DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2601-50424 SRA
Council reference: MCU/2025/562
Applicant reference: 3544

5 March 2026

Chief Executive Officer
Gold Coast City Council
mail@goldcoast.qld.gov.au

Attention: Ms Nicola Auret

Dear Ms Auret

SARA referral agency response—25 & 27 Vista Street and 2959 Surfers Paradise Boulevarde, Surfers Paradise

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 2 February 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	5 March 2026
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development Permit	Material change of use – Multiple dwelling (25 units), Short-term accommodation (75 units), Food and drink outlet and Shop (neighbourhood store)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a state transport corridor or that is a future state transport corridor (Planning Regulation 2017)	

Planning Services (SEQ South)
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Southport BC QLD 4215

SARA reference:	2601-50424 SRA
Assessment manager:	Gold Coast City Council
Street address:	25 & 27 Vista Street and 2959 Surfers Paradise Boulevarde, Surfers Paradise
Real property description:	Lot 6 on SP243229, Lot 2 on RP48704 and Lot 205 on RP21845
Applicant name:	Baharr Pty Ltd
Applicant contact details:	Urban Planning Services Pty Ltd admin@urbanps.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision is compatible with all human rights relevant to decision.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Jackie Larrarte, Senior Planning Officer, on (07) 5644 3201 or via email SEQSouthPlanning@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

Pradesh Ramiah

Pradesh Ramiah
Manager - SEQ South

cc Baharr Pty Ltd c/- Urban Planning Services Pty Ltd, admin@urbanps.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development Permit for a Material change of use		
10.9.4.2.4.1 – Material change of use of premises near a state transport corridor or that is a future state transport corridor—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Construction vehicles are prohibited from using Surfers Paradise Boulevard between the intersections of Vista Street and Thornton Street.	During construction.
2.	(a) Prepare a Construction Management Plan. (b) The Construction Management Plan required under part (a) of this condition must be prepared by the contractor engaged to undertake the construction works in conjunction with a suitably qualified and experienced expert and given to the South Coast Region office within the Department of Transport and Main Roads via email at scr.calm@tmr.qld.gov.au. (c) The Construction Management Plan must demonstrate that there will be no disruption to the light rail corridor or light rail transport infrastructure during construction and must include: i. a detailed and complete description of the works, excluding the use of temporary or permanent support structures such as anchors or nails encroaching in or under the light rail corridor (being Surfers Paradise Boulevard) ii. identification of the equipment/machinery required to undertake the works and the proximity of the works, equipment and machinery (including crane/s) to the light rail corridor iii. details regarding the estimated duration and timing of construction (including start and finish dates and times) iv. identification of the section of Surfers Paradise Boulevard between Vista Street and Thornton Street which construction vehicles must be avoided v. identification of the road/s or sections of road/s that will be closed and the closure period/s vi. identification of the roads/s or areas/sections of road/s that will be used for any purpose or will experience a change in traffic conditions, and the period of time that this will occur vii. a schedule of when material or goods will be removed or delivered to the site in quantities that may disrupt traffic or	(a) - (c) Subsequent to obtaining development approval for building work or operational work and at least 20 business days prior to the commencement of works (d) At all times during construction

	the light rail corridor (through traffic volumes or oversized vehicles) viii. identification of access and egress locations ix. identification of any disruption to pedestrian, cyclist or public passenger transport services or infrastructure x. identification of how groundwater, surface and subsurface ground movement and structural movement will be monitored and managed xi. details of how waste and other materials will be managed to ensure no encroachment, dust or debris within the light rail corridor xii. evidence that a work request form has been submitted to the light rail manager (communications@goldlinq.com.au), as defined under the *Transport Infrastructure Act 1994*, if any of the following is proposed: o works or activities where any part of the site, tools, material, machinery, suspended load or personnel could come within the light rail 'hazard zone' o works or activities which may result in pedestrians or vehicles being diverted into the light rail 'hazard zone' o using a crane and/or erecting and dismantling scaffolding or other structures within six metres of the edge of the light rail 'hazard zone' o any excavation or piling within the zone of influence of the light rail infrastructure o any work or activity which may obscure light rail sight lines (including signage or structures) o any other works with the potential to impact the integrity of the light rail infrastructure or the safe and efficient operation of the light rail system, including overhead line equipment. xiii. a requirement to engage with the light rail manager (communications@goldlinq.com.au) to mitigate any potential impact from stray current due to the proposed development xiv. confirmation that if the above works unexpectedly arise, KDR Gold Coast's Operational Control Centre will be immediately contacted on (07) 5588 6801. (d) Construct the development in accordance with the Construction Management Plan required in part (a) of this condition.	
3.	(a) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the light rail corridor including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	(a) At all times (b) Prior to the commencement of use

	(b) Submit RPEQ certification with supporting documentation to South Coast Region office within the Department of Transport and Main Roads via email at scr.calm@tmr.qld.gov.au, confirming that the development has been constructed in accordance with part (a) of this condition.	
4.	(a) Provide an RPEQ certified pre development dilapidation survey of the light rail transport infrastructure to the Department of Transport and Main Roads. (b) Provide an RPEQ certified post development dilapidation survey of the light rail transport infrastructure to the Department of Transport and Main Roads, including RPEQ recommendations about rectification works required as a result of damage attributed to construction works for this development. (c) Where, having regard to the RPEQ recommended rectification works, the Department of Transport and Main Roads notifies the applicant of necessary rectification works to the light rail infrastructure: i. the applicant must provide a schedule of works to the Department of Transport and Main Roads; ii. all necessary rectification works to the light rail transport infrastructure are to be undertaken by the applicant, at the applicant's expense; and iii. the applicant must provide RPEQ certification to the Department of Transport and Main Roads, confirming that the rectification works have been designed and constructed in accordance with part (c) of this condition. *Note: the dilapidation survey area is calculated in accordance with Figure 6: Light rail hazard zone of the Guide to Development in a Transport Environment: Light Rail – November 2018.*	(a) Prior to the commencement of works (b) Within 10 business days of the completion of works (c)(i) Prior to undertaking the rectification works (c)(ii) To be commenced within 2 months of notification under part (c) of this condition (c)(iii) Within 10 business days of completion of the rectification works
5.	Direct vehicular access is not permitted between the Light Rail Corridor and the subject site.	At all times.
6.	Install on the balconies on Unit 1 on levels 5 to 13 as shown on GA – LVL 5-29 prepared by Studio Snell, dated 19-12-2025, reference 980 DA 1305 and revision E, as amended in red by SARA; a continuous solid gap-free structure, constructed of glass, concrete blocks, bricks or fibre cement sheeting, or balustrade, other than gaps required for drainage purposes in accordance with the Building Code of Australia.	Prior to the commencement of use and to be maintained at all times.
7.	(a) Stormwater must be managed generally in accordance with the Stormwater Management Plan, prepared by Edge Consulting Engineers, dated 18/12/2025, reference AU251205 and revision 01. (b) Submit RPEQ certification with supporting documentation to South Coast Region (scr.calm@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times. (b) Within 20 business days of the completion of works.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.
Public Utility Plant (light rail)	
2.	In accordance with Section 366 of the *Transport Infrastructure Act 1994*, a public utility provider must obtain written approval from the light rail manager (GoldLinQ) and the Department of Transport and Main Roads prior to undertaking any public utility plant works (including building, replacing, removing, altering, repairing or maintaining public utility plant) on light rail land. Applications for approval from the light rail manager (GoldLinQ) should be made to communications@goldlinq.com.au and applications for approval from the Department of Transport and Main Roads should be made to southcoast@tmr.qld.gov.au.
Works on light rail infrastructure	
3.	In accordance with the *Transport (Rail Safety) Act 2010*, works on or about rail infrastructure (including the monitoring, modification and repair of the rail infrastructure) must be undertaken by a person accredited for the railway operations or a person carrying out the railway operations on behalf of the person who is accredited. In this instance, GoldLinQ is the accredited rail infrastructure manager (or 'light rail manager') and is therefore responsible for all works undertaken on or about the light rail. In order to satisfy the requirements of the conditions relating to excavation and ground disturbance, dilapidation survey, vibration and movement monitoring and groundwater monitoring, the applicant must engage with the light rail manager in relation to the light rail corridor, including requirements for accessing the corridor. Engagement with the light rail manager on communications@goldlinq.com.au must occur prior to any works commencing on site and is at the applicant's expense.
Works near light rail infrastructure	
4.	In accordance with Section 362 of the *Transport Infrastructure Act 1994*, a person must not interfere with light rail transport infrastructure or operations without the consent of the light rail manager (GoldLinQ). If works or activities will be undertaken near light rail infrastructure, the applicant/contractor/project manager must submit a Work Request Form and obtain authorisation from the light rail manager if any of the following is proposed: • Works or activities where any part of the site, tools, material, machinery, suspended load or personnel could come within the light rail 'hazard zone'; • Works or activities which may result in pedestrians or vehicles being diverted into the light rail 'hazard zone'; • Using a crane and/or erecting and dismantling scaffolding or other structures within six metres of the edge of the light rail 'hazard zone'; • Any excavation or piling within the zone of influence of the light rail infrastructure; • Any work or activity which may obscure light rail sight lines (including signage or

	structures); or • Any other works with the potential to impact the integrity of the light rail infrastructure or the safe and efficient operation of the light rail system, including overhead line equipment. A G:link Work Request Form and additional information regarding the authorisation process and 'hazard zone' can be obtained from http://ridetheg.com.au/working-near-light-rail/ and http://ridetheg.com.au/wp-content/uploads/2014/05/Hazard-Booklet-May-PDF.pdf. The completed form should be submitted to info@ridetheg.com.au. It is noted that a Worksite Safety Assessment, Safe Work Method Statement and/or Construction Management Plan may be required as part of the authorisation process. Failing to obtain approval from the light rail manager before commencing works can result in a penalty being imposed, a direction being issued requiring a person to stop any works and/or requiring rectification works to be undertaken. In the event that the above works unexpectedly arise, KDR Gold Coast's Operational Control Centre must be immediately contacted on ph. 5588 6801.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

SARA assessed the development against the following code of the SDAP, version 3.5:

- State code 4: Development in a light rail environment.

The development complies with the assessment benchmarks of State code 4 of SDAP in that the:

- development does not create a safety hazard for users of a light rail by increasing the likelihood or frequency of fatality or serious injury
- development does not compromise the structural integrity of light rail, light rail transport infrastructure or light rail transport infrastructure works
- development does not result in a worsening of the physical condition or operating performance of light rail
- development does not compromise the state's ability to construct light rail and future light rail, or significantly increase the cost to construct light rail and future light rail
- development does not compromise the state's ability to maintain and operate light rail, or significantly increase the cost to maintain and operate light rail
- community is protected from significant adverse impacts resulting from environmental emissions generated by a light rail.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2601-50424 SRA
Date: 5 March 2026

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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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.

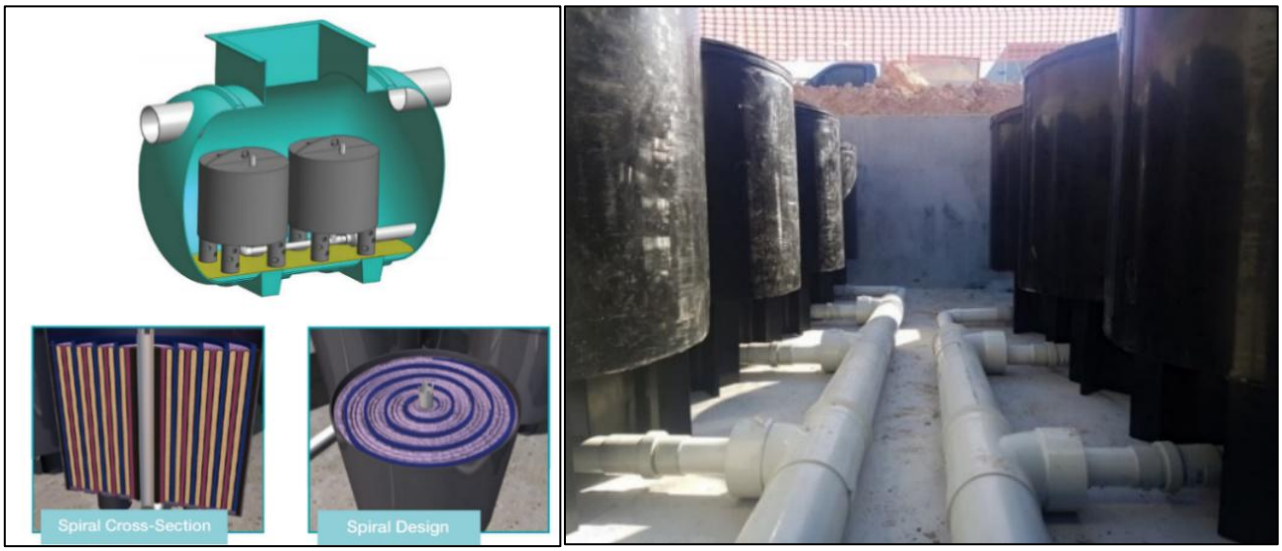


Figure 2.1: ATLAN Filter cartridge filter

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.

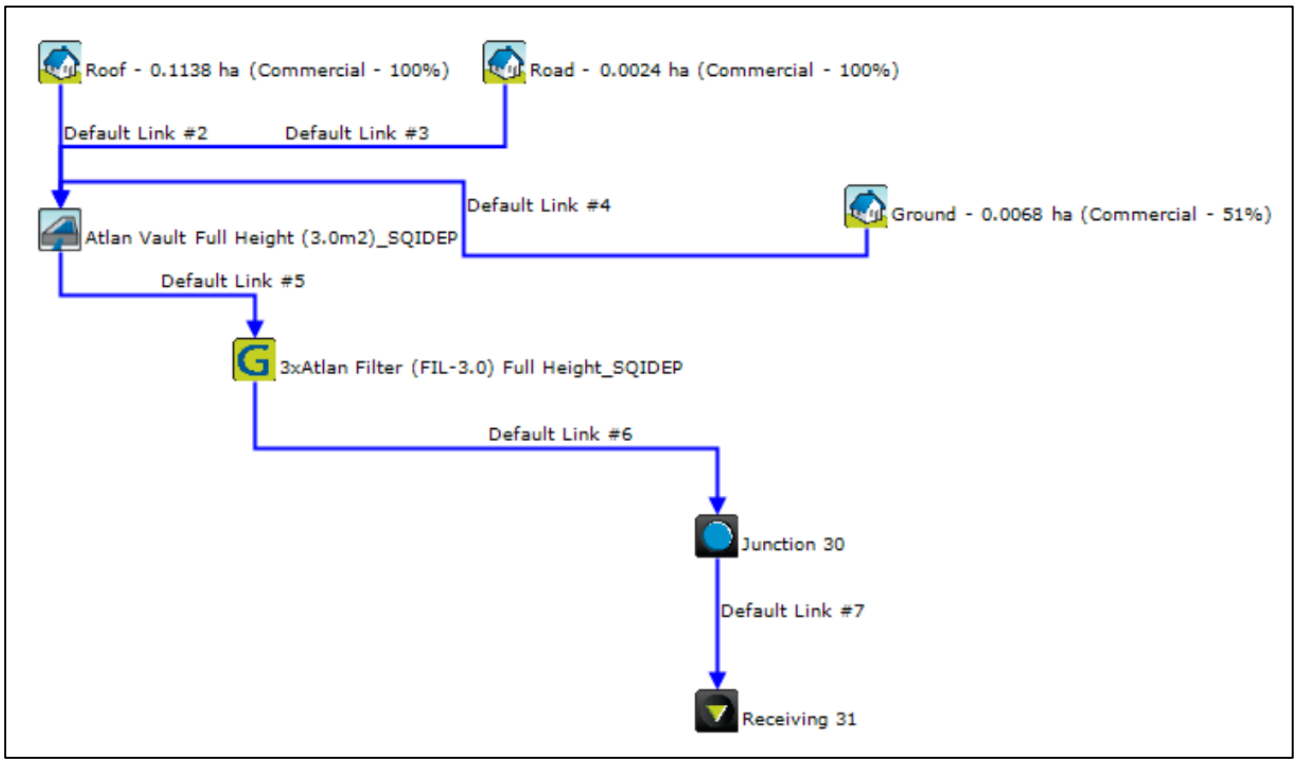


Figure 2.2: MUSIC Model

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.

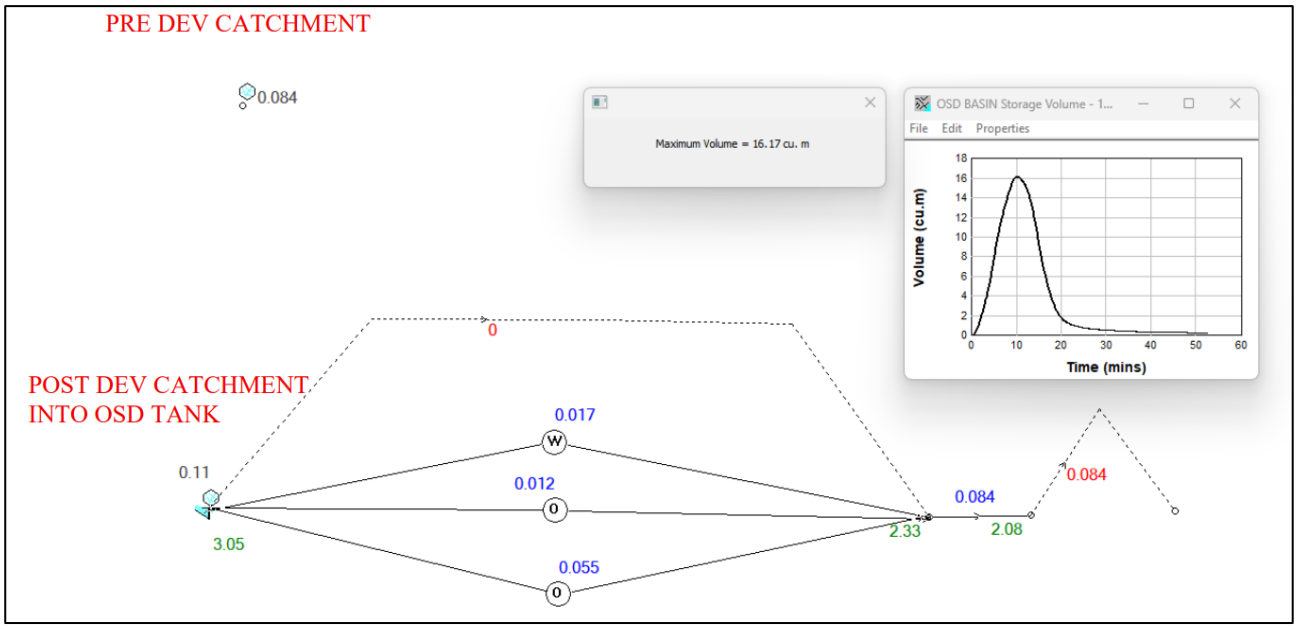


Figure 3.1: Screenshot of DRAINS model used for subject site

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.

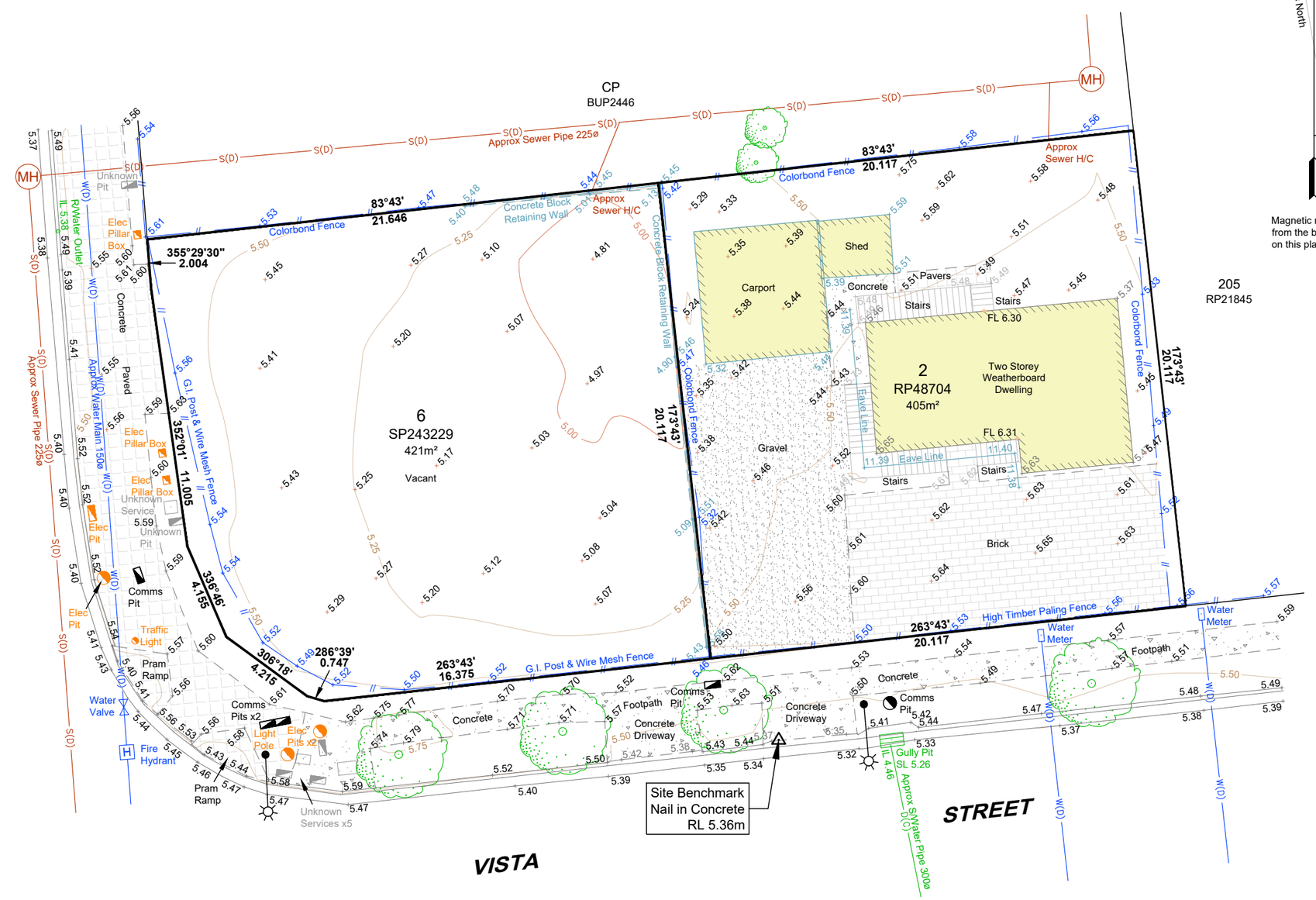
Based on this study the following conclusions have been drawn:

- 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

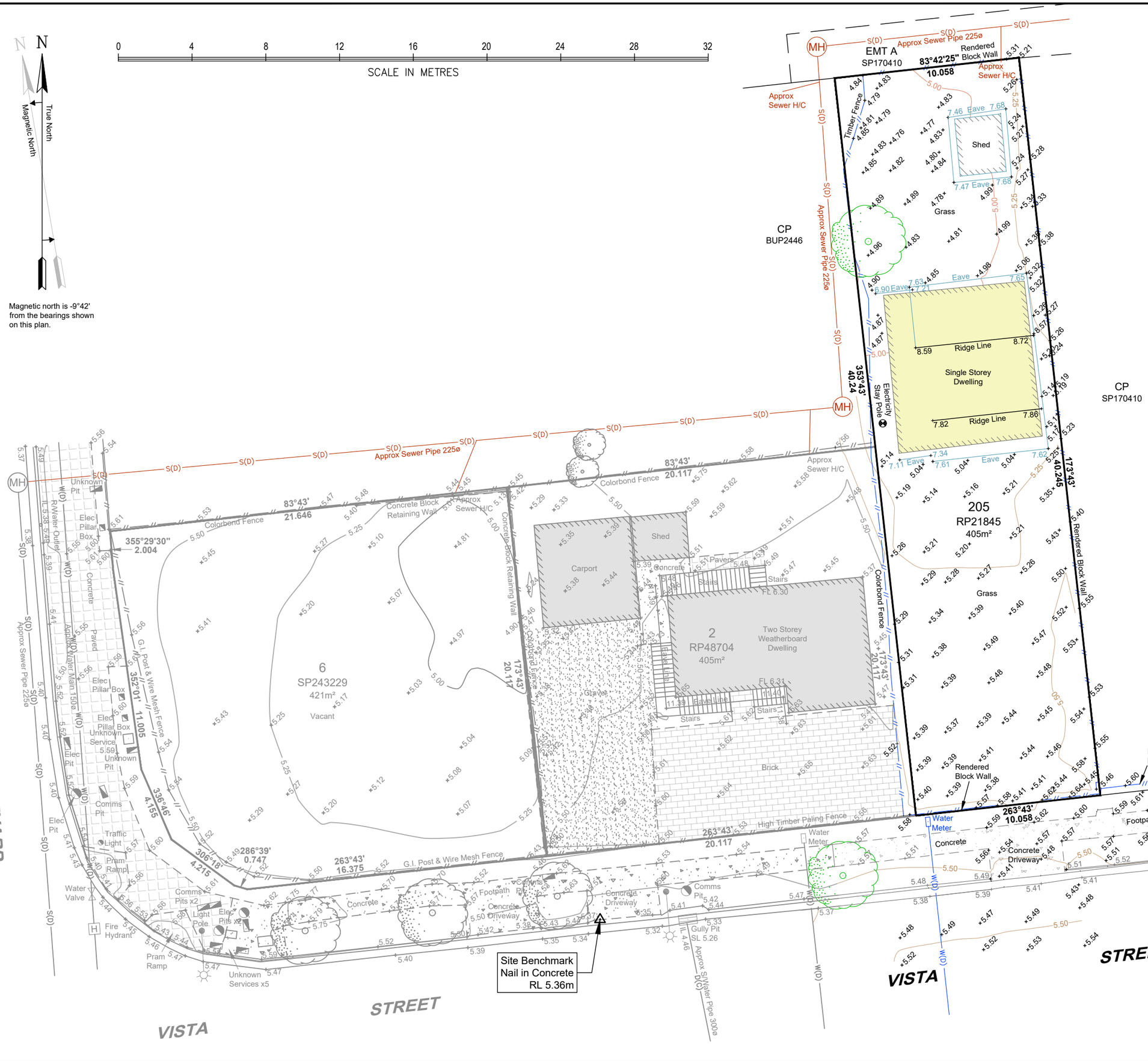
Project: Detail Survey
Client: BDA
Authority: Gold Coast C.C.
Meridian: SP243229
V. Datum: AHD (D)
V. Origin: PSM #200184
RPD: Lot 6 on SP243229 & Lot 2 on RP48704
Contour Interval: 0.25m
Scale at A3: 1:200

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

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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:

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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

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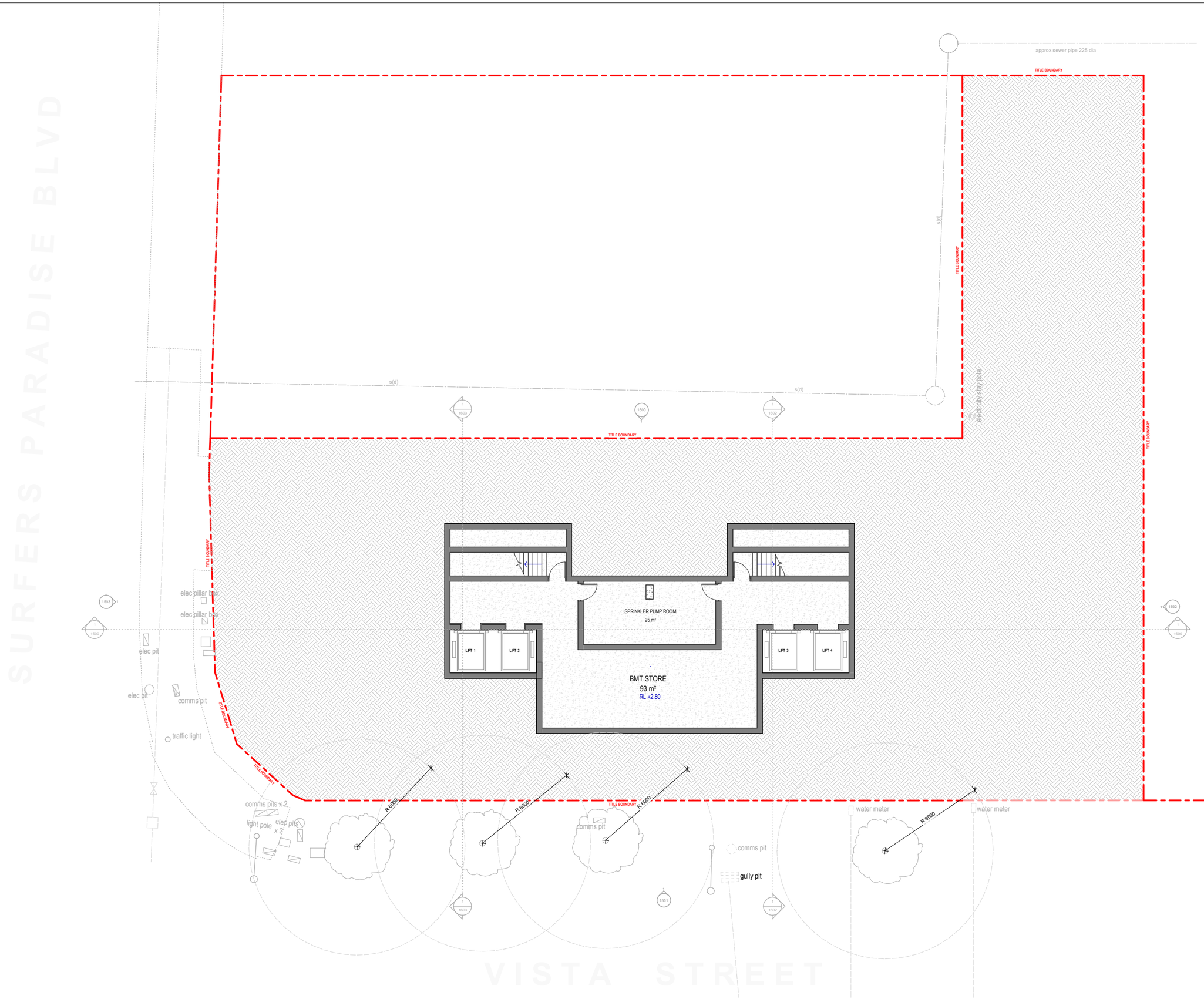
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NORTH POINT

6°

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

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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

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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

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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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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

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PRELIMINARY

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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

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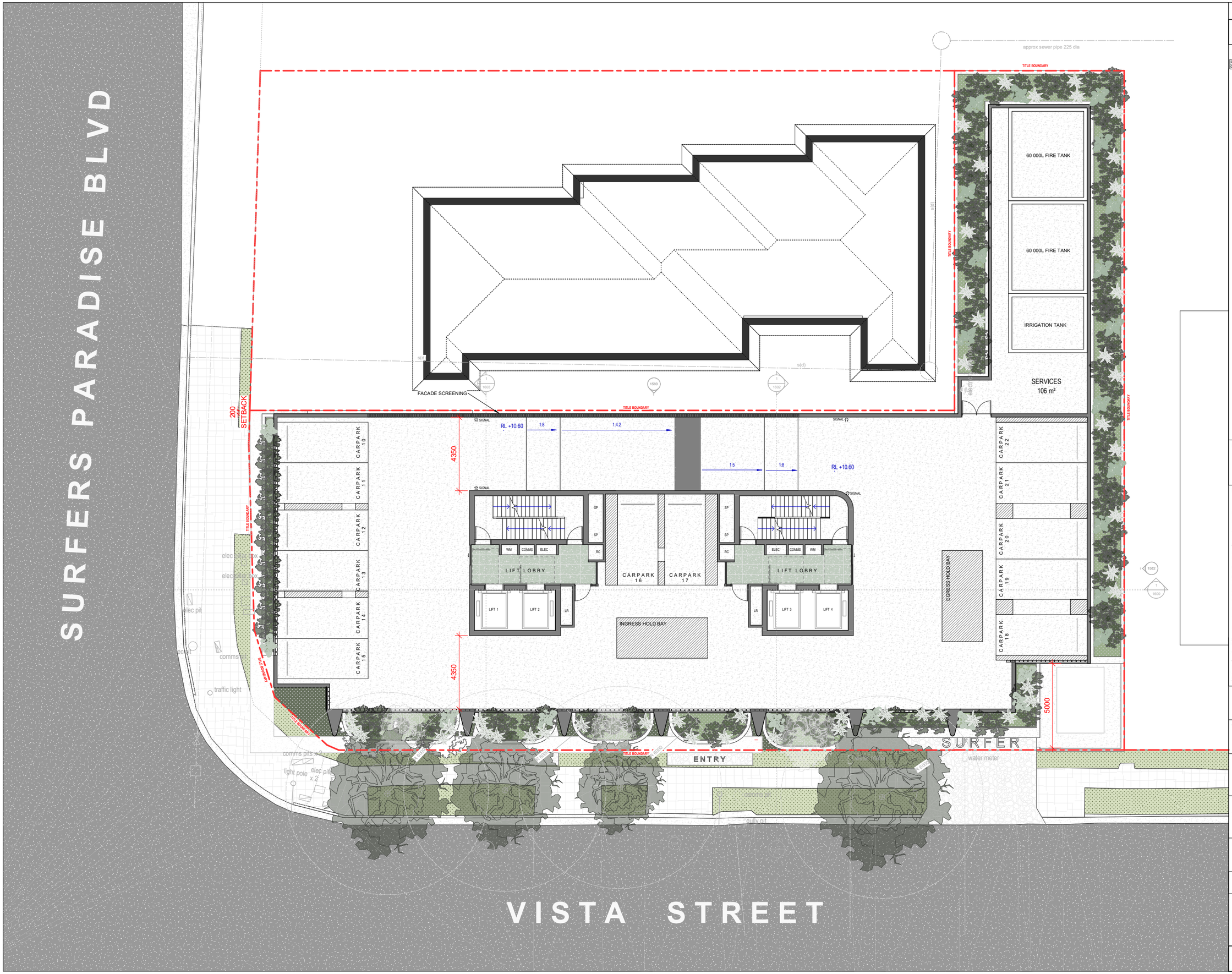
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PRELIMINARY

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TITLE

GA - LVL 1

PROJECT

VISTA ST APARTMENTS

LOCATION

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

CLIENT

BASTION GROUP

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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 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

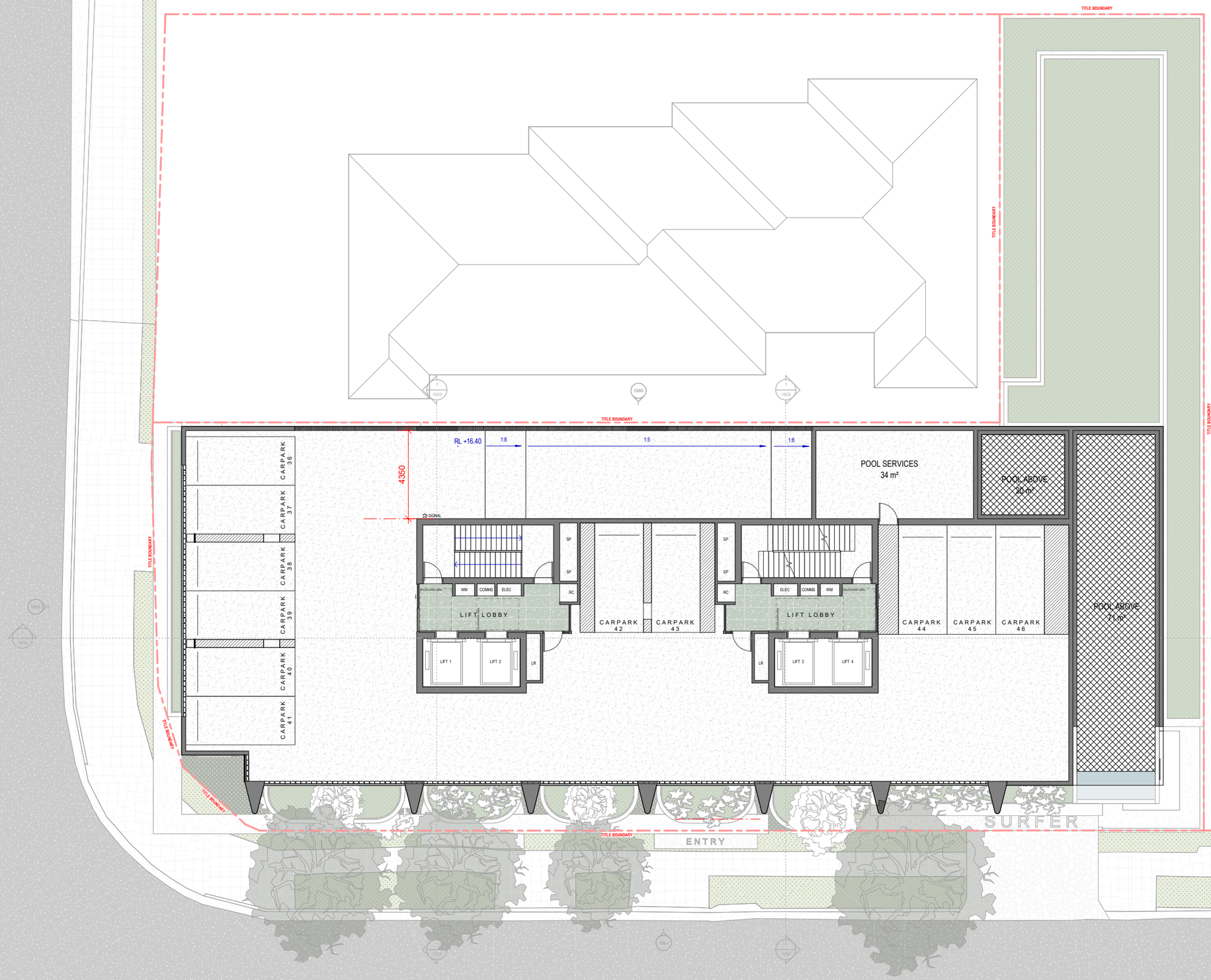
936	SK	1301	B

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936	SK	1302	B

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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NORTH POINT

6°

NOTES

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 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

16/2 CASE STREET, SOUTHPORT, 4215
169 ALBION STREET, SURRY HILLS, 2010
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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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AUSTRALIAN STANDARDS

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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 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

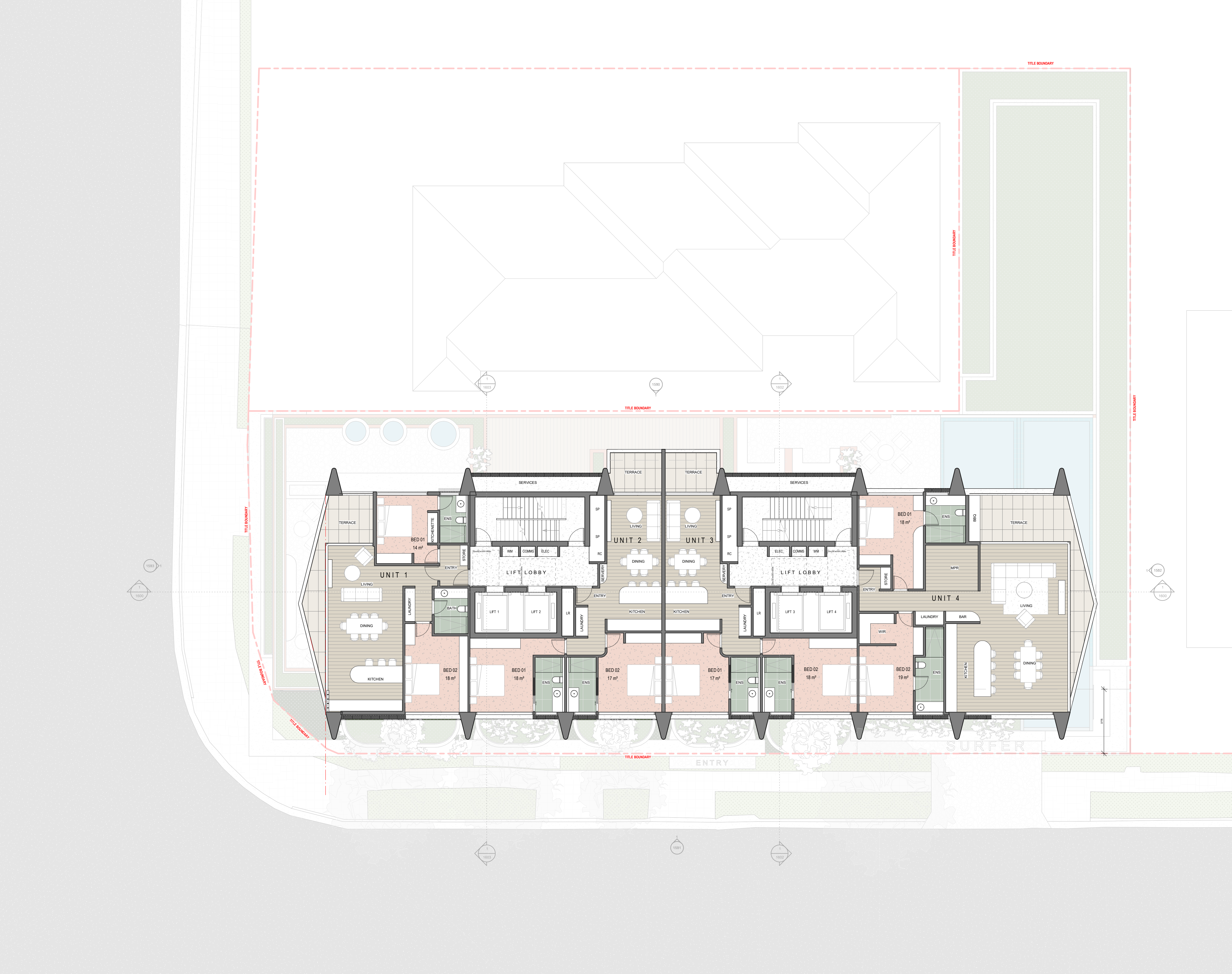
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LT 89 709 189 296

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

16/2 CASE STREET, SOUTHPORT, 4215
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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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GLAZING:	AS 1288
LIGHT TIMBER FRAMING:	AS 1684 - 1999
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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

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

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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

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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
LN	JS	1 : 100		4/12/2025 5:31:18 PM

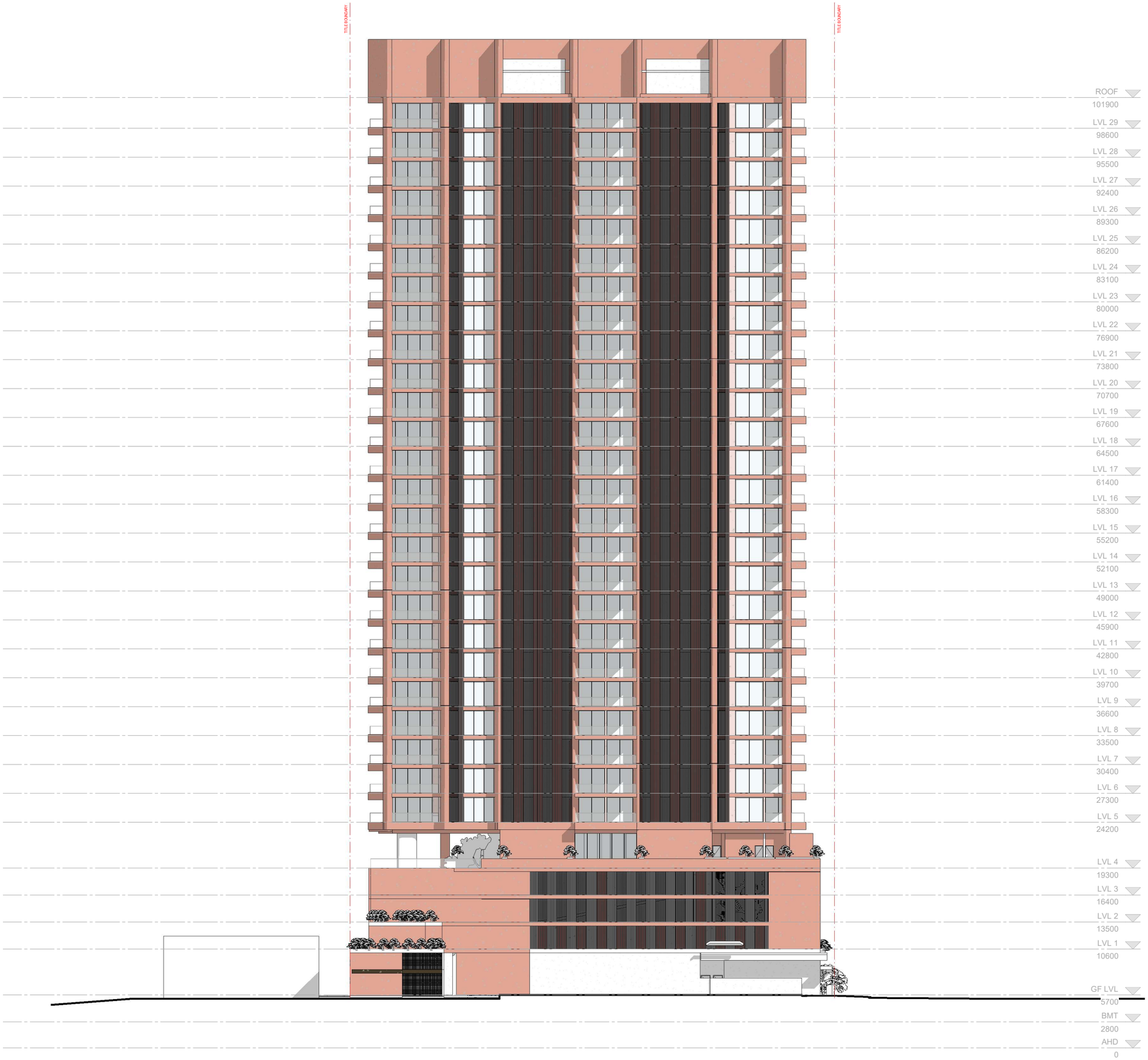
Studio Snell

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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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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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

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REVISION SCHEDULE

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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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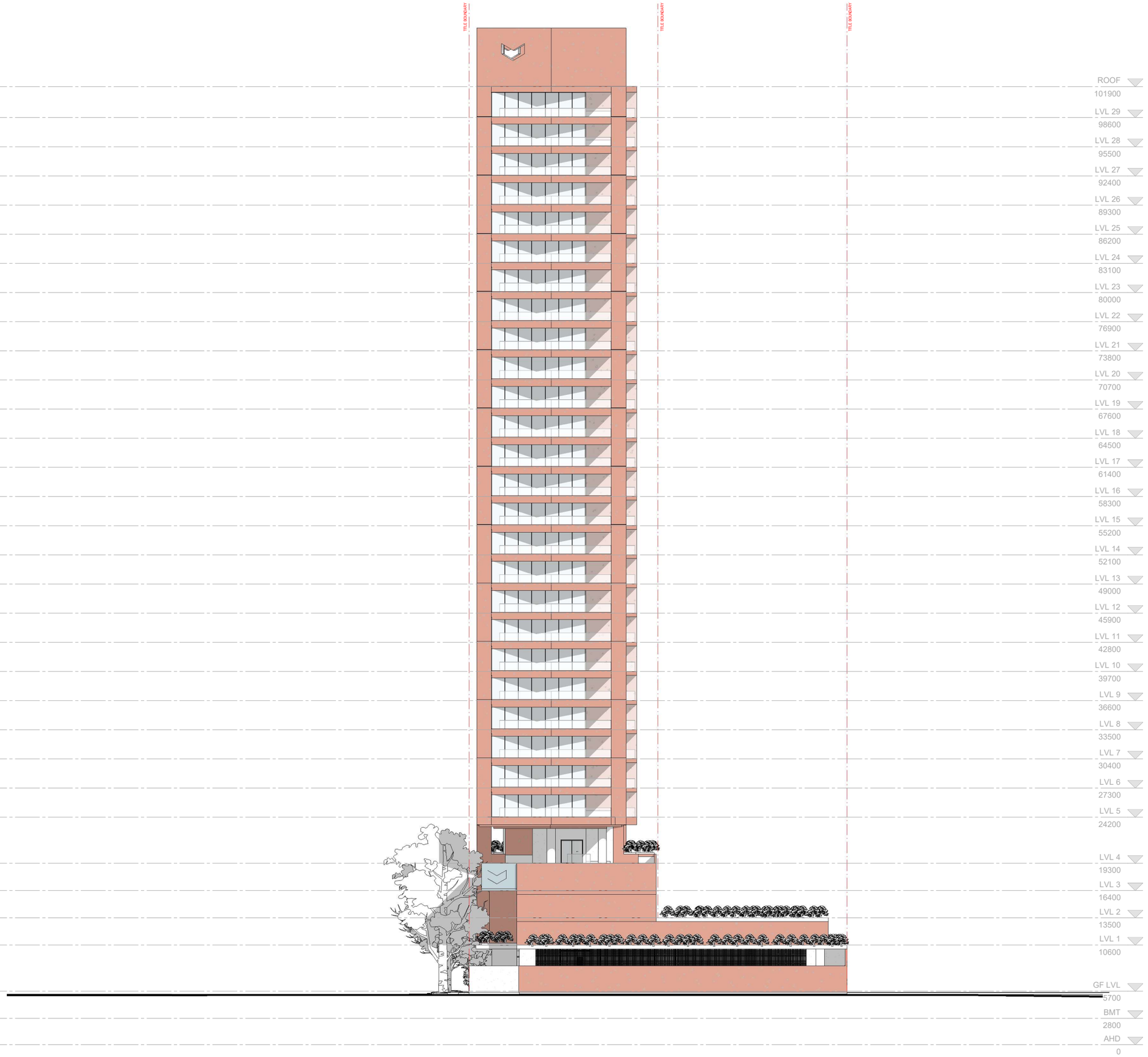
Studio Snell

STUDIO SNELL
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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04-12-2025	For Information	B

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

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

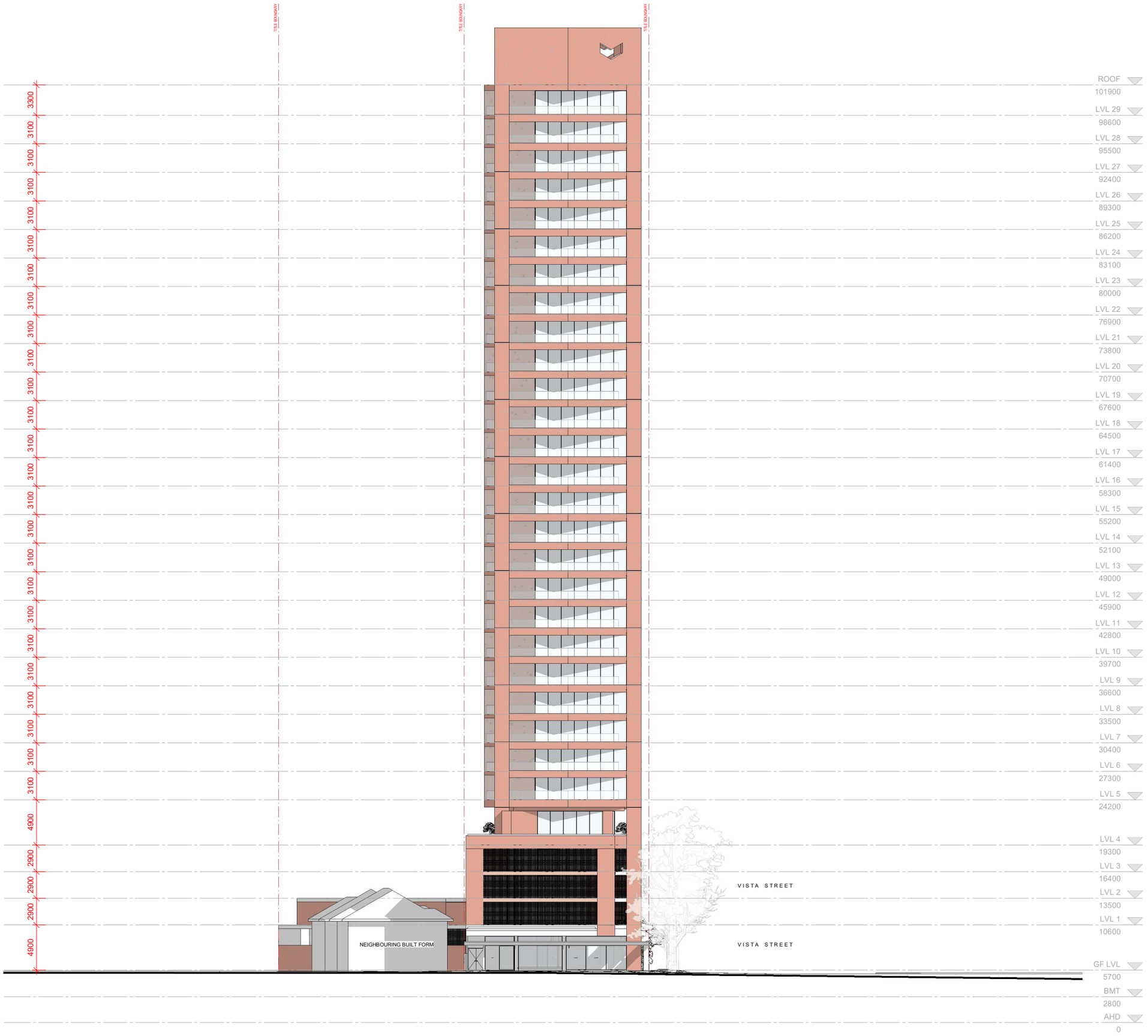
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SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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REVISION SCHEDULE

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NORTH POINT

6°

NOTES

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AUSTRALIAN STANDARDS

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SMOKE DETECTORS:	AS 3786
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GENERAL NOTES

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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

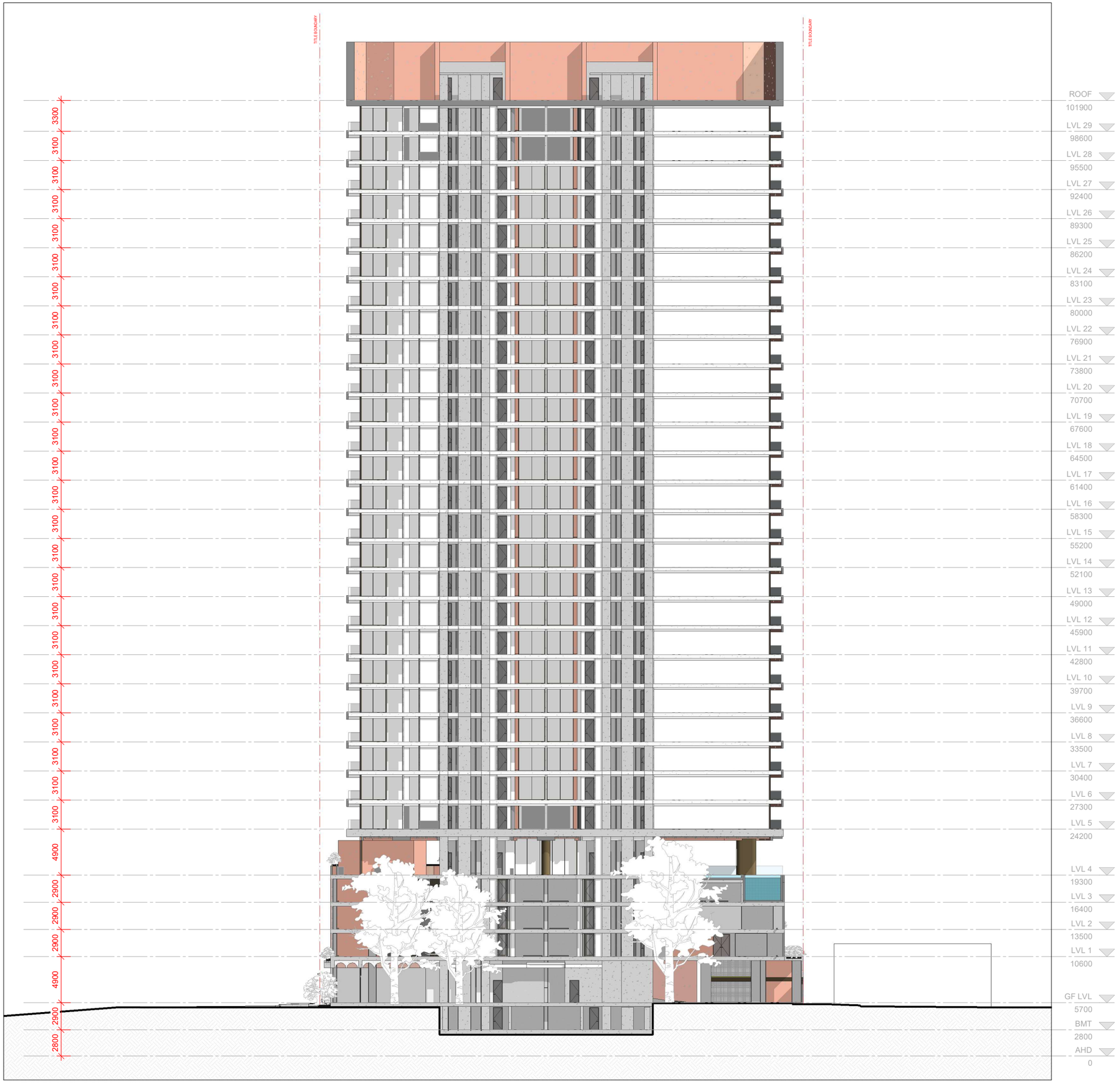
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SNELLGAARD FAMILY PTY LT 89 709 189 266

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
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NORTH POINT

6°

NOTES

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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

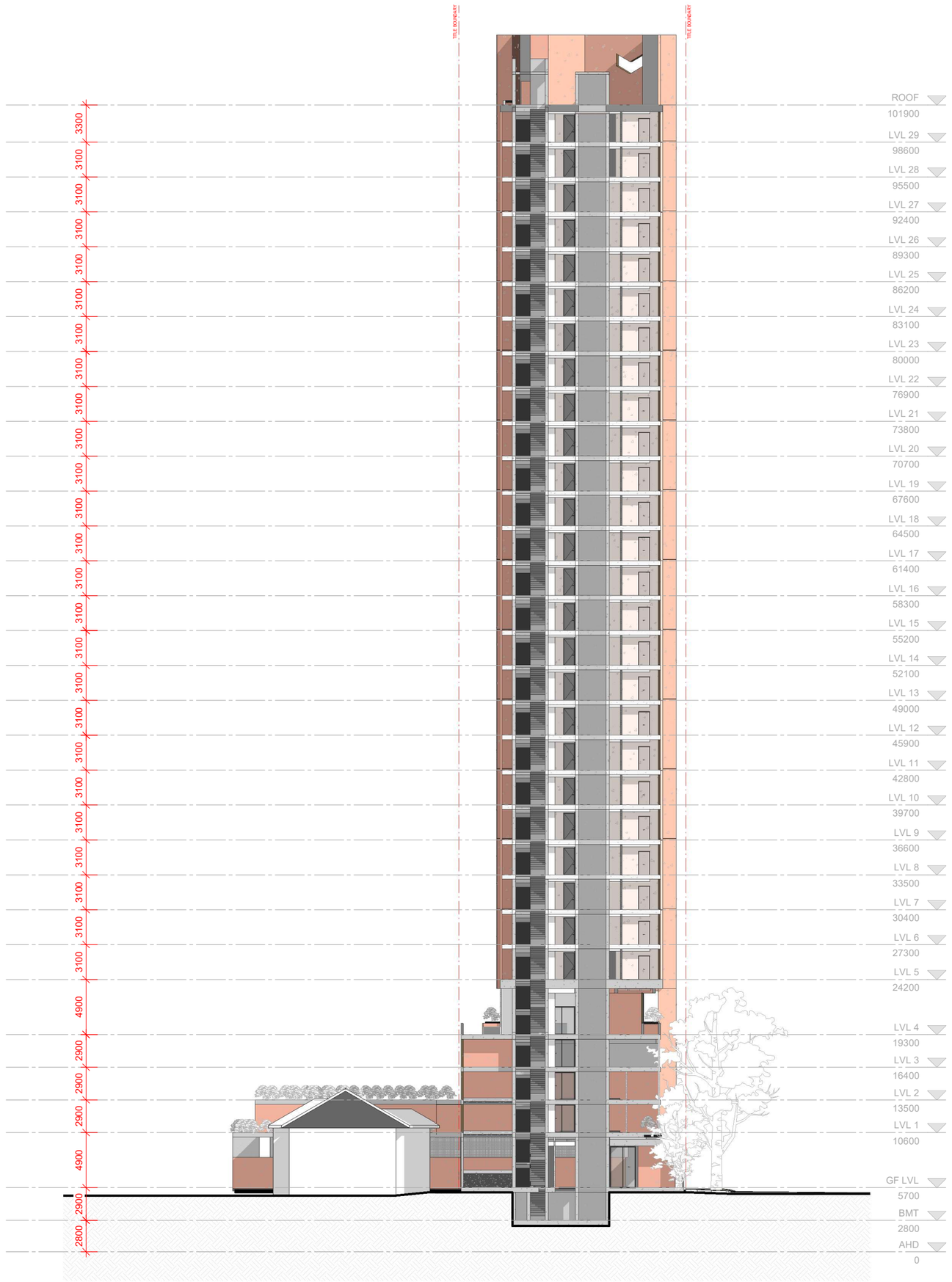
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SNELLGAARD FAMILY PTY LT 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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04-12-2025	For Information	B

NORTH POINT

6°

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

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

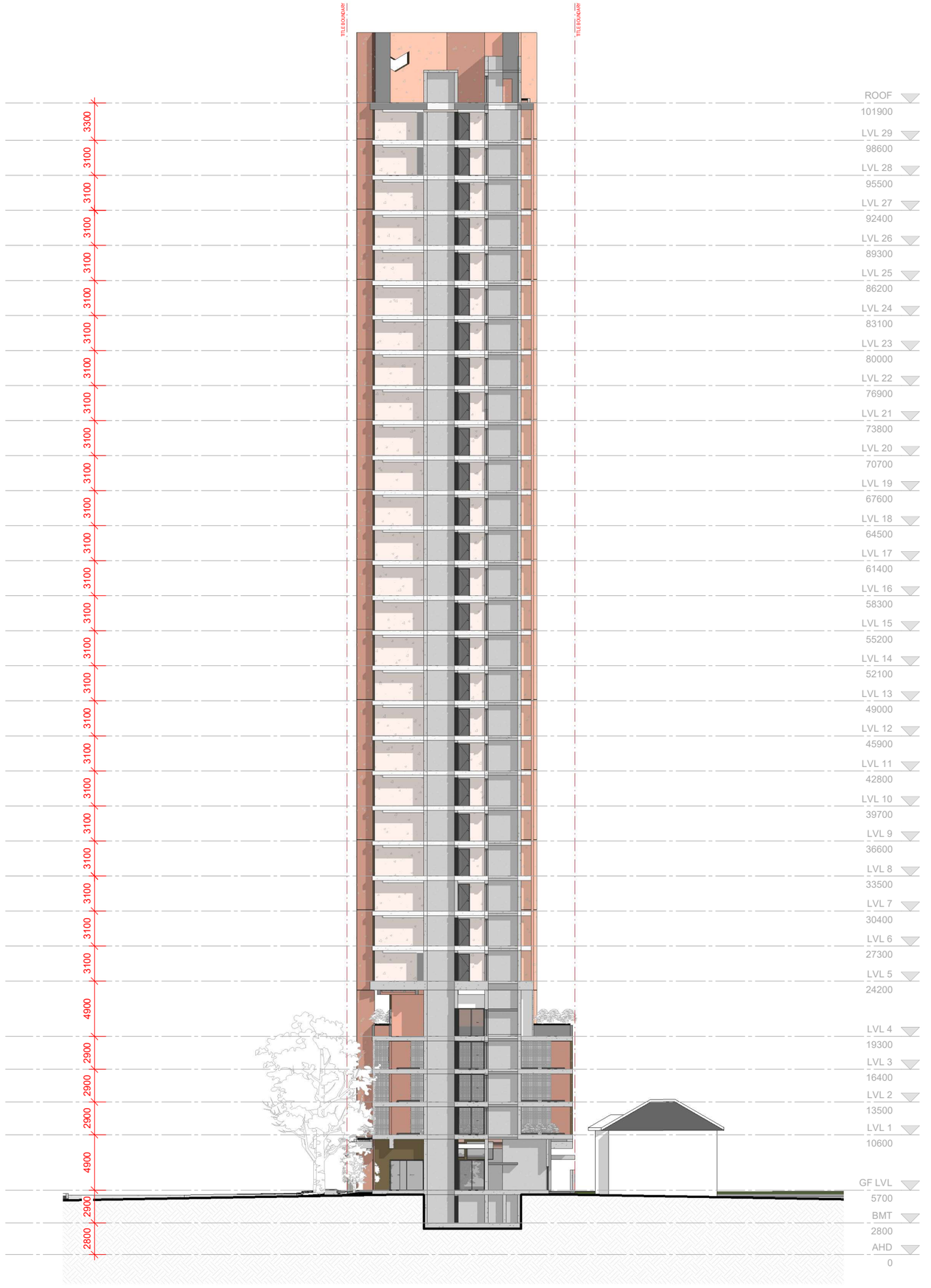
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SNELLGAARD FAMILY PTY LT 89 709 189 298

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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

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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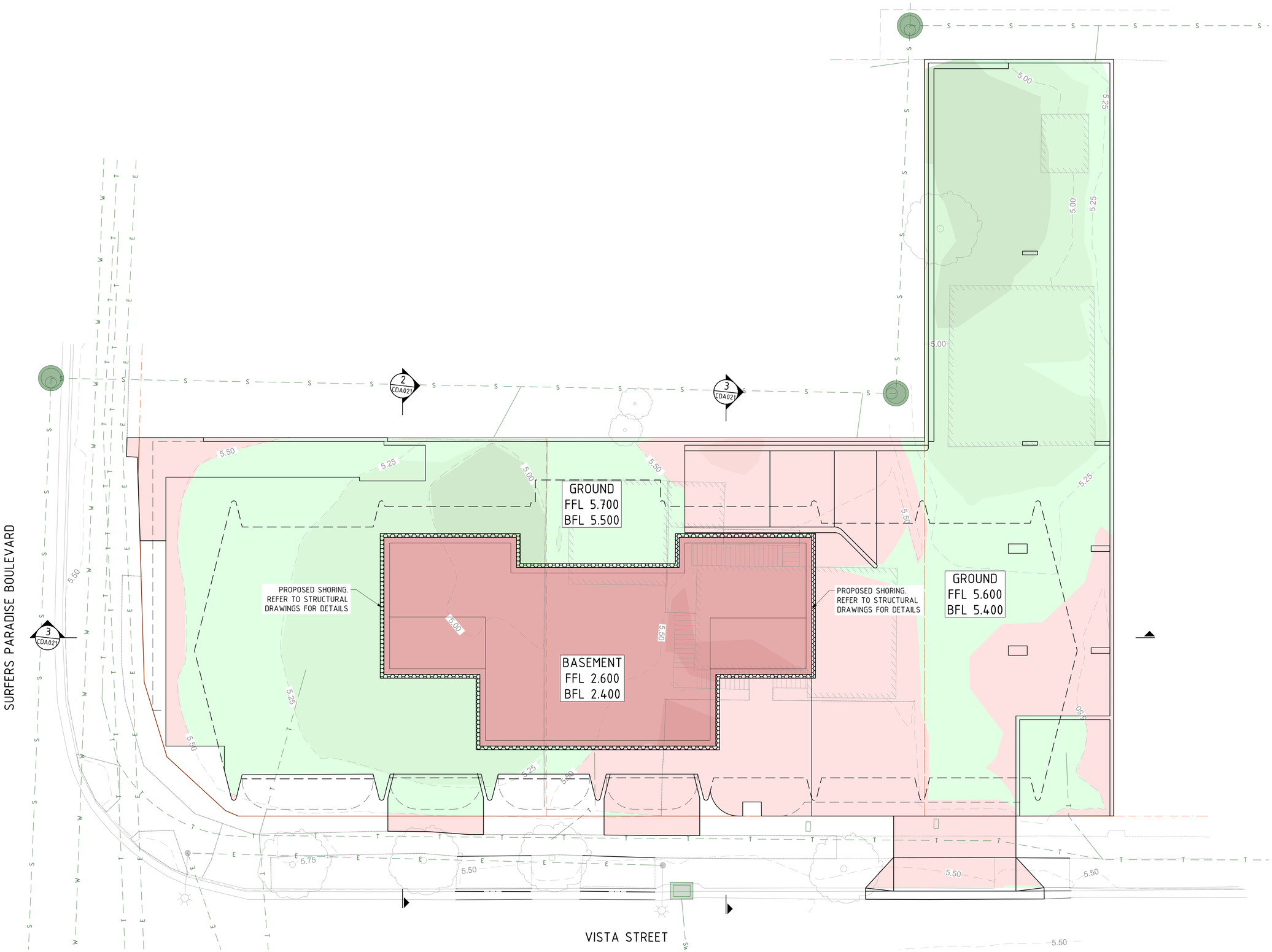
Appendix C – Engineering Drawings

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.

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0 2 4
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P01	12.12.25	PRELIMINARY	BC	MS

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Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

Drawing Title
BULK EARTHWORKS PLAN

Project No.
AU251209

Drawing No.
CDA011

Revision
P01

PRELIMINARY
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SURFACE LEGEND

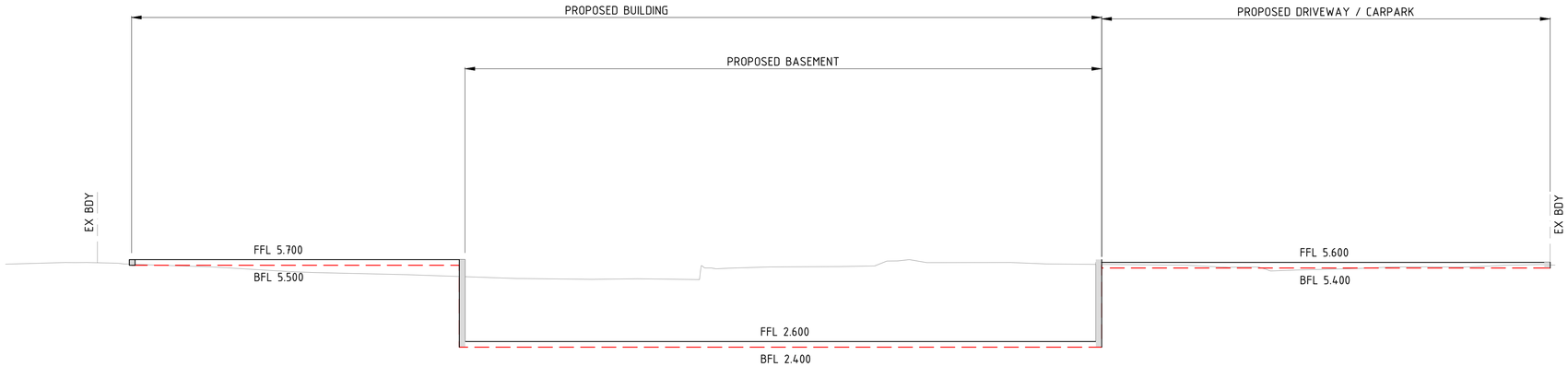
NATURAL SURFACE
DESIGN SURFACE
BULK EARTHWORKS SURFACE

NOTE

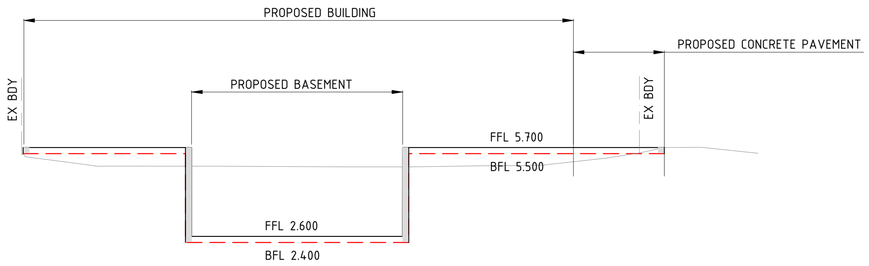
ANY UNSUITABLE MATERIAL AND/OR UNCONTROLLED FILL ENCOUNTERED IS TO BE TREATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

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

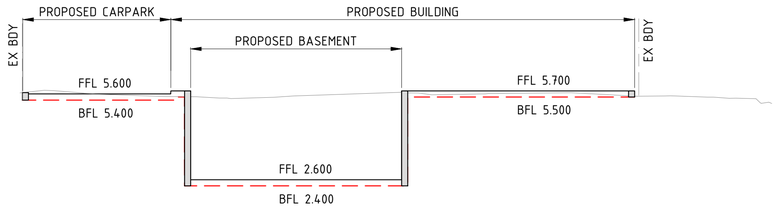
EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



SECTION
SCALE 1:100
1 CDA011



SECTION
SCALE 1:100
2 CDA011



SECTION
SCALE 1:100
3 CDA011

WARNING

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Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

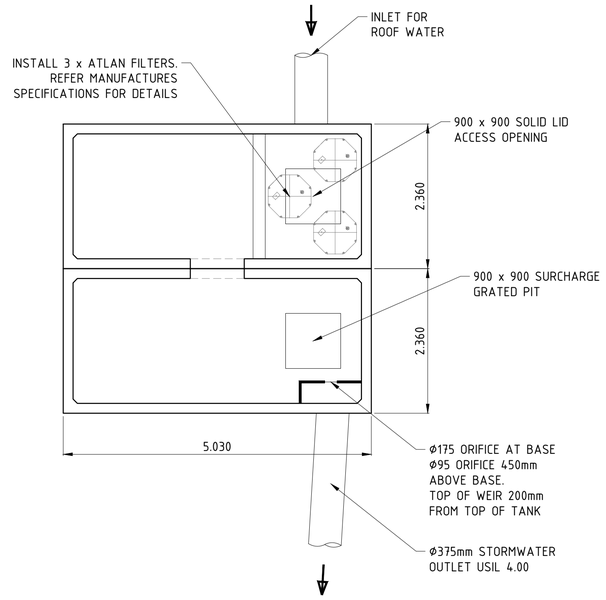
Drawing Title
BULK EARTHWORKS SECTIONS

Project No.
AU251209

PRELIMINARY
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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

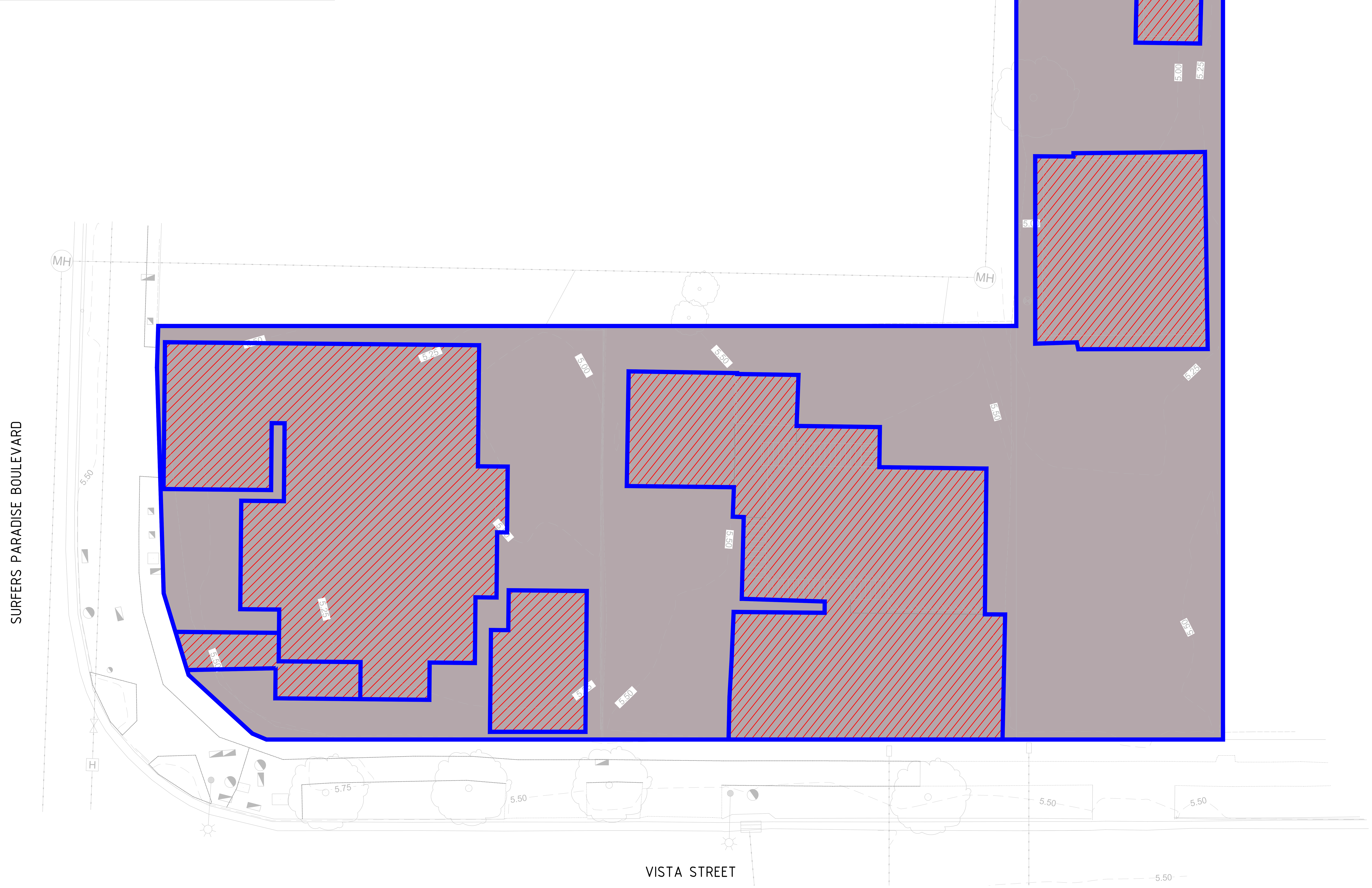
Revision
P01

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%



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
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Drawing Title
PRE DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

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Drawing No.
CDA051

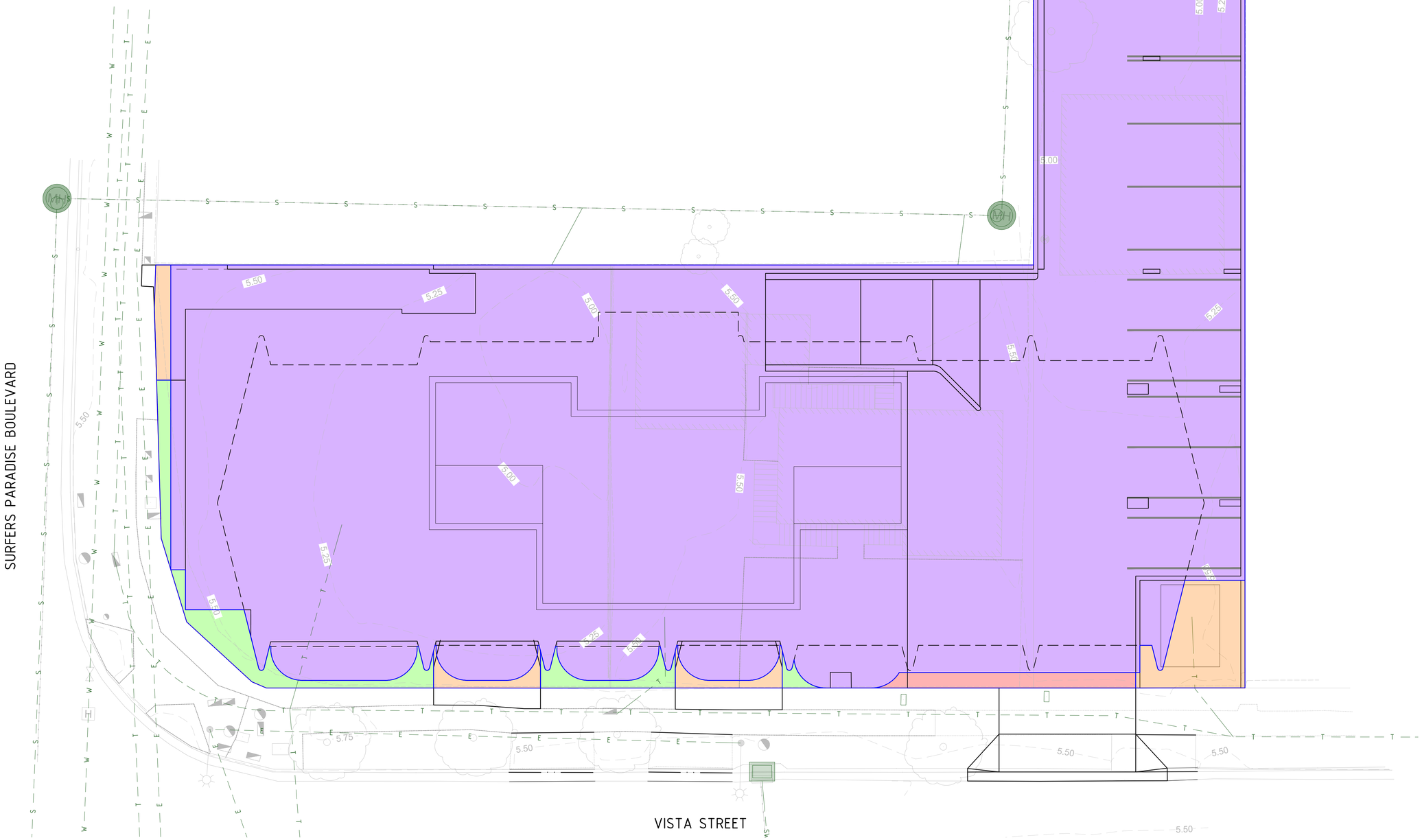
Revision
P01

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%



WARNING

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P01	12.12.25	PRELIMINARY	BC	MS

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Client
BASTION GROUP

Designed	Drawn	Checked
LMN	BC	ND

Drawing Title
POST DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

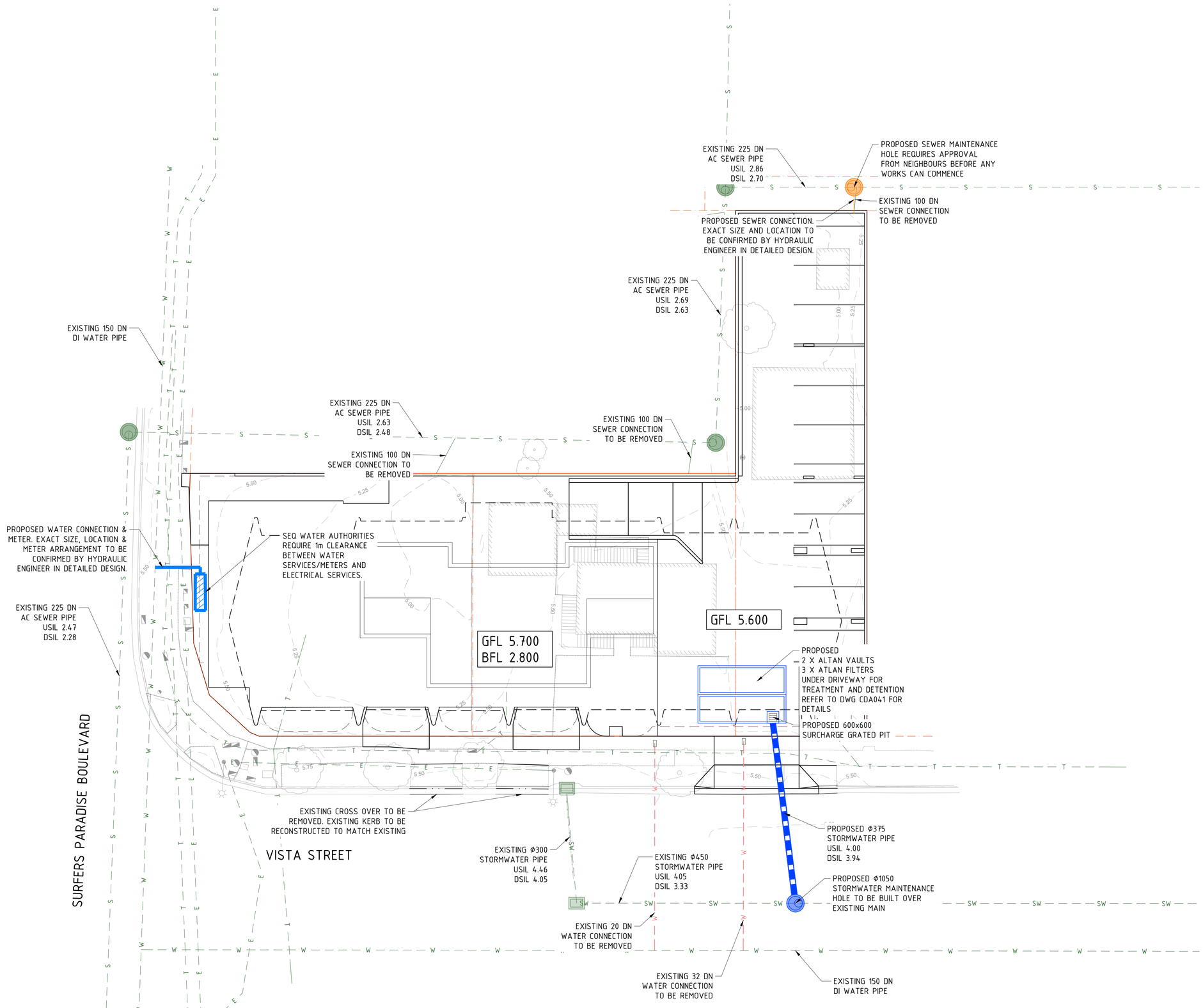
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Drawing No.
CDA061

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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Client
BASTION GROUP

Designed | Drawn | Checked

Drawing Title
SERVICES CONNECTION PLAN

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA071

Revision
P01

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

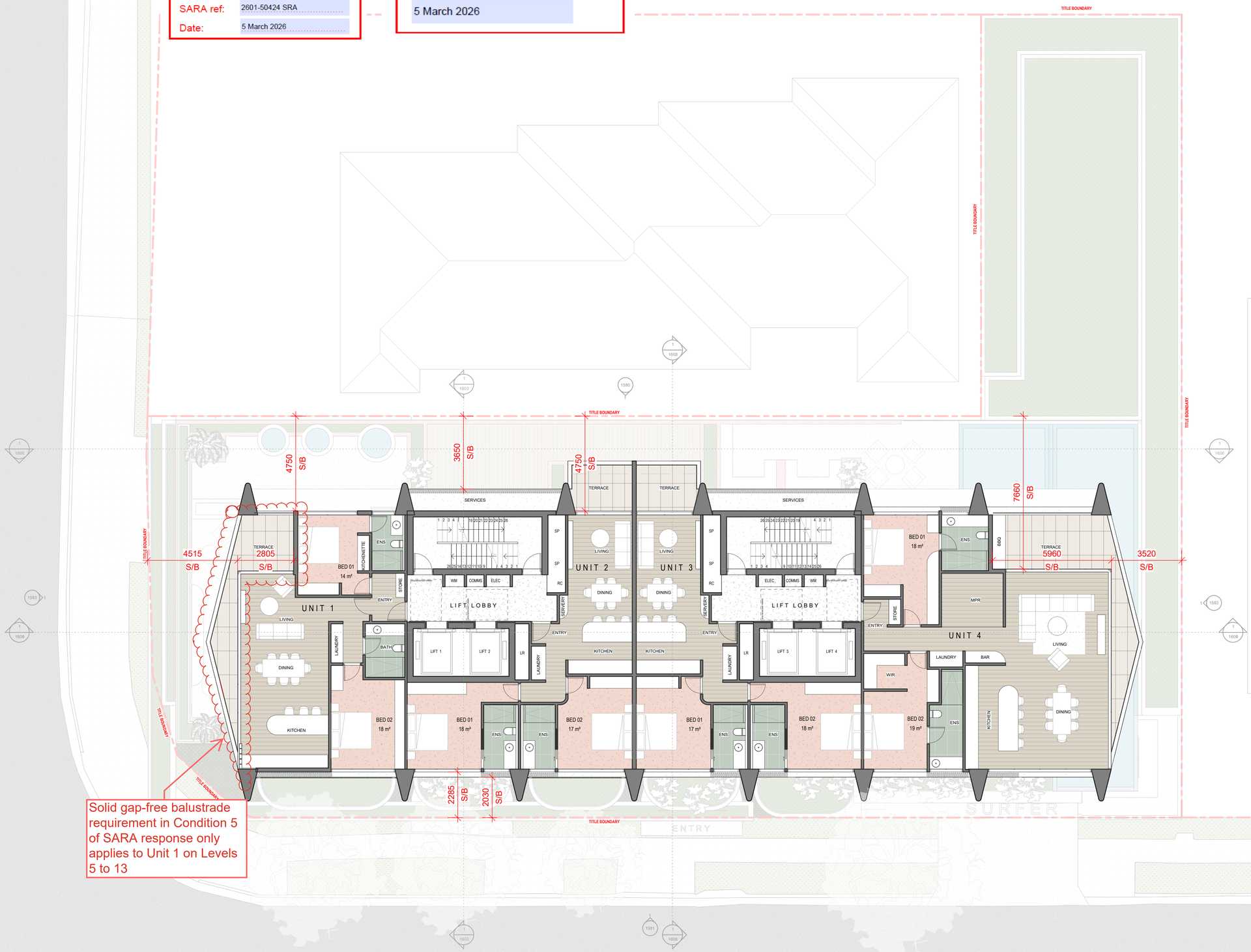
Queensland Government

SARA ref: 2601-50424 SRA

Date: 5 March 2026

Amended in red by SARA on

5 March 2026



Solid gap-free balustrade requirement in Condition 5 of SARA response only applies to Unit 1 on Levels 5 to 13

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REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E

NORTH POINT

6°

NOTES

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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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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

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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
LN	JS	1 : 100		18/12/2025 10:59:39 AM

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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

980	DA	1305	E

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

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 2601-50424 SRA
Date: 5 March 2026

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

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.

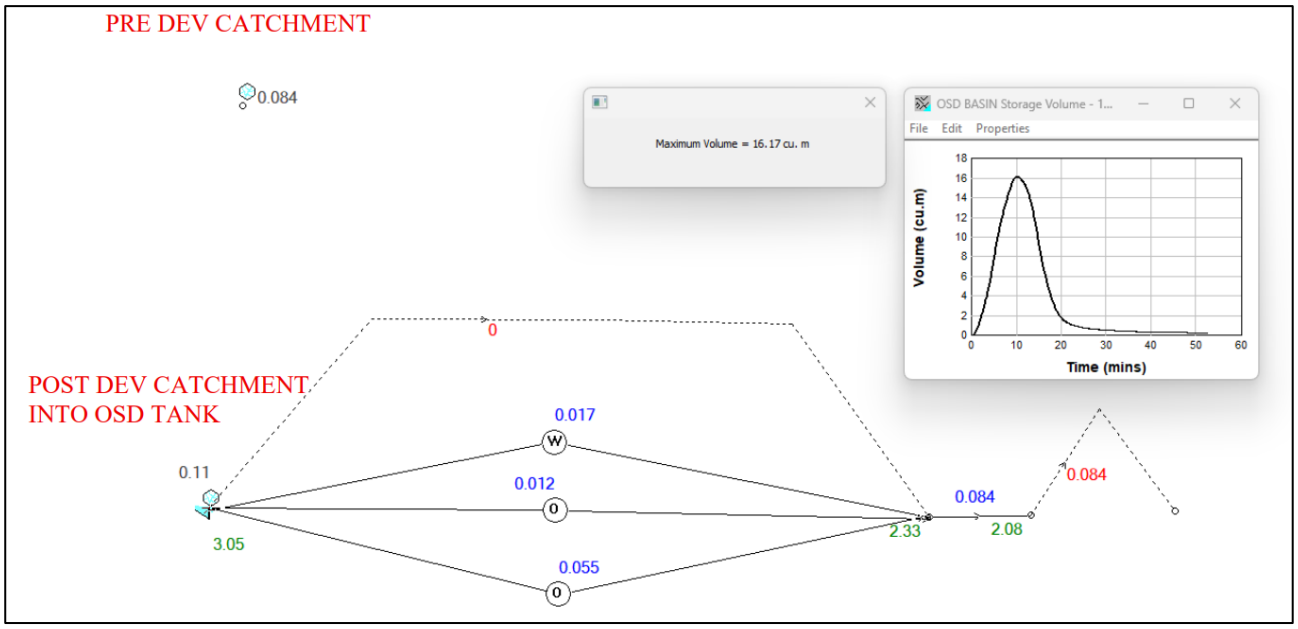


Figure 3.1: Screenshot of DRAINS model used for subject site

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.