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

27/08/2026

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
27/08/2026	02	Updated Layout Issue	Long Nguyen	Tim Peters

Long Nguyen

Name – Author



Signed

27/08/26

Date

Tim Peters, 5496

Name - Reviewer



Signed

27/08/26

Date

Table of Contents

1 INTRODUCTION 5

1.1 Site Characteristics 5
1.2 Existing Drainage 5
1.3 External Catchment 5
1.4 Proposed Development 6
1.5 Lawful Point of Discharge 6

2 STORMWATER QUALITY 6

2.1 Introduction 6
2.2 Stormwater Quality Management Triggers 6
2.3 Water Quality Objectives and Methodology 7
2.4 Catchment Area & Source Nodes 7
2.5 Rainfall Runoff Parameters 8
2.6 Pollution Export Parameters 8
2.7 Proposed Treatment Device Details 9
2.8 MUSIC Model Diagrams 10
2.9 MUSIC Model Results 10

3 STORMWATER QUANTITY MANAGEMENT 11

3.1 Introduction 11
3.2 Methodology 11
3.3 Catchment Definition 11
3.4 Hydrologic Parameters 12
3.4.1 Time of Concentration 12
3.4.2 C10 Value 12
3.4.3 Summary of Flow – Rational Method 12
3.4.4 Detention Design Process 13
3.4.5 DRAINS Parameters 13
3.4.6 Detention Design Parameters 14
3.4.7 DRAINS Hydrologic Modelling Results 15

4 SUMMARY 16

5 APPENDICES 17

Tables

Table 2.1: Development Triggers for Stormwater Quality Management 7
Table 2.2: CoGCC Planning Scheme Policies Operational Phase Performance Criteria 7
Table 2.3: Catchment Definitions 8
Table 2.4: MUSIC Modelling Parameters 8
Table 2.5: Pollutant Export Parameters 8
Table 2.6: Catchment Treatment Train Requirements 9
Table 2.7: MUSIC Modelling Results 10
Table 3.1: Catchment Definition 11
Table 3.2: Time of Concentration Summary 12
Table 3.3: C10 Values 12
Table 3.4: Rational Method Calculation Summary 12
Table 3.5: Pre-Development Runoff Calculations Comparison 13
Table 3.6: DRAINS Modifiable Inputs 14
Table 3.7: Detention System Design Parameters 14
Table 3.8: Development Runoff Calculations with Detention - DRAINS Model 15

Figures

FIGURE 1.1: SITE LOCALITY PLAN (QLD GLOBE, 2025) 5
FIGURE 2.1: ATLAN FILTER CARTRIDGE FILTER 9
FIGURE 2.2: MUSIC MODEL 10
FIGURE 3.1: SCREENSHOT OF DRAINS MODEL USED FOR SUBJECT SITE 15

Appendices

APPENDIX A – SURVEY
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	1129
Road	100	12
Ground (Landscaping & Hardstand)	66	89
	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 3.00L/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.

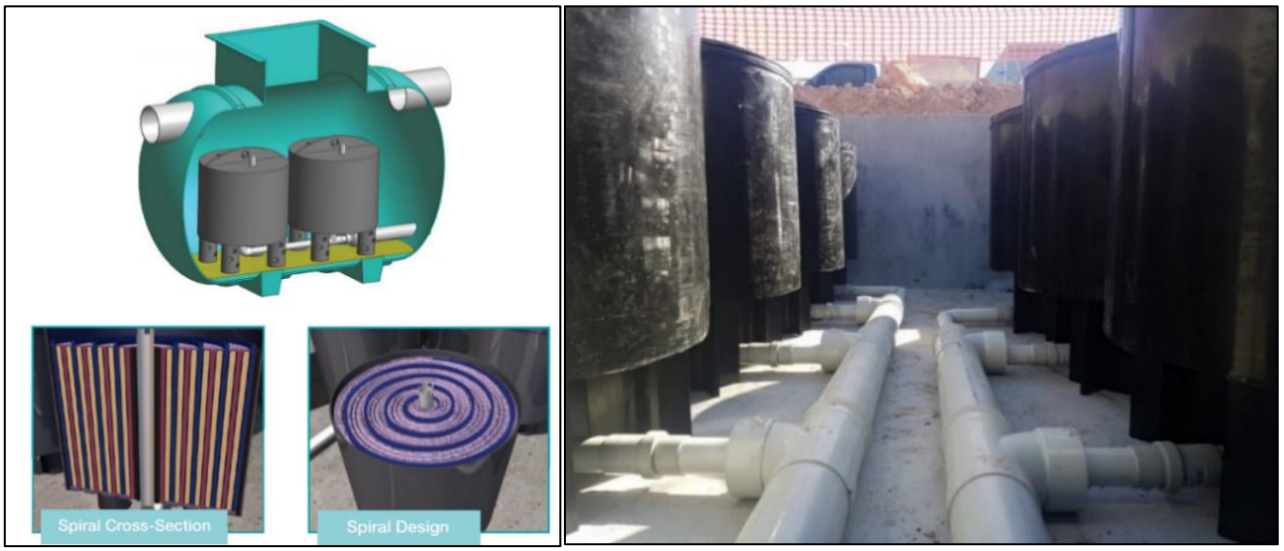


Figure 2.1: ATLAN Filter cartridge filter

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.

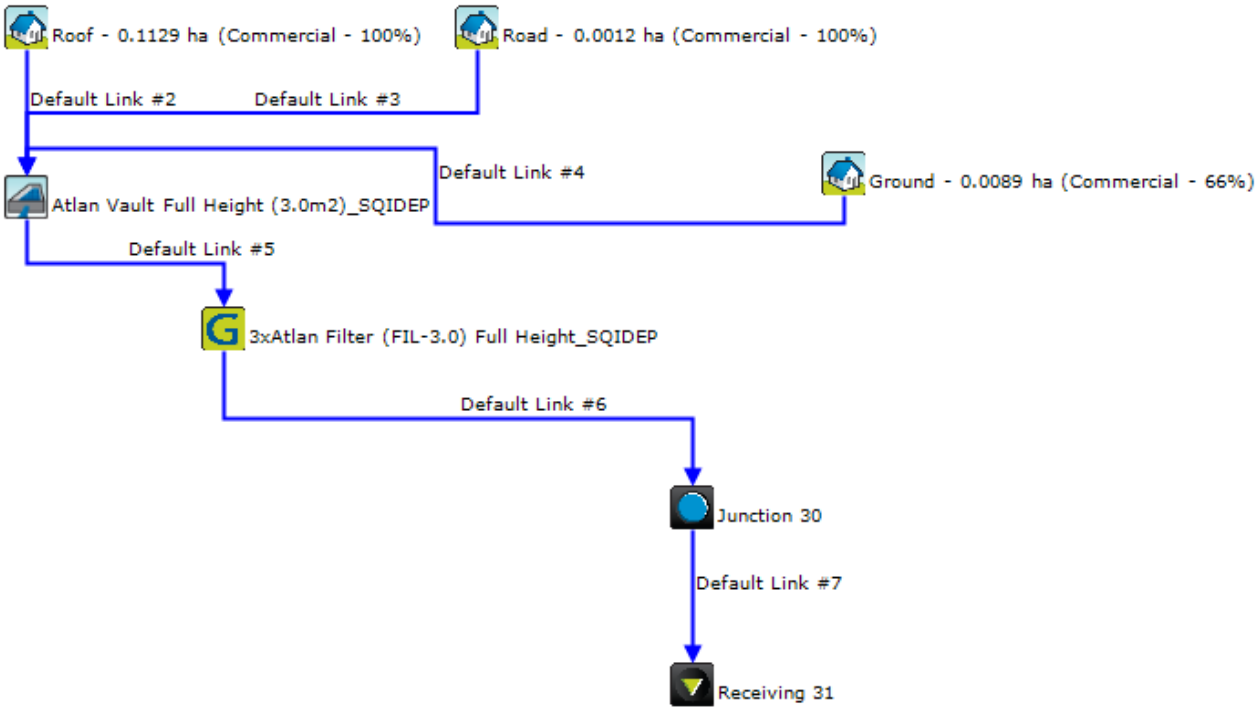


Figure 2.2: MUSIC Model

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	80.25
Total Phosphorus (kg/yr)	60	69.74
Total Nitrogen (kg/yr)	45	55.74
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.

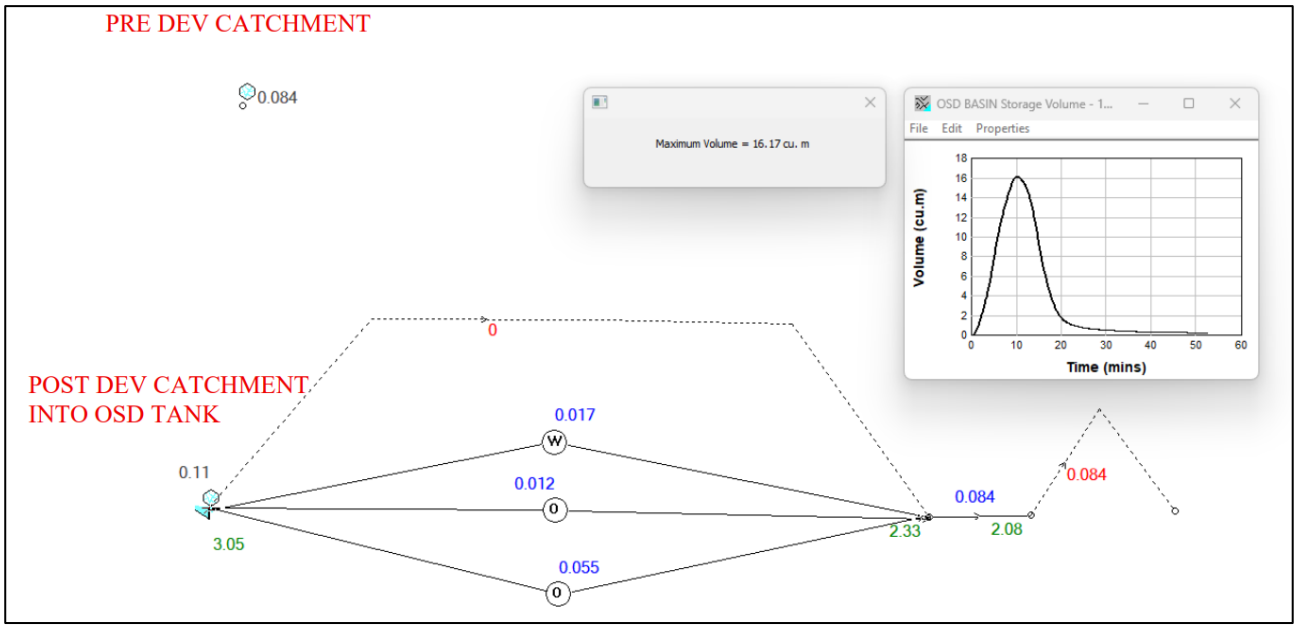


Figure 3.1: Screenshot of DRAINS model used for subject site

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.

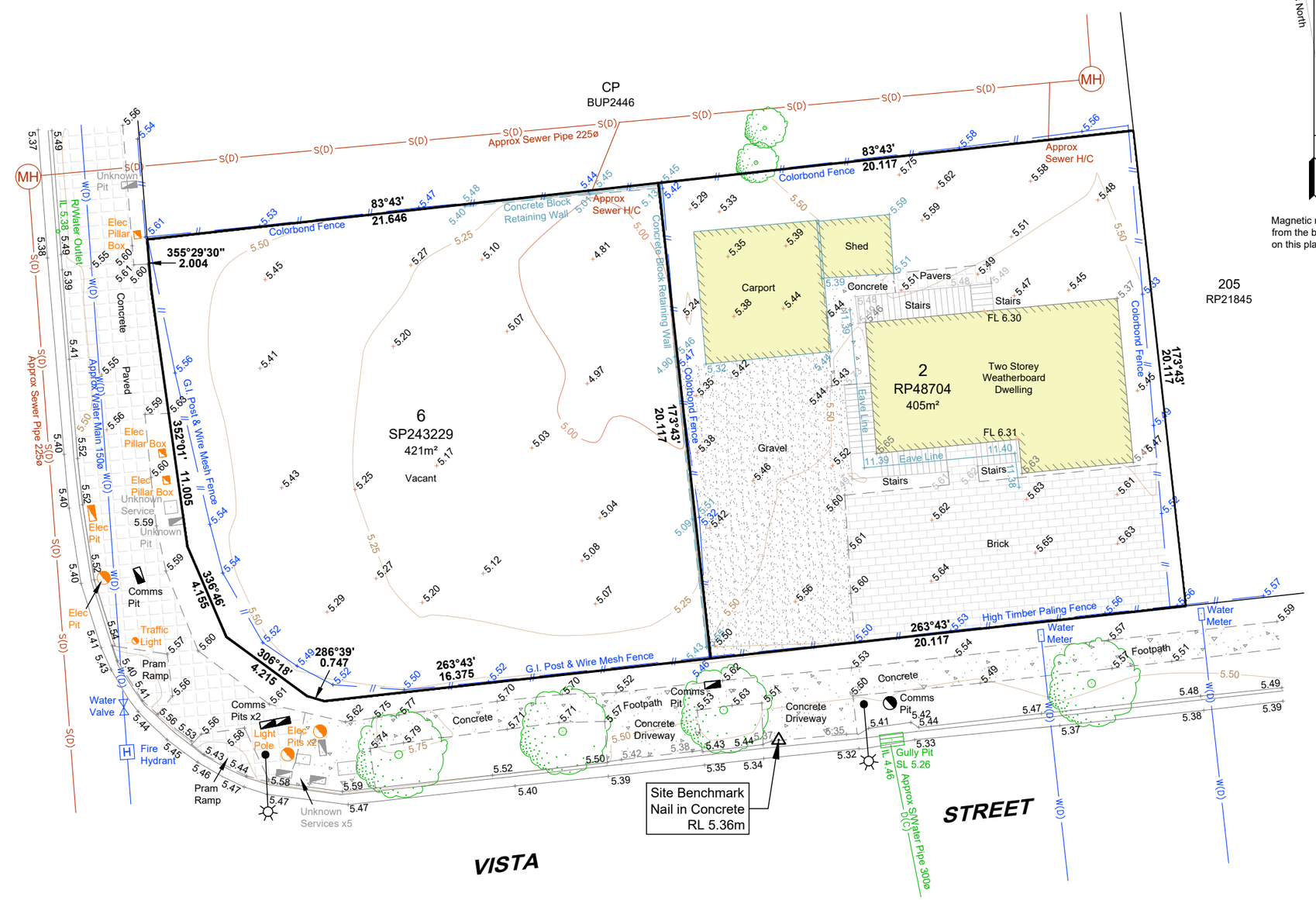
Based on this study the following conclusions have been drawn:

- 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

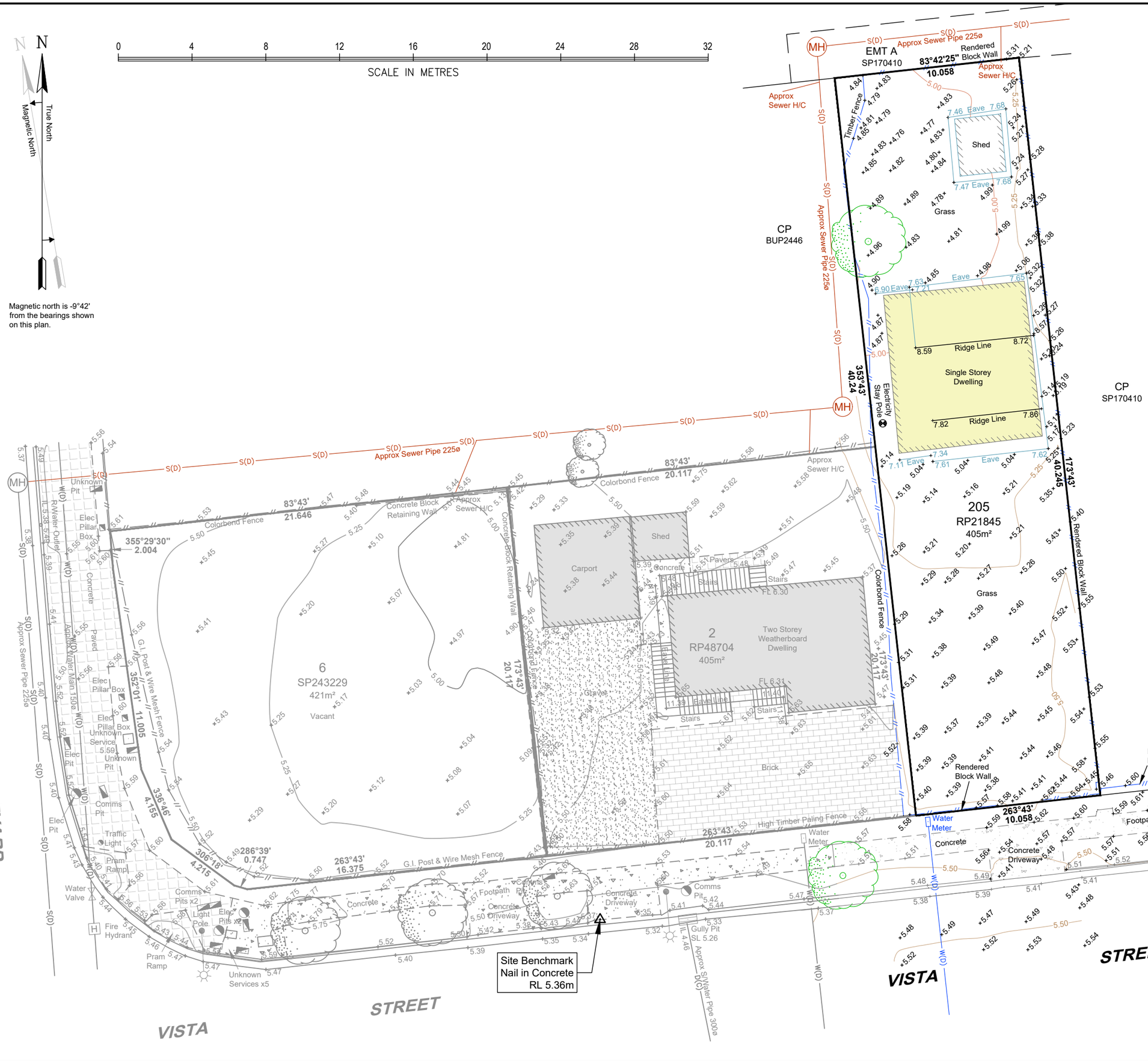
Project: Detail Survey
Client: BDA
Authority: Gold Coast C.C.
Meridian: SP243229
V. Datum: AHD (D)
V. Origin: PSM #200184
RPD: Lot 6 on SP243229 & Lot 2 on RP48704
Contour Interval: 0.25m
Scale at A3: 1:200

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



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1001	L

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L

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 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

S U R F E R A P A R T M E N T S

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		21/08/2026 9:28:00 AM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

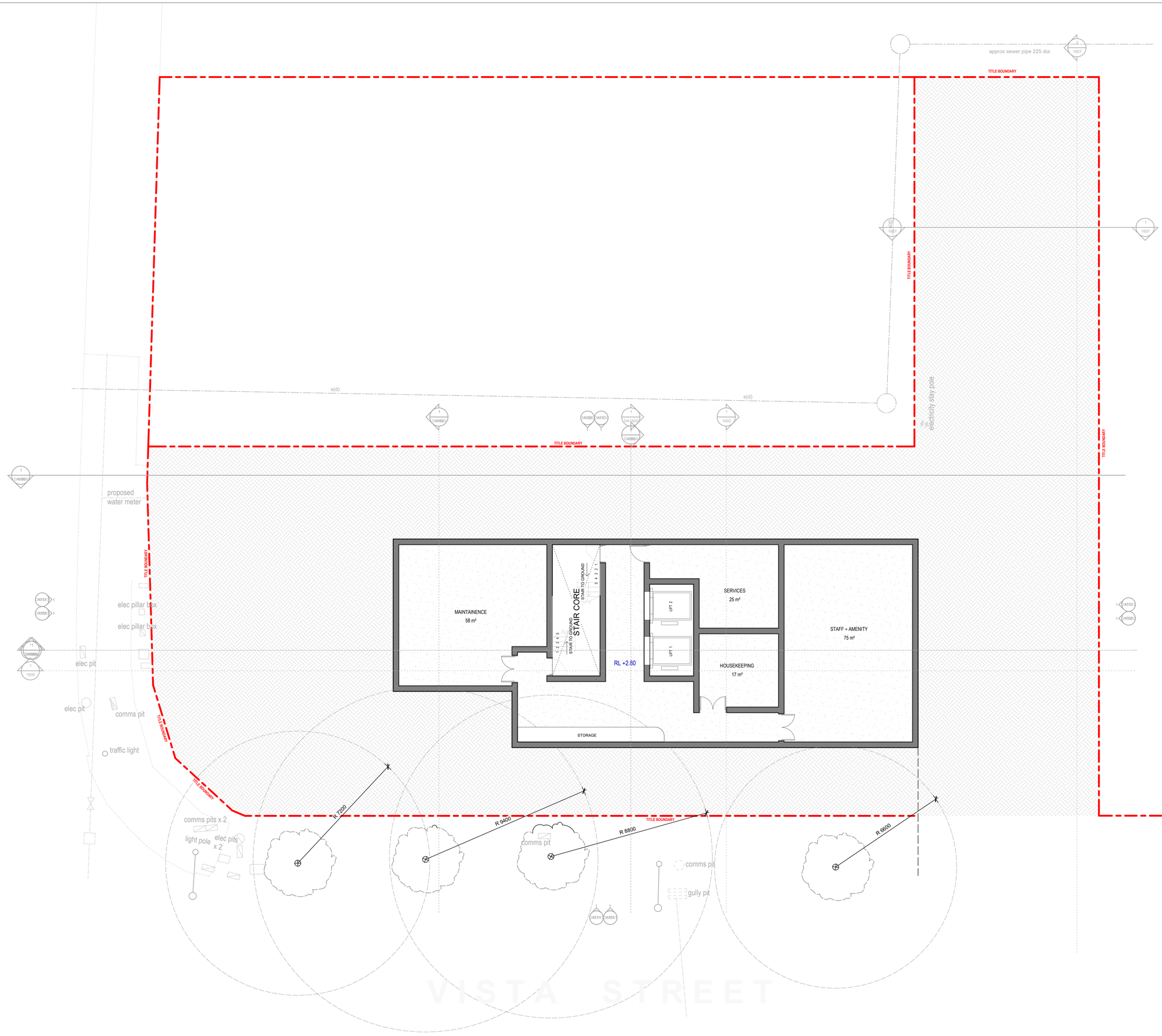
980	DA	DA1001	L

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1100	L

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
18-03-2026	ARBORIST SECTIONS	F
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L



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 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 - BMT

PROJECT

S U R F E R A P A R T M E N T S

LOCATION

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

CLIENT

B A S T I O N G R O U P

DRAWN	APPROVED	SCALE @ A1	SCALE @ A3	TIMESTAMP
LN	JS	1 : 100		20/08/2026 4:47:27 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1100	L

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1200	L

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
Date 1	Revision 1	A
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
18-03-2026	ARBORIST SECTIONS	F
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L

SURFERS PARADISE BLVD

VISTA STREET

CPBUP2446

2961 GOLD COAST HIGHWAY
NEIGHBOURING BUILT FORM
EXISTING 3 STOREY RESIDENTIAL

approx sewer pipe 225 dia

10060 PROPOSED BUILT FORM

STAIR FROM LVL 1 OVER
STAIR FROM BMT UNDER
STAIR FROM LVL 1 OVER
STAIR FROM LVL 1 OVER

NO PARKING LINE MARKINGS AND SIGNAGE

SECURE BIKE STORAGE
10 EBIKES
22 CYCLE SPACES

CARPARK 09 (STAFF) SMALL CAR 2600
CARPARK 08 (STAFF) 3000
CARPARK 07 (SHORT STAY) 3000
CARPARK 06 (SHORT STAY REVERSE ONLY) 3000
CARPARK 05 (SHORT STAY) 2600
CARPARK 04 (SHORT STAY) 2600
CARPARK 03 (VISITOR) 2600
CARPARK 02 (VISITOR) 2600
CARPARK 01 (VISITOR) 2600

4258 5400

34920 CARPARKING

TITLE BOUNDARY

s(d)

electricity stay pole

13 CARPARKS

1420 SETBACK

40340 PROPOSED BUILT FORM

DA1603 DA1501 DA1502 DA1503

200 SB 1005 SB

PLANTER

RAMP UP TO LVL 1

1:8.2

RL +5.60

1:4.4

OPEN AIR SERVICE LANE

GATE

TAKE AWAY
11 m²

SERVERY

BENCH SEAT

BOH KITCHEN
25 m²

WATER METER

COMMERCIAL BINS

OFFICE
12 m²

SAFE
SMALL BAG STORE

FULL HEIGHT LUGGAGE STORE

FIRE ISOLATED SERVICES
19 m²

LESS THAN 2000MM CLEARANCE

UNDER RAMP - FIRE ISOLATED LOW HEIGHT STORAGE

EBM.

HWS

ELEC COMMS RC

WASTE REC REC WASTE

FIRE ISOLATED WASTE ROOM
19 m²

HEN WASH FACILITY TO BE CONNECTED TO SEWER

SURFER DISPLAY TO BACK WALL

FRONT DESK: 3 STATIONS TO INCLUDE CONCIERGE

STAIR CORE

LIFT 2

LIFT 1

CAFE
97 m²
RL +5.70

TERRACE
32 m²

WAITING SEATING AREA

RETAIL STORE
20 m²
RL +5.70

MAILBOXES

SURF BOARD STORE

FIRE CONTROL
8 m²

GLASS SCREEN

OUTDOOR SHOWER

REFUSE COLLECTION / TEMP STORE

SURFER

ENTRY

VISITOR BIKE PARKING

VISITOR PARKING

CARPARK (SHORT STAY) (CAR SHARE)

QUEUING BAY

SRV 3.5M HEIGHT

1625

1500

4800

PAD MOUNT

5000

5315 PMT

2500

2000

PEDESTRIAN SIGHT TRIANGLE.TRANSPARENT MASONRY SCREENING TO STREET.

7000

VEHICLE CROSS OVER

NO PARKING LINE MARKINGS.

5200 PMT

46620

2100 SETBACK

2220 SETBACK

15820 PROPOSED BUILT FORM

proposed water meter

elec pillar box

elec pillar box

elec pit

elec pit

comms pit

traffic light

comms pits x 2

light pole

elec pits x 2

R 7200

R 9400

R 8800

R 8600

1500 FOOTPATH

comms pit

comms pit

gully pit

EXISTING TREES. REMOVED AND REPLACED WITH COOK PINES.

EXISTING TREE. RETAINED.

EXISTING TREE. RETAINED.

CFSP1170410

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

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 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
SURFER 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		20/08/2026 4:47:37 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

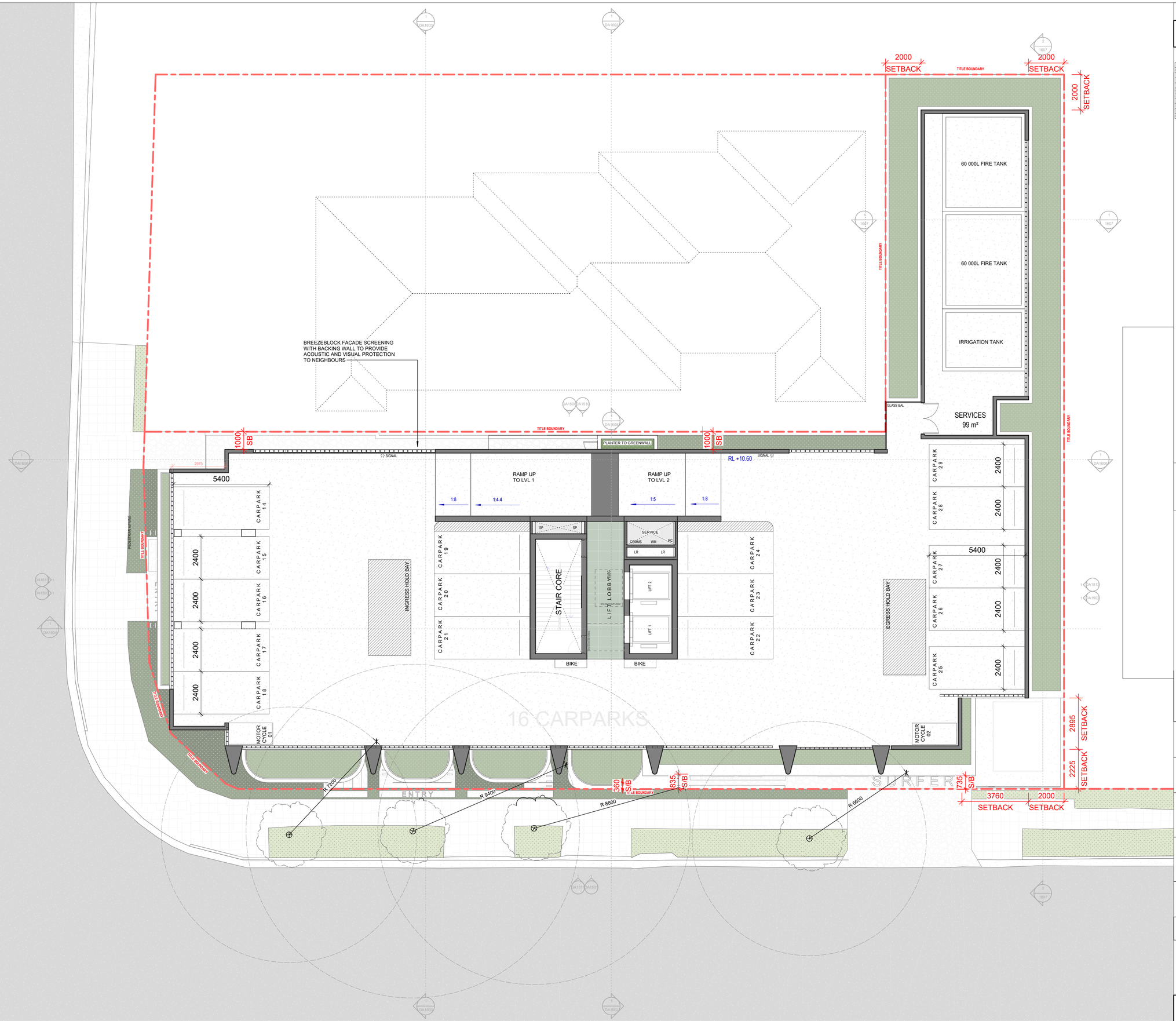
980	DA	DA1200	L

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1300	L

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L



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 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 - LVL 1

PROJECT

SURFER 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		20/08/2026 4:47:44 PM

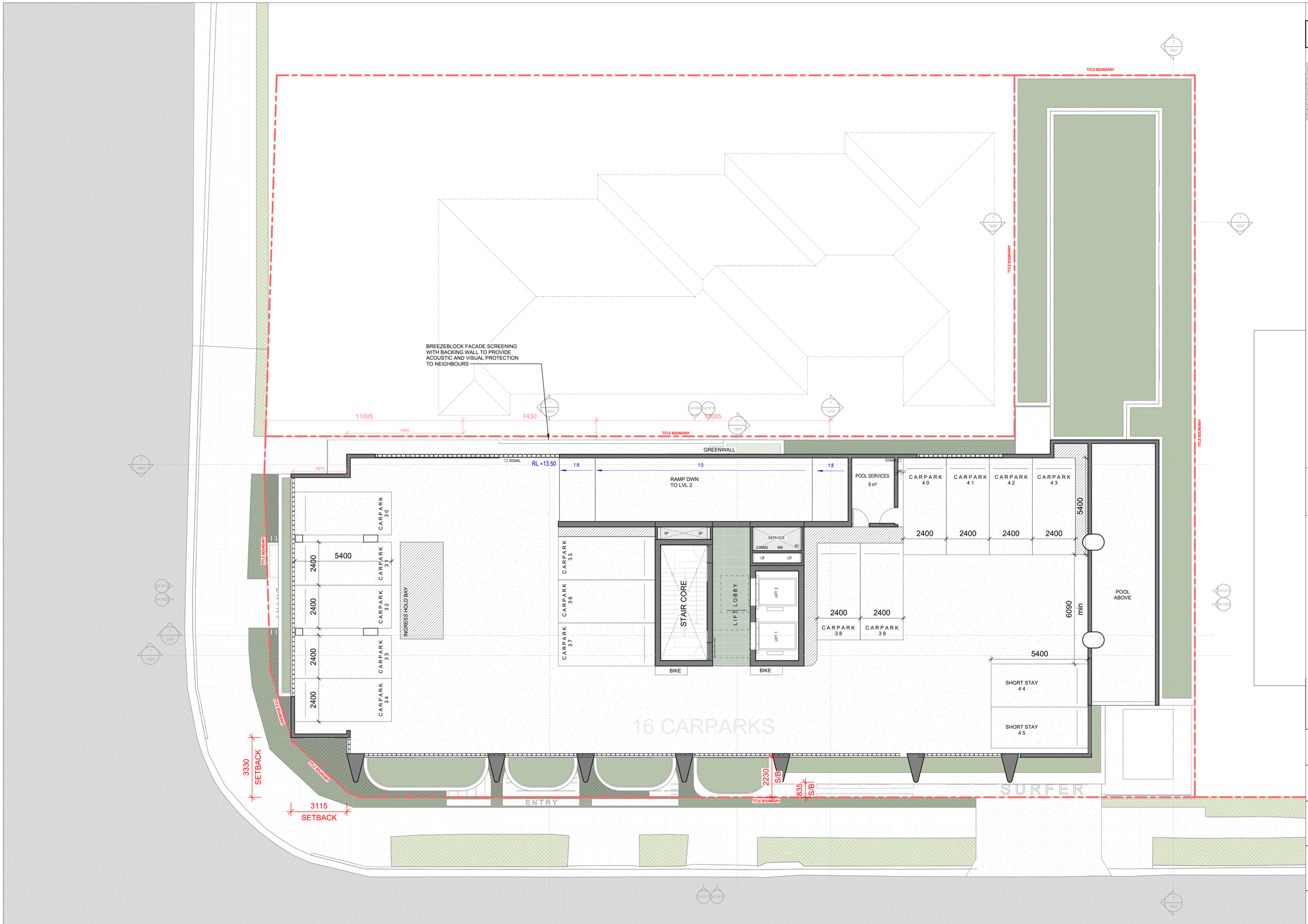
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 296

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1300	L



THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1302	L

REVISION SCHEDULE

ISSUE DATE	DESCRIPTION	REVISION
04-12-2025	For Information	B
10-12-2025	For Information	C
12-12-2025	DEVELOPMENT APPLICATION	D
19-12-2025	DEVELOPMENT APPLICATION UPDATED SET	E
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L

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 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 - LVL 2

PROJECT

SURFER 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		20/08/2026 4:47:53 PM

Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

980	DA	DA1302	L

THE COPYRIGHT OF THESE DRAWINGS REMAINS WITH SNELL ARCHITECTS.

980	DA	DA1303	L

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
02-04-2026	DEVELOPMENT APPLICATION UPDATES	G
22-04-2026	DEVELOPMENT APPLICATION UPDATES	H
18-05-2026	DEVELOPMENT APPLICATION UPDATES	I
26-05-2026	DEVELOPMENT APPLICATION UPDATES	J
2-07-2026	DA DOCUMENTATION TO PROCORE	K
04-08-2026	UPDATED DA SET WITH INCREASED SETBACK	L

TITLE BOUNDARY
11005
4525
6480
7430
13005
1000 SB
3330 SETBACK
2230 S/B
3195
HOT
COLD
MAG
RELAX
SAUNA
10 m²
SHOWERS & BUCKET
WELLNESS
PWD
6 m²
EXECUTIVE BOARDROOM
22 m²
FUNCTIONAL / MOBILITY
WEIGHTS DECK
STRENGTH TRAINING ZONE
STAIR CORE
LIFT LOBBY
LIFT 2
LIFT 1
SP
SERVICE
ELEC
COMMS
RC
LR
WM
TV / AV / FIRE
BAR
OWNERS LOUNGE AND DINING
75 m²
ALFRESCO
GAS FIRE PIT
DINING
SIGNAGE
BBQ // FRIDGES
KIDS AREA
12 m²
AMMENITIES
14 m²
OWNERS OUTDOOR KITCHEN
15 m²
SUNBATHE / RELAX
POOL DECK
100 m²
POOL
POOL SHALLOW
SHALLOW END 1.2m DEEP
DEEP END 1.7m DEEP
ENTRY
SURFER
DA1513
DA1503
DA1603
DA1602
DA1607
DA1600

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 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
WATERPROFING 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 - LVL 3

PROJECT

S U R F E R A P A R T M E N T S

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		20/08/2026 4:48:11 PM

Studio Snell

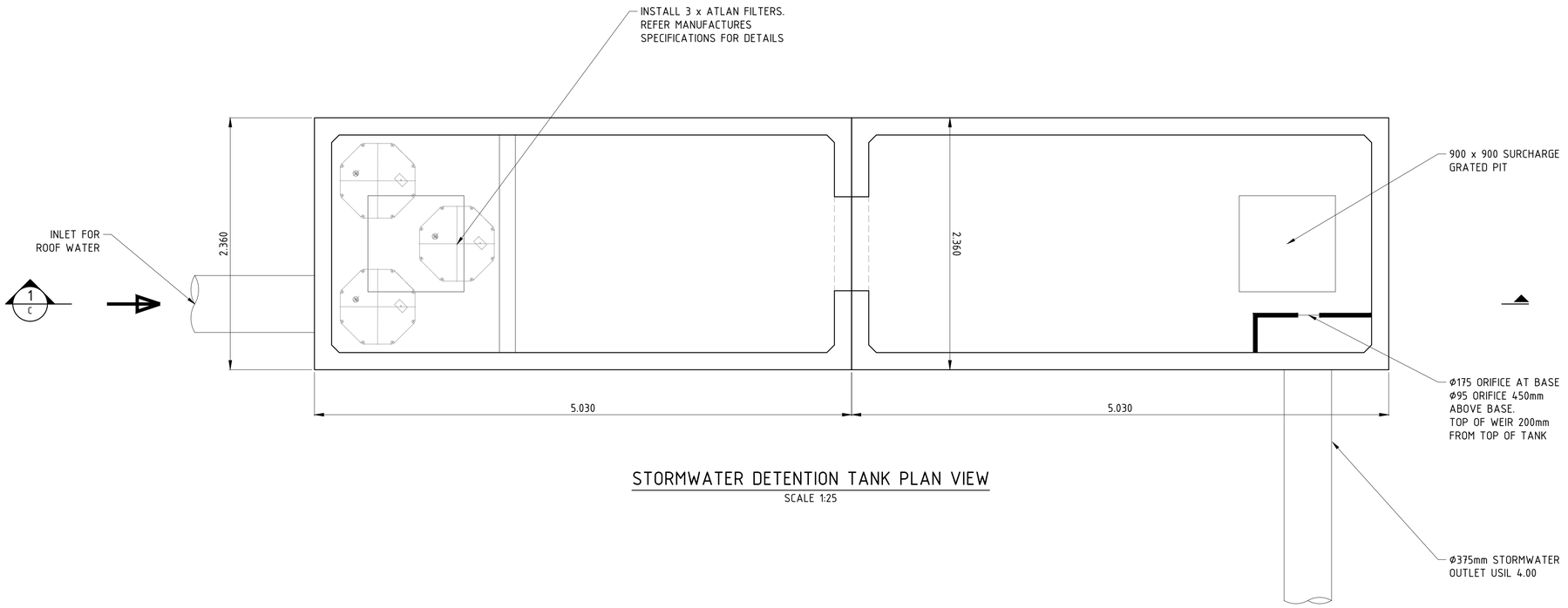
STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 298

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

37 BROLGA AVENUE, SOUTHPORT, 4215
PHONE GOLD COAST 07 2112 9925

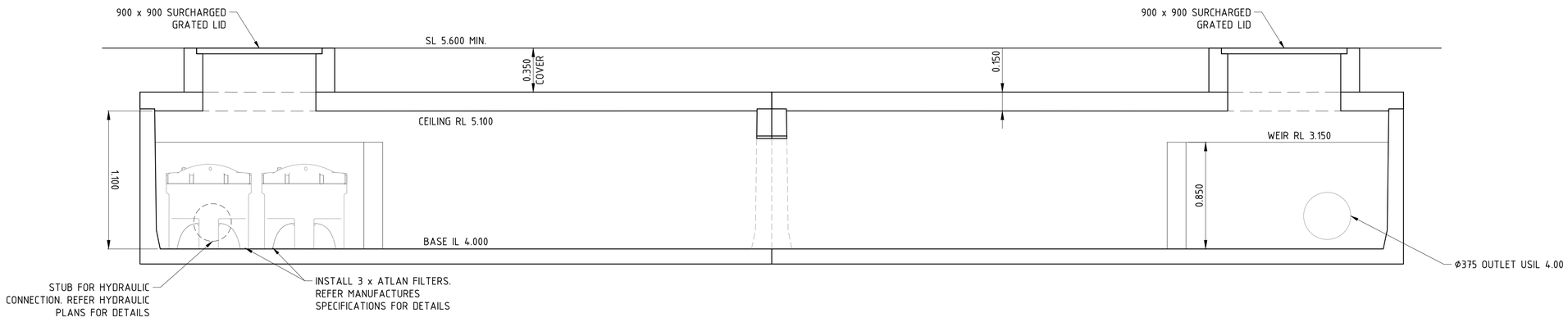
980	DA	DA1303	L

Appendix C – Engineering Drawings



STORMWATER DETENTION TANK PLAN VIEW

SCALE 1:25



TREATMENT TANK SECTION

SCALE 1:20

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 0.4 0.8
SCALE 1:20 @A1

0 0.5 1
SCALE 1:25 @A1

Rev	Date	Description	By	Chk
P02	27.08.26	PRELIMINARY	IM	MS
P01	12.12.25	PRELIMINARY	BC	MS

EDGE CONSULTING ENGINEERS
www.edgece.com

The concepts + information contained in this document are the copyright of EDGE Consulting Engineers.
Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright.

DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

Brisbane, Australia
2 Maynard Street,
Woolloongabba,
Queensland, 4102
Australia

T: +61 7 3392 3671
E: brisbane@edgece.com

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

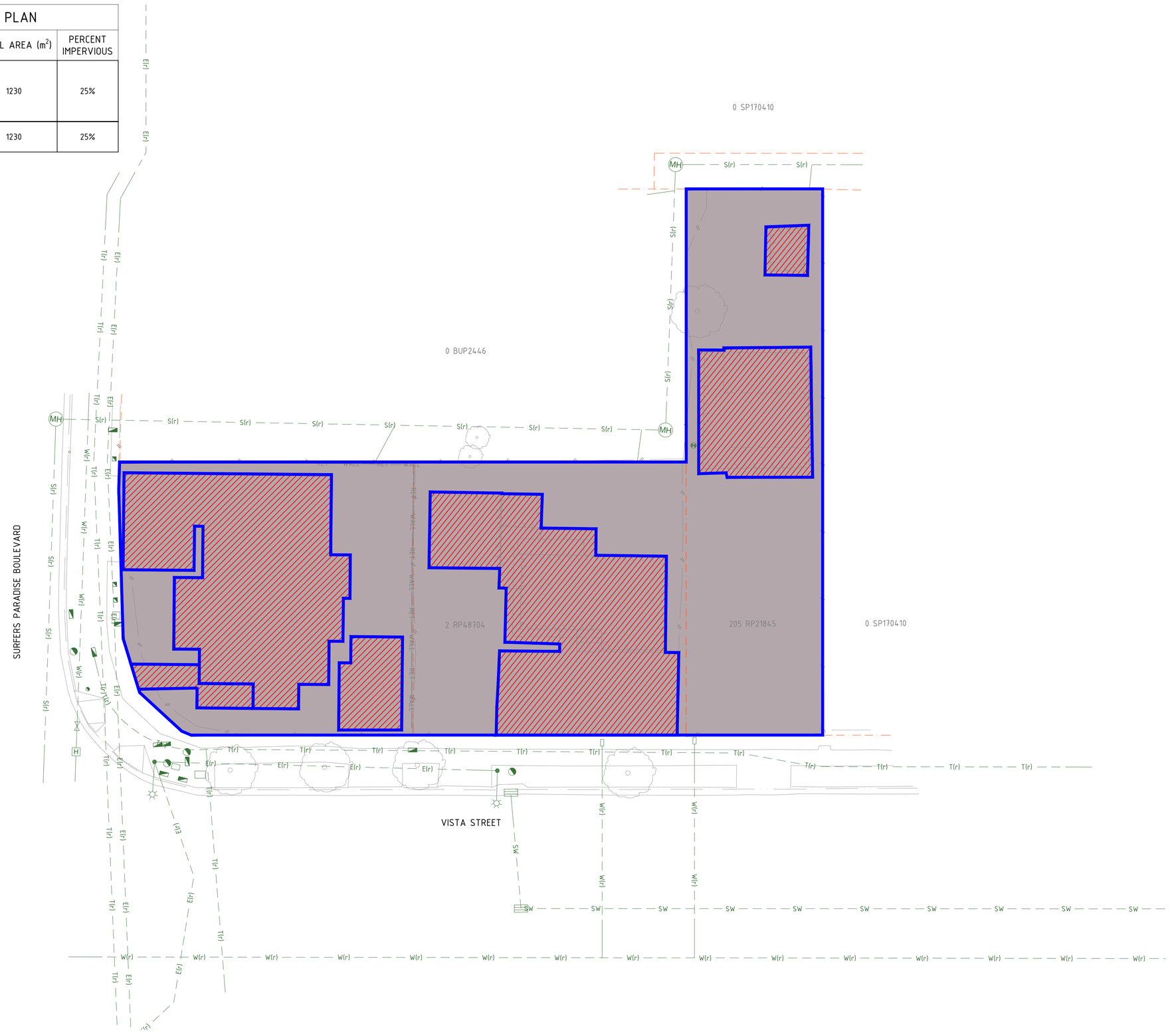
Revision
P02

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
	A	562	CATCHMENT A - ROOF	1230	25%
		668	CATCHMENT A - GROUND		
TOTAL SITE AREA :				1230	25%



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 3 6

SCALE 1:150 @A1

Rev	Date	Description	By	Chk
P02	27.08.26	PRELIMINARY	IM	MS
P01	12.12.25	PRELIMINARY	BC	MS

EDGE CONSULTING ENGINEERS
www.edgece.com
Brisbane, Australia
2 Maynard Street,
Woolloongabba,
Queensland, 4102
Australia
T: +61 7 3392 3671
E: brisbane@edgece.com

The concepts + information contained in this document are the copyright of EDGE Consulting Engineers.
Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright.

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
LMN	BC	ND

Drawing Title
PRE DEVELOPMENT CATCHMENT PLAN

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA051

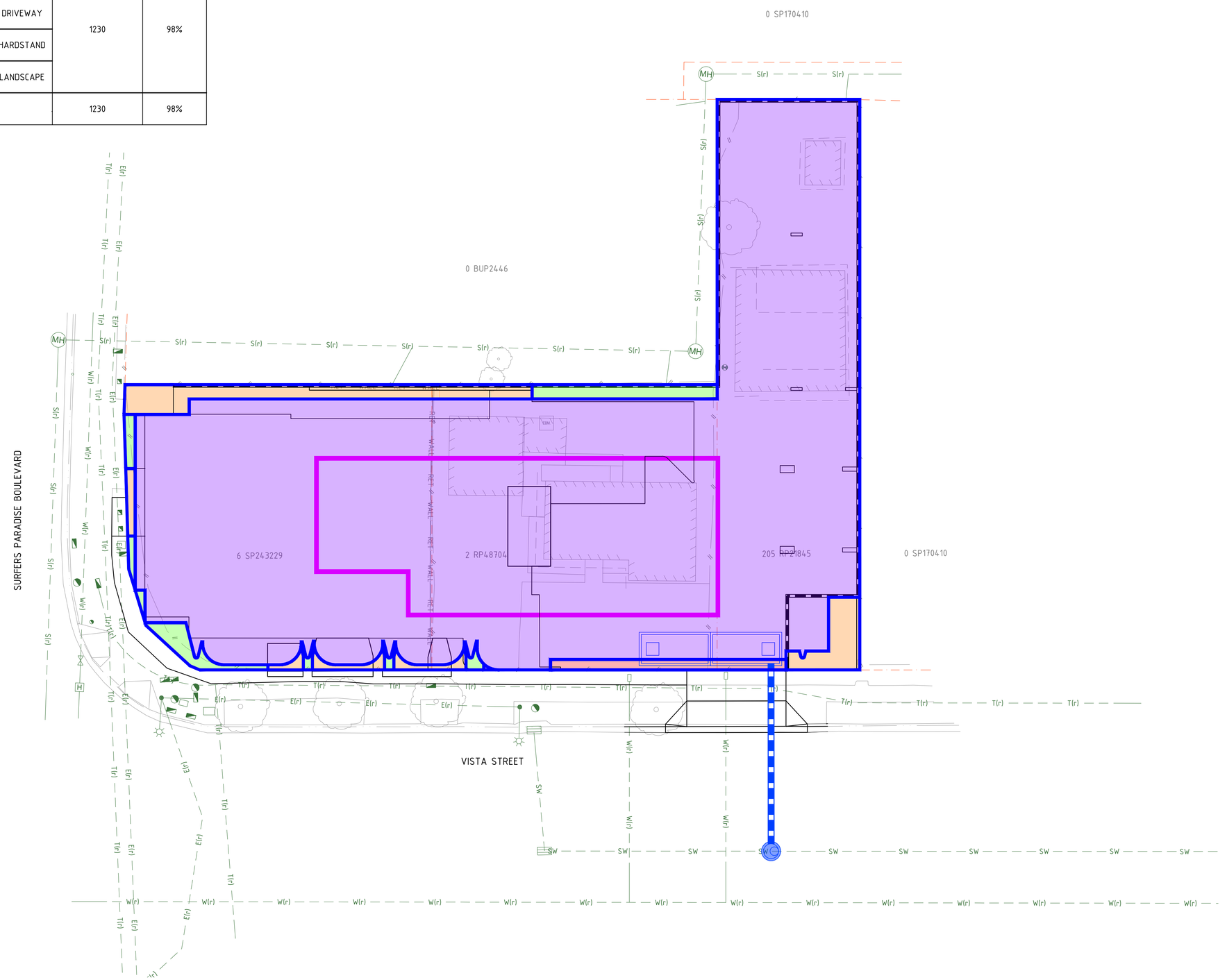
Revision
P02

PROPOSED | EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR
- BUILDING
- SWALE
- SHORING WALL
- BUILDING WALL
- STORMWATER
- CATCHMENT

POST DEVELOPMENT CATCHMENT PLAN

LEGEND	NAME	AREA (m^2)	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
	A	1129	CATCHMENT A - ROOF	1230	98%
		12	CATCHMENT A - DRIVEWAY		
		59	CATCHMENT A - HARDSTAND		
		30	CATCHMENT A - LANDSCAPE		
TOTAL SITE AREA :				1230	98%



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 3 6
SCALE 1:150 @A1

Rev	Date	Description	By	Chk
P02	27.08.26	PRELIMINARY	IM	MS
P01	12.12.25	PRELIMINARY	BC	MS

EDGE CONSULTING ENGINEERS
www.edgece.com
Brisbane, Australia
2 Maynard Street,
Woolloongabba,
Queensland, 4102
Australia
T: +61 7 3392 3671
E: brisbane@edgece.com

The concepts + information contained in this document are the copyright of EDGE Consulting Engineers.
Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright.
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
LMN	BC	ND

Drawing Title
POST DEVELOPMENT CATCHMENT PLAN

Project No. **AU251209**

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CDA061**

Revision **P02**