bin	Twice per week

4.5 DIMENSIONS OF WASTE CONTAINERS

Table 7 below provides dimensions of the bins to be used on-site. The 2m^3 bulk bins will be composed of galvanised or rust-free metal with lightweight plastic lids.

Table 7: Dimensions of proposed bins

Bin Type	Volume	Length (mm)	Width (mm)	Height (mm)	Collection Vehicle Type
Bulk bin	2.0m^3	2,050	965	1,553	Front lift truck

4.6 DRAINAGE AND BIN WASH

A bin wash facility (including hose cock) will be provided in both the residential waste storage room & commercial waste storage point, which will be graded to central drainage points that are connected to sewer in accordance with trade waste requirements. It will be the responsibility of site management to wash bins and to maintain the cleanliness of both waste storage points.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

The waste servicing frequency for both the general waste and recycling bulk bins have been outlined in **Table 6**. Servicing of residential general waste is anticipated to occur three (3) times per week, whilst residential recycling and all commercial bins are anticipated to be serviced twice per week.

5.2 BULK BIN SERVICING POINT

Servicing from Vista St is proposed for the development. A bulk bin servicing point is located adjacent to the driveway on a level pad positioned entirely within 5m of the property boundary. The servicing point can accommodate three (3) x $2m^3$ bulk bins, with general waste and recycling servicing to be scheduled to occur on alternate days (Refer to **Figure 2**).

The bins will be transferred by site management from the waste storage room/point to the servicing point when scheduled for servicing. The bulk bins will be transferred by the engaged waste contractor to/from the bulk bin servicing point via the driveway to Vista Street and serviced.

The bulk bin servicing point will be designed to meet the following requirements:

1. Provided with sufficient access and clearance for the waste collection vehicle to service the bins, including adequate unobstructed overhead space for the swinging arm action of the front lift on the waste collection vehicle;
2. Designed so that bins can be serviced safely while minimising the impediment of traffic flow during servicing;
3. Clearly separated from car parking bays, loading bays, footpaths & pedestrian access, and other similar areas;
4. Clear of speed control devices or similar provisions, which inhibit direct access to the bins for servicing;
5. Bin-carting route must allow bins to be easily manoeuvred and be devoid of steps or steep rises;
6. Bin-carting route must not extend through habitable parts of a building or a food premises, and only occur through common property or publicly accessible locations;
7. Constructed hardstand with a solid concrete base or acceptable equivalent, positioned on a level pad within the site, level with the kerbside and adjacent to a driveway or other approved crossover on the public roadway;
8. Connected to the crossover by a paved path so that the bins can be manoeuvred for servicing without lifting the bin over raised surfaces;
9. Allow for sufficient clearance between each side of the bin and any barrier around the location;
10. Over five (5) metres from any door, window or fresh air intake within the development or any adjoining site;
11. Bins to be removed from and returned to the storage point;

12. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site;
13. Bin carting must be via hard stand pathways or internal roads and can be easily moved to the temporary storage area either side of the property entry point, and is not stored on a section of the driveway that falls away; and
14. Positioned away from entrances to shops or residential premises.

5.3 COLLECTION VEHICLE ACCESS

Table 8 details the dimensions of the

Front Lift truck waste collection vehicle that will be used to service the development from Vista Street.

Table 8: Collection vehicle dimensions

Collection Vehicle Type	Front lift truck
Travelling Height	4.3m
Width	2.5m
Length	10.2m
Working Height	6.5m*
Total Tonnage (max)	27.5 T
Min Turning Circle (wall to wall)	13.2m (wall-wall)
Min Turning Circle (kerb to kerb)	12.3m (kerb-kerb)

*Note that the waste collection vehicle clearance height (working height) is to be calculated according to the following formula as a minimum:

SUITABLE CLEARANCE = VEHICLE OPERATING DIMENSIONS + 100mm + CLEARANCE FOR SERVICES + CALCULATION FOR ROADWAY GRADIENT

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The subject site is located at 25-27 Vista Street and 2959 Surfers Paradise Boulevarde, Surfers Paradise on three (3) parcels of land formally described as Lot 2 on RP48704, Lot 205 on RP 21845 and Lot 6 SP243229 and Lot with a total site area of approx. 1,268m^2 (Refer to **Figure 1**). The site has frontage onto both Vista Street and Surfers Paradise Boulevarde, with vehicular access proposed from Vista Street only;
- The proposed development is for a twenty-nine (29) storey building offering one hundred (100) x two (2) bedroom units in total. There will be three (3) levels of podium parking, two commercial tenancies on ground level, and amenities including a gym, pool & spa on level 4;
- The units within the development are expected to generate approximately **1.42m^3/day** of general waste and **0.86m^3/day** of recycling;
- The commercial tenancies within the development are expected to generate approximately **0.51m^3/day** of general waste and **0.34m^3/day** of recycling;
- There will be two (2) waste storage points provided on the ground floor of the development which will include:
  - A single residential waste storage room which houses bulk bins for both the eastern & western cores located on ground level between the two stair wells; and
  - A commercial waste storage point located on ground level adjacent to residential waste storage room and western stair well.
- All general waste and recycling from the units will be disposed of via single waste chute systems fitted with diverters for recycling provided in the eastern and western cores of the building (i.e. a total of two (2) chutes provided in this development). The single chutes in each core both terminate on ground level within the single residential waste storage room;
- Commercial general waste & recycling will be delivered manually by tenancy staff or the engaged cleaning staff to the commercial waste storage point and deposited directly into the dedicated commercial bulk bins located in this storage point;
- Servicing from Vista St is proposed for the development. A bulk bin servicing point is located adjacent to the driveway on a level pad positioned entirely within 5m of the property boundary. The servicing point can accommodate three (3) x 2m^3 bulk bins, with general waste and recycling servicing to be scheduled to occur on alternate days (Refer to **Figure 2**); and
- A bin wash facility (including hose cock) will be provided in both the residential waste storage room & commercial waste storage point, which will be graded to central drainage points that are connected to sewer in accordance with trade waste requirements. This bin wash facilities will be utilised to wash both residential and commercial bulk bins. It will be the responsibility of site management to wash bins and to maintain the cleanliness of both waste storage points.

ATTACHMENT A

Solid Waste Management Code (9.4.12 v.13)

ASSESSABLE DEVELOPMENT CRITERIA
9.4.12 SOLID WASTE MANAGEMENT CODE (v.13)

Performance Outcomes	Acceptable Outcomes	Compliance Achieved	Comments
Waste and recycling storage and bin wash-down facilities			
PO1 Development provides waste and recycling storage facilities that are appropriate and adequate for the type and volume of waste generated.	**AO1.1** Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with **SC6.16 City Plan policy – Solid waste management**.	✓	The Waste Management Plan confirms that the development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins generally consistent with **SC6.16 City Plan policy – Solid waste management**.
	AO1.2 Waste and recycling storage points are located, designed and sized consistent with **SC6.16 City Plan policy – Solid waste management**.	✓	The Waste Management Plan confirms that the development includes waste and recycling storage points that are located, designed and sized generally in accordance with **SC6.16 City Plan policy – Solid waste management**.
	AO1.3 Development with a dwelling above the third storey include appropriate waste removal systems which incorporate: (a) waste chutes; (b) hoppers; and (c) separate waste storage rooms. **Note: Waste removal system design is to be consistent with SC6.16 City Plan policy – Solid waste management.**	✓	The Waste Management Plan confirms that the development includes waste chutes; hoppers and separate waste storage point generally in accordance with **SC6.16 City Plan policy – Solid waste management**.
	AO1.4 Developments that include a commercial kitchen or generate clinical or related waste incorporate additional waste facilities consistent with **SC6.16 City Plan policy – Solid waste management**.	✓	The Waste Management Plan indicates that the development includes appropriate waste facilities consistent with **SC6.16 City Plan policy – Solid waste management**.
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	**AO2** Development includes appropriately sized and located bin wash-down facilities consistent with **SC6.16 City Plan policy –Solid waste management**.	✓	The Waste Management Plan confirms that the development includes appropriately sized and located bin wash-down facilities consistent with **SC6.16 City Plan policy –Solid waste management**.

Amenity			
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	**AO3.1** Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	✓	The Waste Management Plan confirms that direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.
	AO3.2 Waste and recycle storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.	✓	The Waste Management Plan confirms that waste and recycling storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.
Waste servicing			
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed and efficient servicing of waste containers.	**AO4** Waste and recycling servicing points are located, designed and sufficiently sized consistent with **SC6.16 City Plan policy –Solid waste management**. **Note: Regulation of the access, stopping and manoeuvring of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.**	✓	The Waste Management Plan confirms that the waste and recycling servicing points are designed and sufficiently sized generally in accordance with **SC6.16 City Plan policy –Solid waste management.**
Non-serviced areas			
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. **Note: For Commercial developments a Waste management plan, prepared in accordance with SC6.16 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.**	**AO5** No acceptable outcome provided.	N/A	The development is located in a serviced area.

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