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

Prepared for:
Bastion Group

Prepared by:
Holly January
Flood Engineer

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

EDGE CONSULTING
2 MAYNARD STREET
WOOLLOONGABBA, QUEENSLAND, 4102

27/08/2026

Ref: AU251205

DOCUMENT VERIFICATION

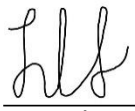
Job Title: Vista St Apartments

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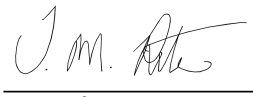
Date	Rev.	Issue	Author	Reviewed
12/12/2025	00	Draft Issue	Holly January	Tim Peters
18/12/2025	01	First Issue	Holly January	Tim Peters
27/08/2026	02	Updated Layout Issue	Holly January	Tim Peters

Holly January
Name – Author


Signed

27/08/26
Date

Tim Peters, 5496
Name - Reviewer


Signed

27/08/26
Date

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1 Introduction

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

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

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

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

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

2 Property Description

2.1 Site Locality

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

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

A general locality plan is presented in Figure 2.1 below:



Figure 2.1 - Site Locality

2.2 Land Usage

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

2.3 Topography and Drainage

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

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

2.4 External Catchment

No external upstream catchments were identified.

3 Proposed Development

3.1 Development Description

The proposed development consists of:

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

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

Refer to the Architectural Plans in Appendix B. The impervious areas of the proposed development have been measured to cover approximately 98% of the development site.

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

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

4 Earthworks

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

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



Figure 4.1: Acid Sulfate Soils Overlay Map (OM14)

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

5 Erosion and Sediment Control

5.1 Introduction

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

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

5.2 General Erosion and Sediment Control Measures

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

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

5.3 Spoil and Stockpile Management Measures

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

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

5.4 Training Requirements

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

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

6 Flooding

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



Figure 6.1- Flood Risk Area Overlay Map (OM17)

7 Water and Sewer Connection

7.1 Sewer Connection

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

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

7.2 Water Connection

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

8 Stormwater Drainage

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

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

9 Conclusion

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

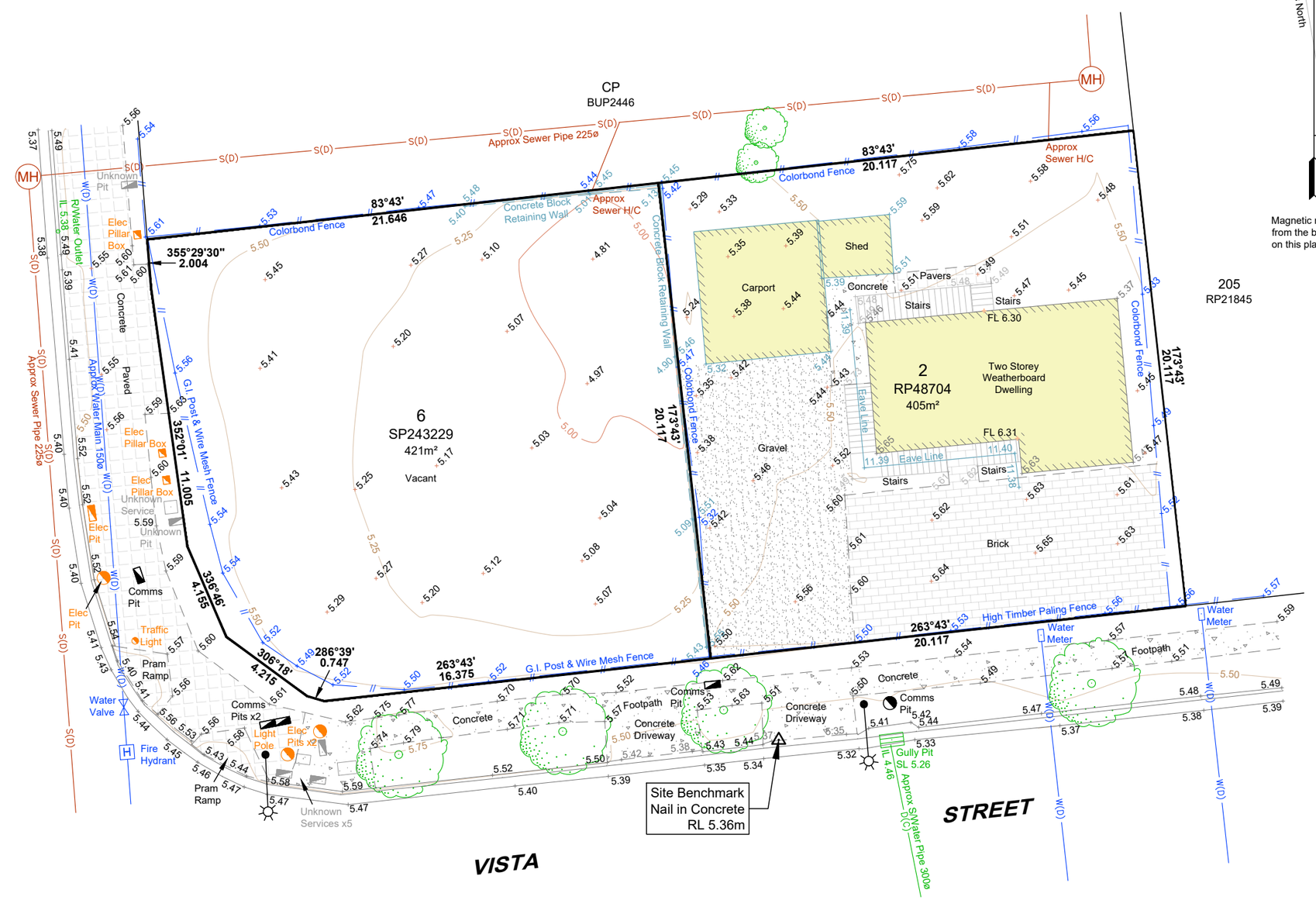
There are no apparent significant constraints on the execution of internal and external earthworks, sediment and erosion control, provision of vehicular access, or the drainage of stormwater from the site.

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

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

10 Appendices

Appendix A – Survey



NOTES:

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

0 4 8 12 16 20 24 28 32

SCALE IN METRES

3020 SURVEYS

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

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

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

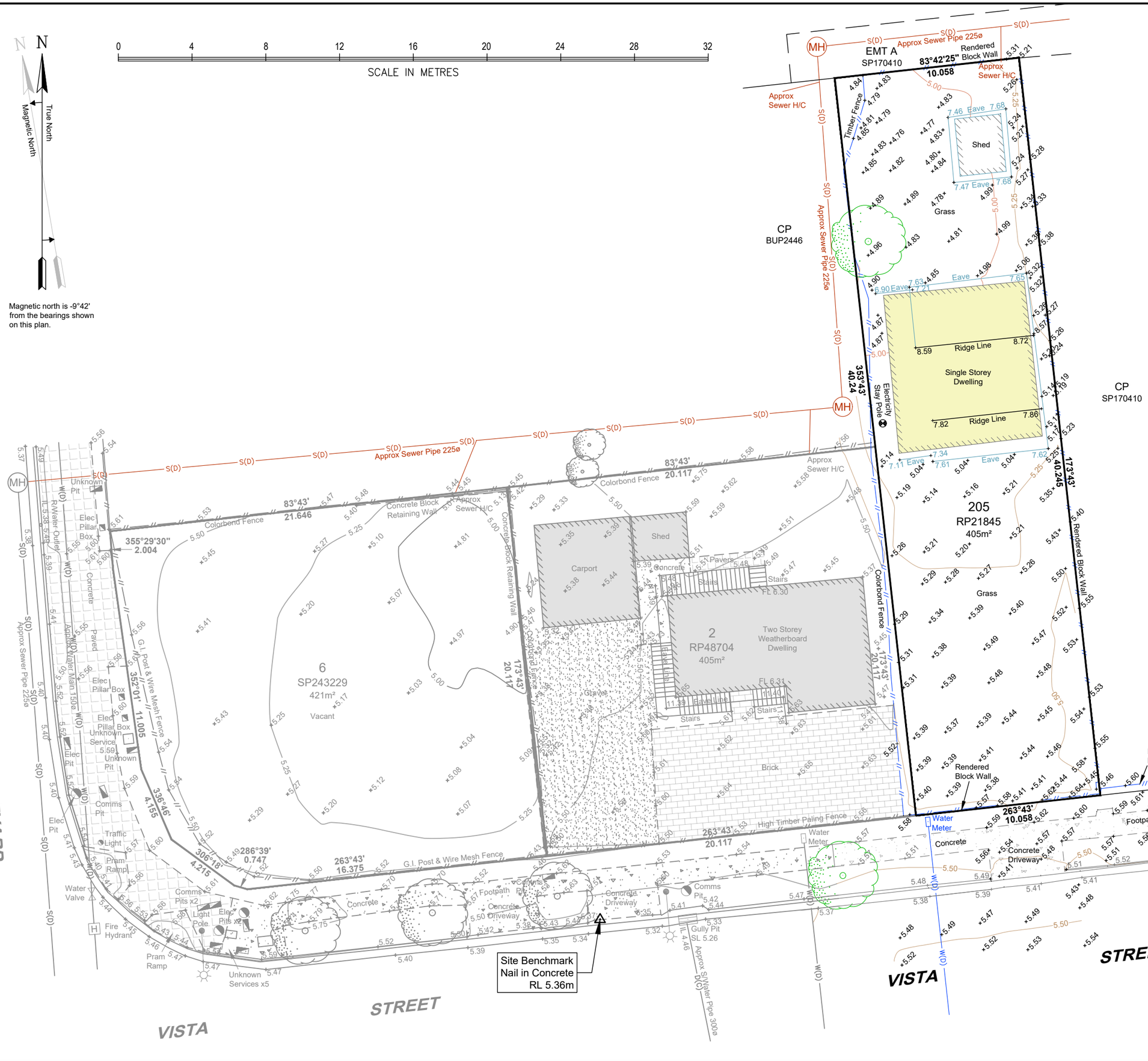
Project: Detail Survey
Client: BDA
Authority: Gold Coast C.C.
Meridian: SP243229
V. Datum: AHD (D)
V. Origin: PSM #200184
RPD: Lot 6 on SP243229 & Lot 2 on RP48704
Contour Interval: 0.25m
Scale at A3: 1:200

DATE	AMENDMENTS	REV
22.04.2024	Original Issue	A

27 Vista St & 2959 Surfers Paradise Blvd

SURFERS PARADISE

22.04.2024	240073_DET_01	A



3020 SURVEYS

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

1/27 Alicia St, Southport, QLD, 4217

3020surveys.com.au

Legend

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

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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.

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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

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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
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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

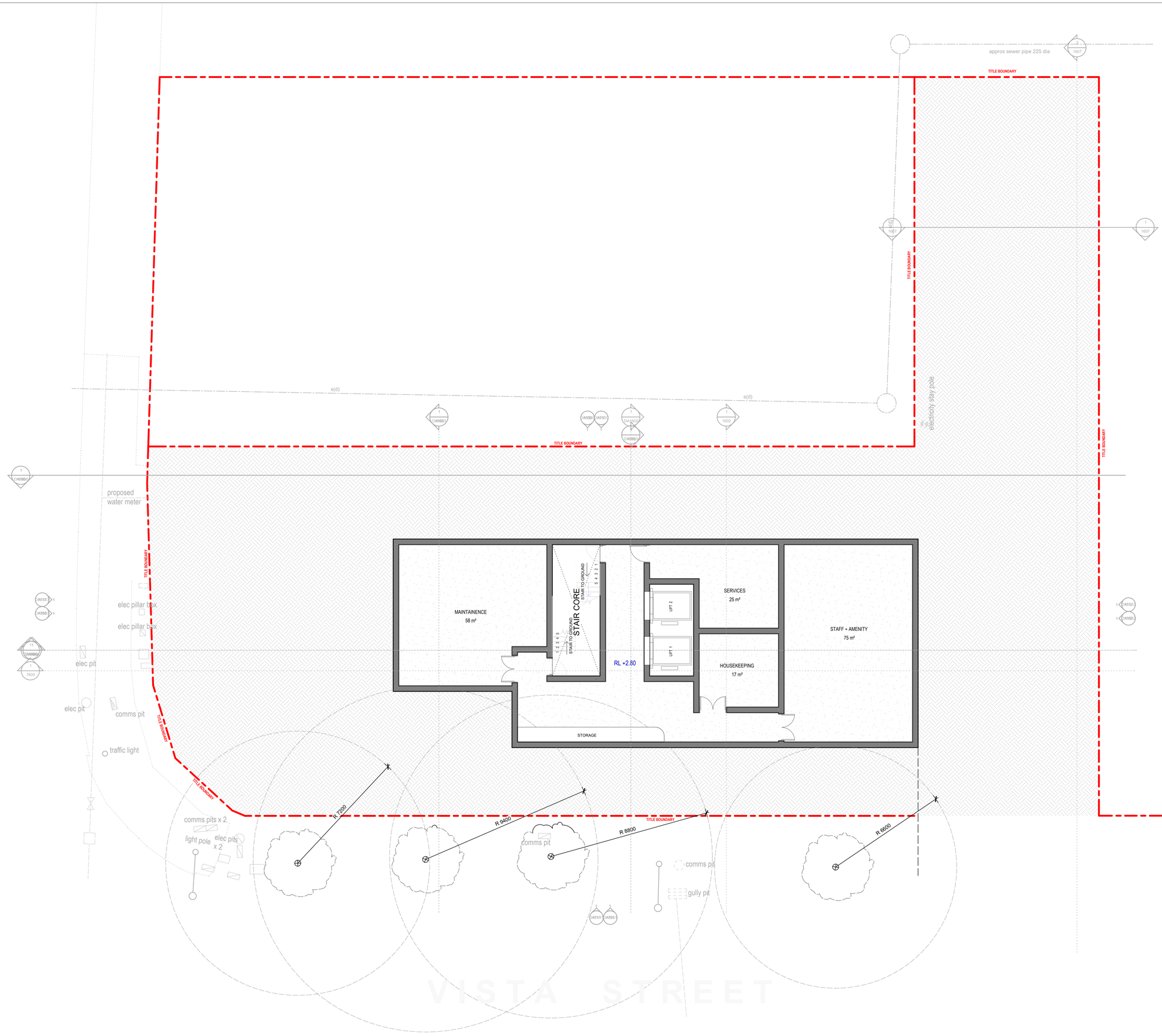
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04-12-2025	For Information	B
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GA - BMT

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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

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37 BROLGA AVENUE, SOUTHPORT, 4215
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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

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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

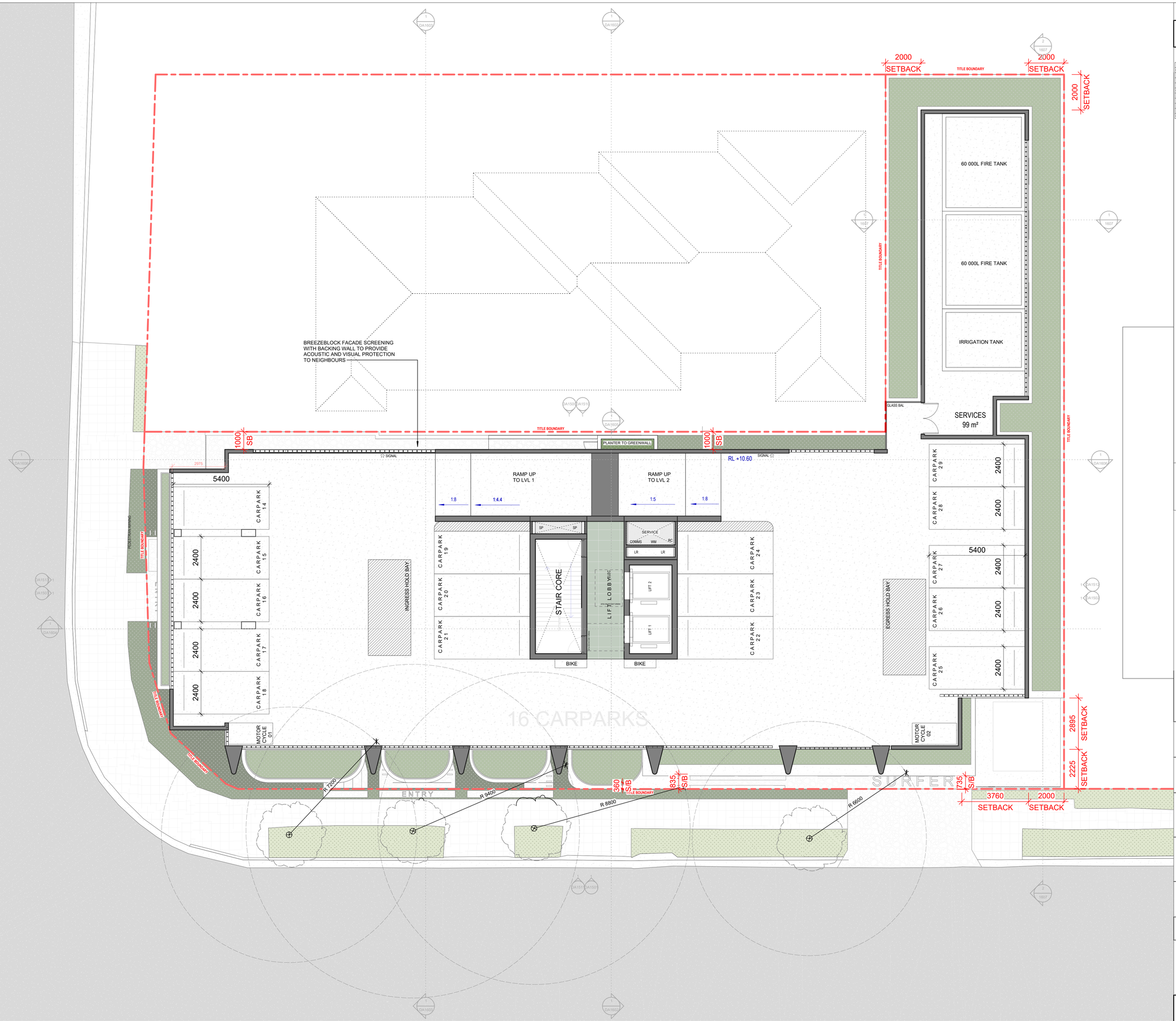
980	DA	DA1200	L

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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

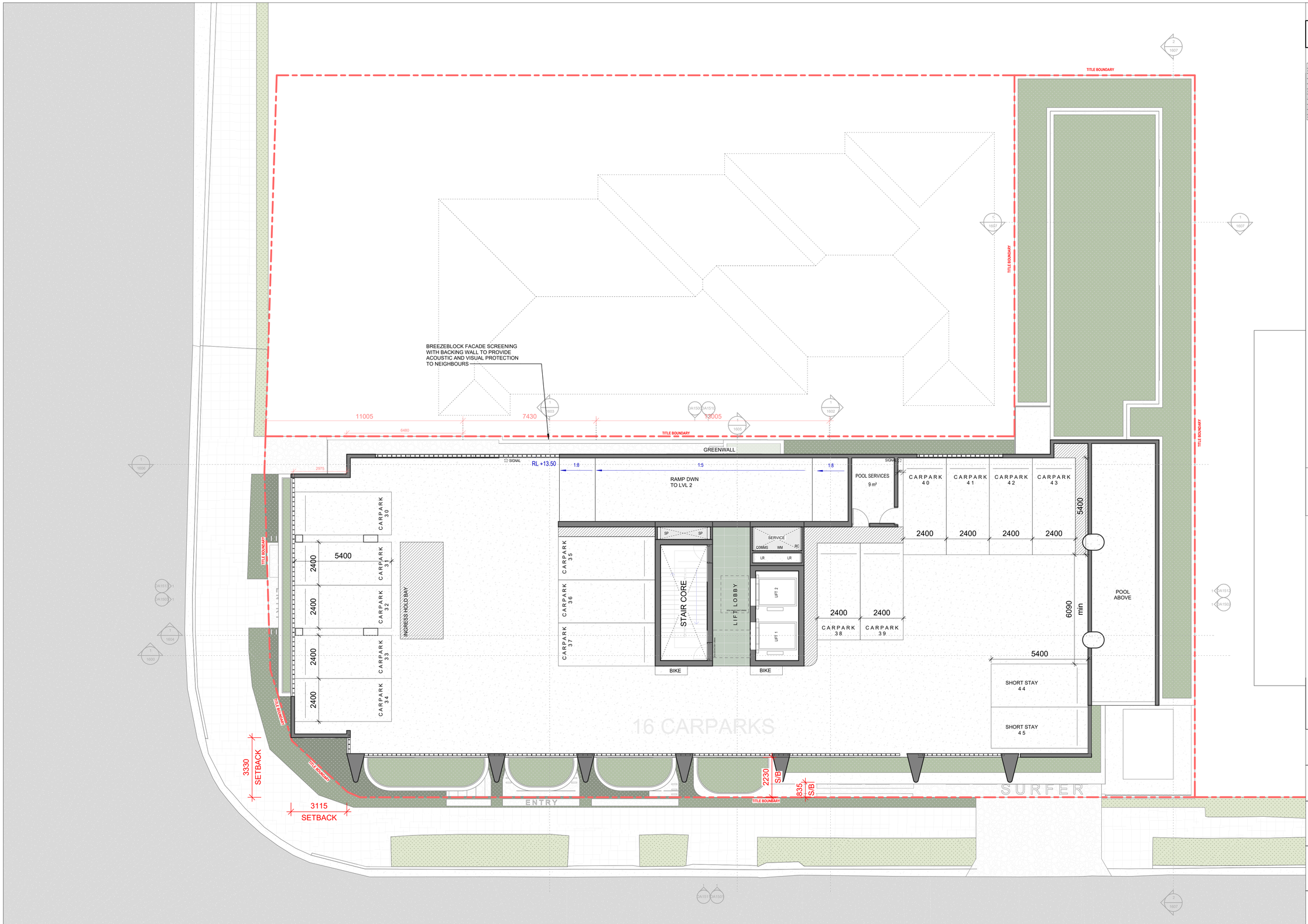
Studio Snell

STUDIO SNELL
SNELLGAARD FAMILY PTY LTD 89 709 189 296

JOE SNELL ARCHITECT REGISTRATION NSW 8659 & QLD 5717

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REVISION SCHEDULE

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

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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

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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
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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

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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

PROPOSED

EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR
- MAJOR CONTOUR
- BUILDING
- CONCRETE
- SHORING WALL
- BUILDING WALL
- STORMWATER
- WATER
- SEWER
- GAS
- TELECOMMUNICATIONS
- ELECTRICAL
- 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.

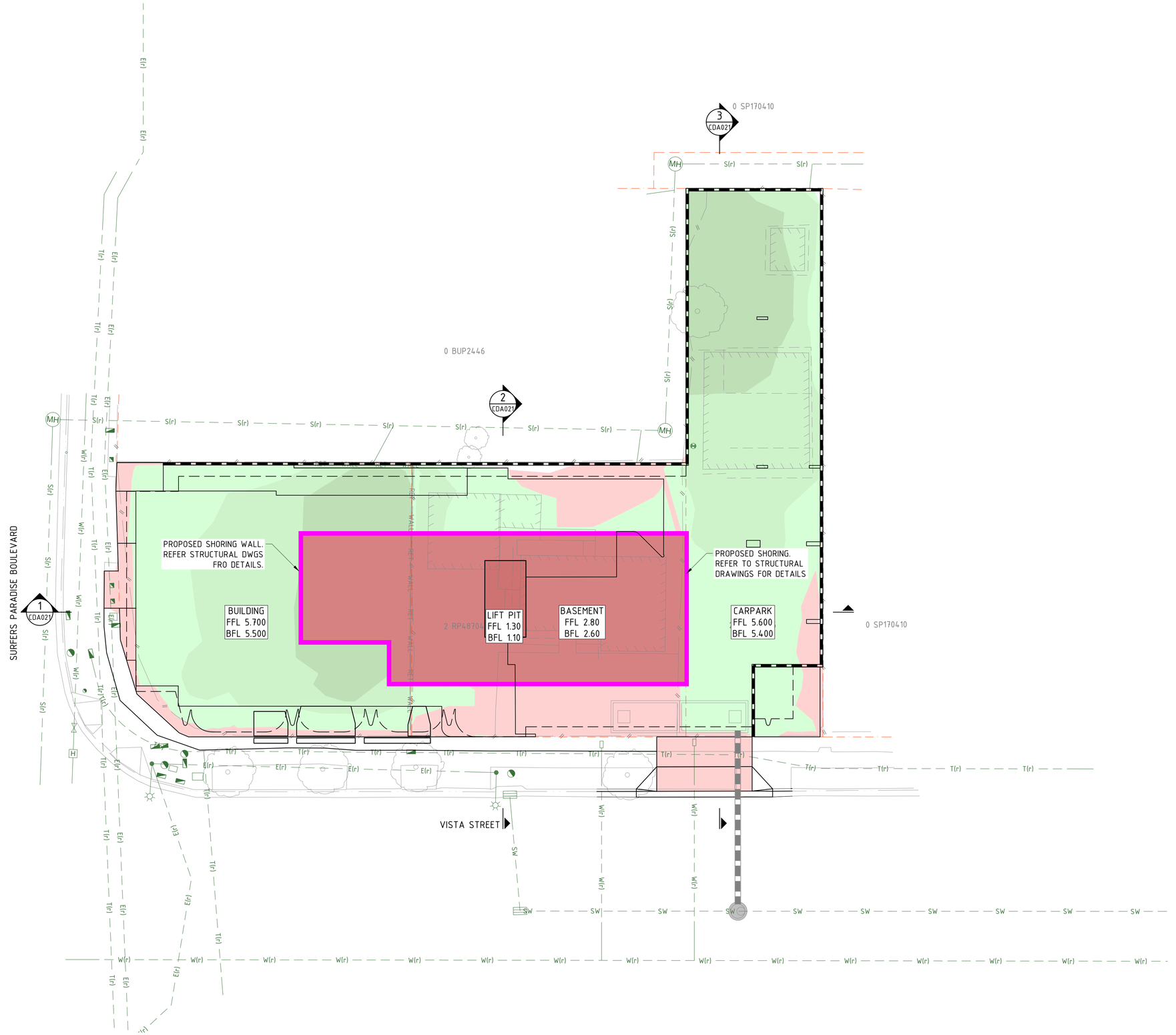
NOTE

A GEOTECHNICAL INVESTIGATION HAS BEEN CARRIED OUT BY _____, REFERENCE No. _____ DATED _____.

THIS REPORT MUST BE READ IN ITS ENTIRETY PRIOR TO CONSTRUCTION AND ALL WORKS TO COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

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.



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

DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!

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

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

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

Drawing Title
BULK EARTHWORKS PLAN

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA011

Revision
P02

SURFACE LEGEND

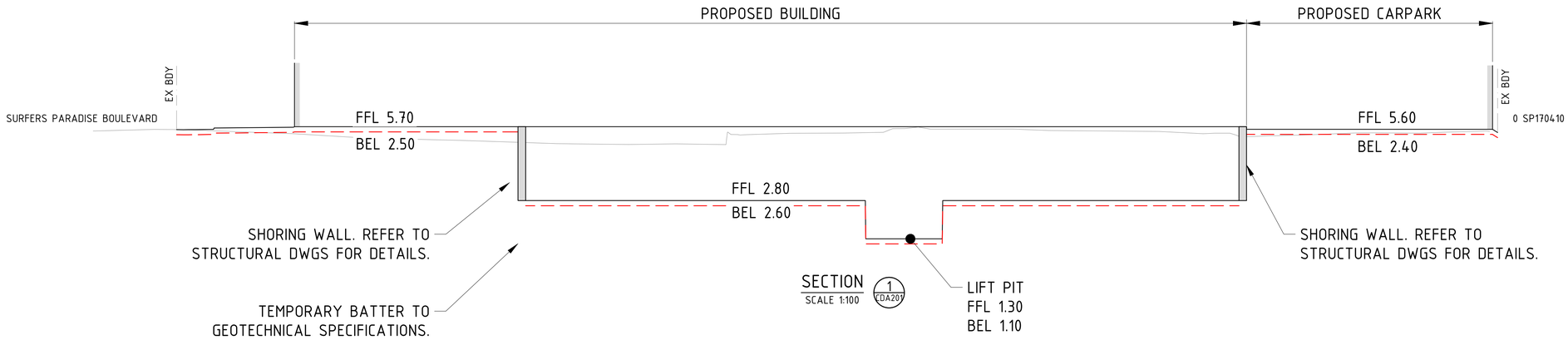
- NATURAL SURFACE
- INDICATIVE NATURAL SURFACE
- DESIGN SURFACE
- BULK EARTHWORKS SURFACE

NOTE

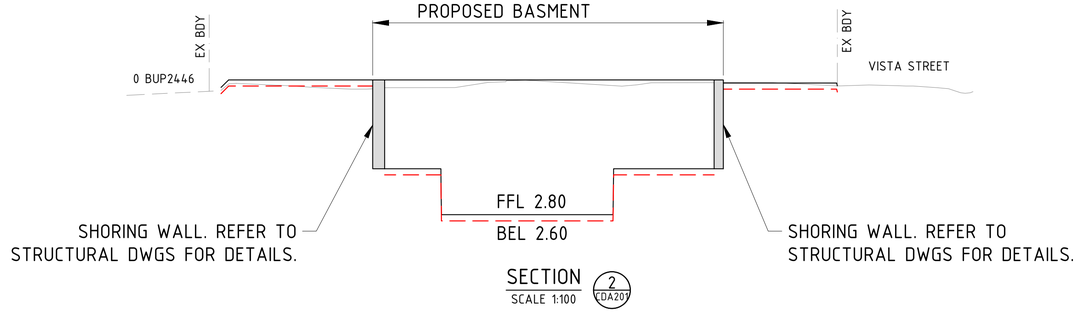
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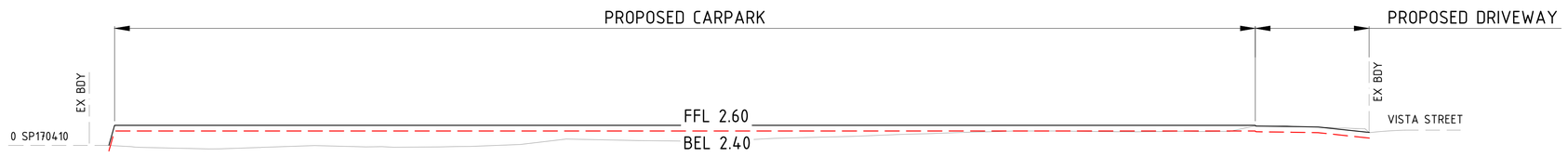
EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



SECTION 1 / CDA20
SCALE 1:100



SECTION 2 / CDA20
SCALE 1:100



WARNING

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

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0 2 4
SCALE 1:100 @A1

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

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

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

Client
BASTION GROUP

Designed	Drawn	Checked
BC	BC	ND

Drawing Title
BULK EARTHWORKS SECTIONS

Project No.
AU251209

PRELIMINARY
NOT FOR CONSTRUCTION

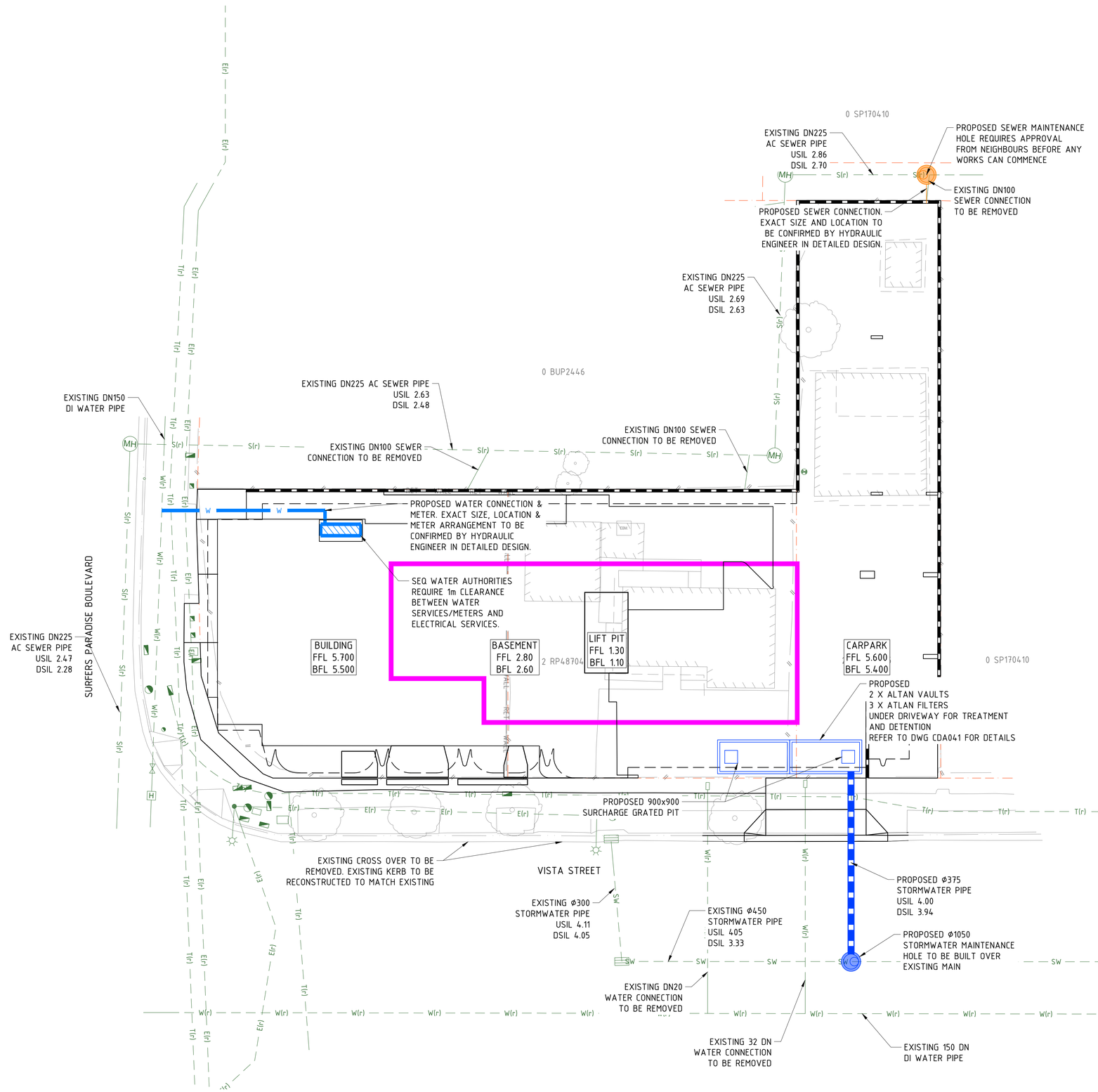
Drawing No.
CDA021

Revision
P02

PROPOSED

EXISTING

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



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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
MS	BC	ND

Drawing Title
SERVICES CONNECTION PLAN

Project No.
AU251209

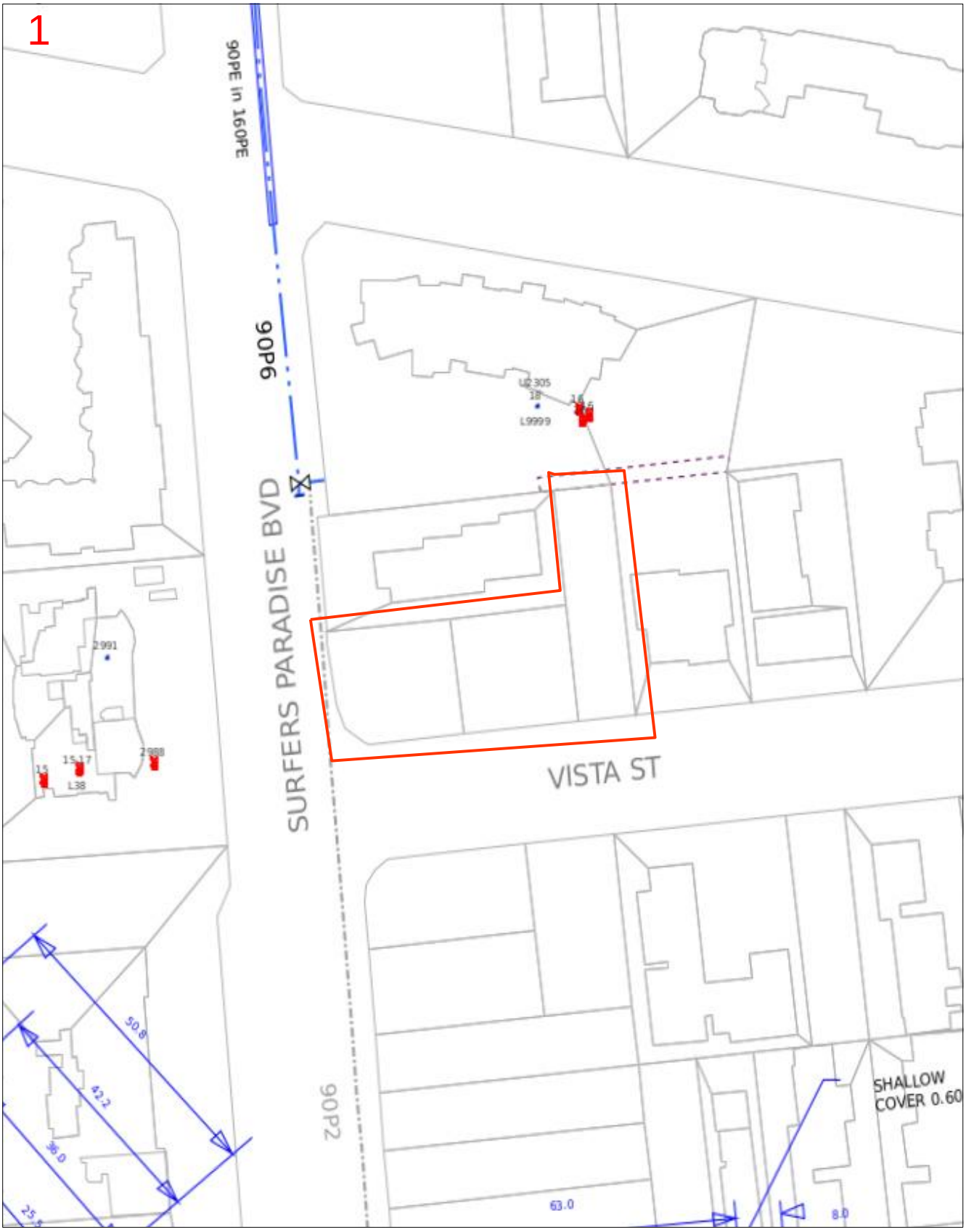
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
CDA071

Revision
P02

Appendix D – BYDA Information

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



Scale 1: 700

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

Enquiry Area

Map Key Area

Legend

Pipe

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

Area

- BYDA area of interest

Pipe code and material

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

Object

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

Abbreviation

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

Example

Pipe

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

63S8 — 63 mm medium pressure steel

Pipe code

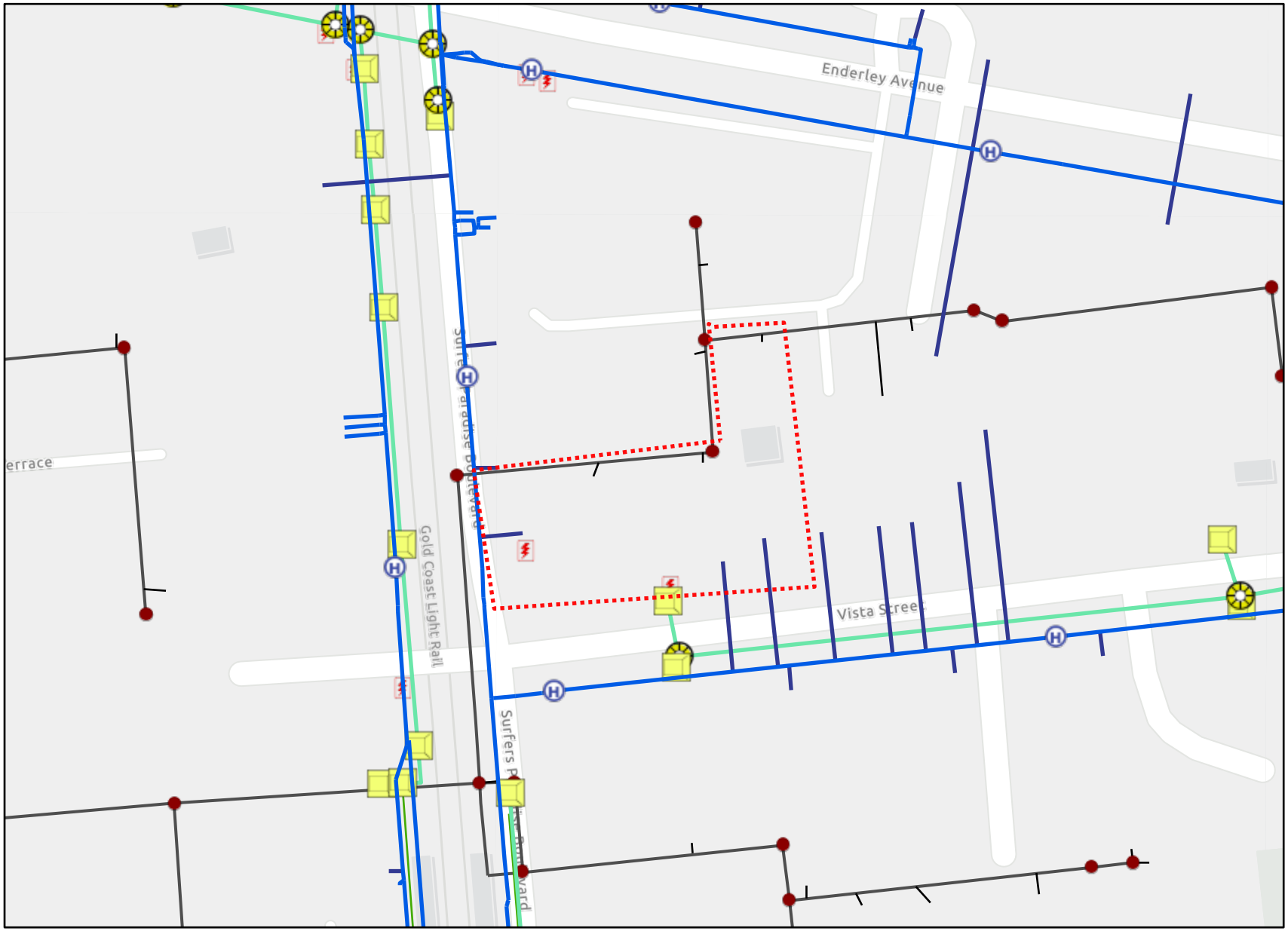
Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

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

CITY OF GOLDCOAST.

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

BEFORE YOU DIG www.byda.com.au



Legend

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

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

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

08/12/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

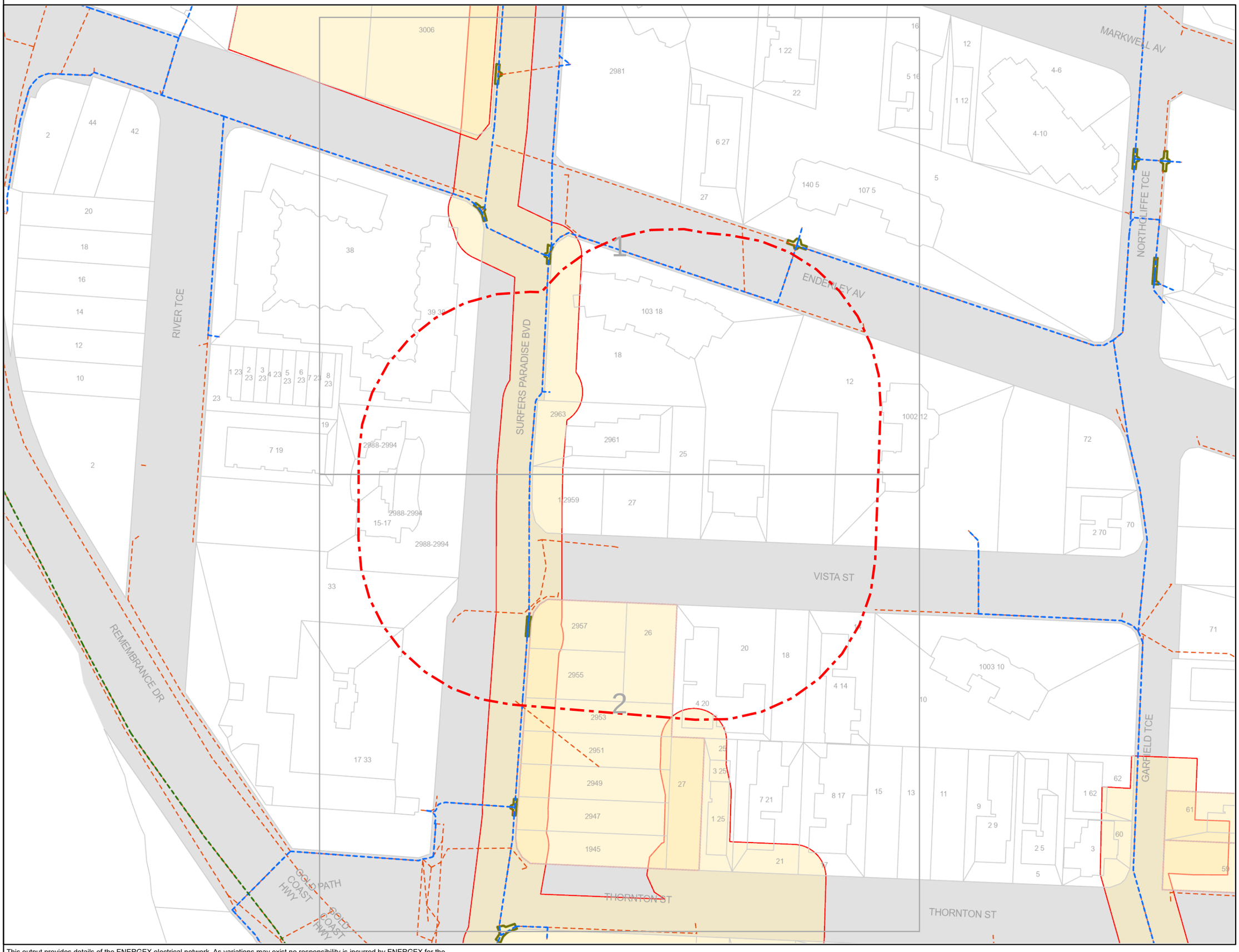
0 10 20 40 m

N

Scale 1:1,000

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 265382919
Date: 08/12/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

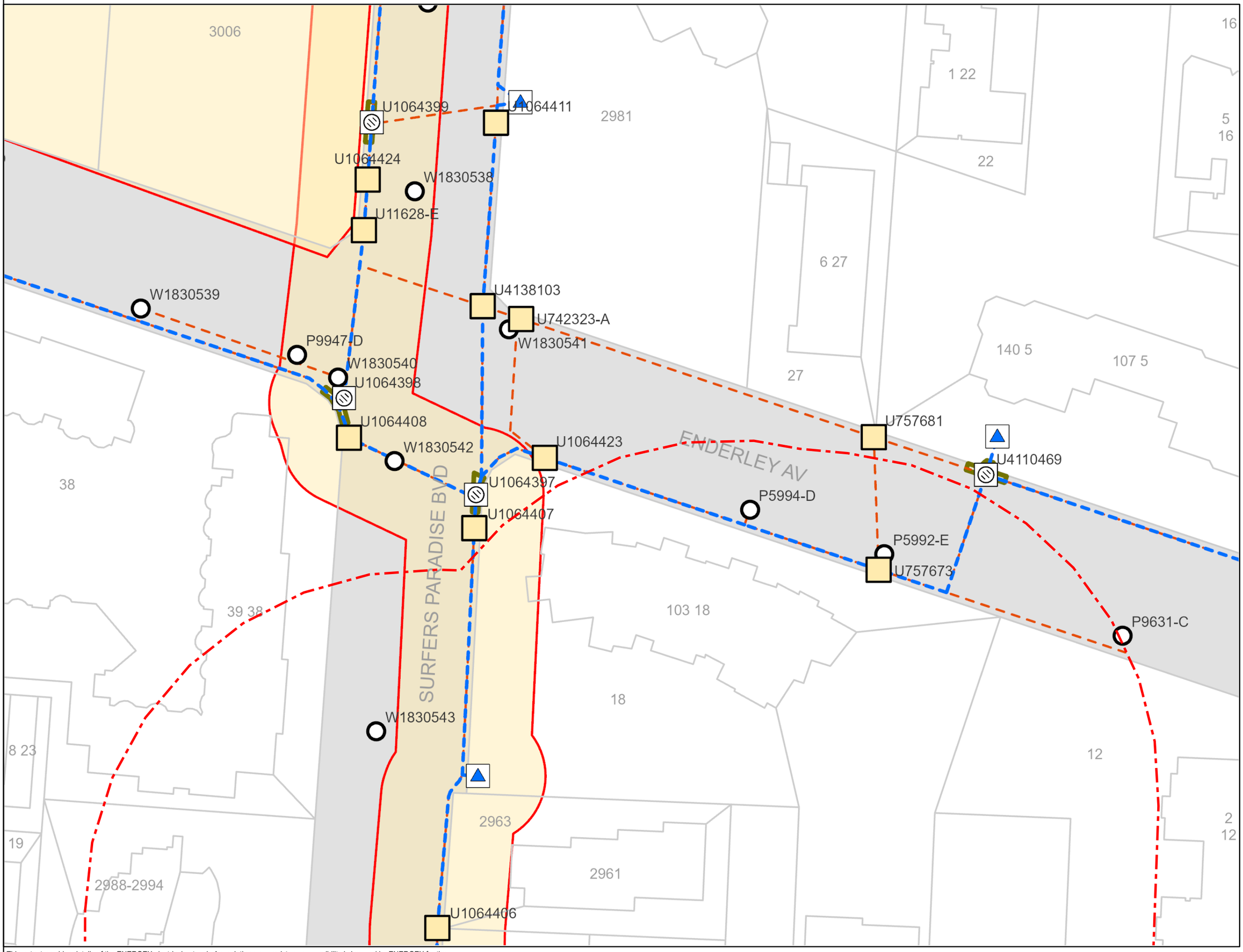
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DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising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

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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 265382919
Date: 08/12/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

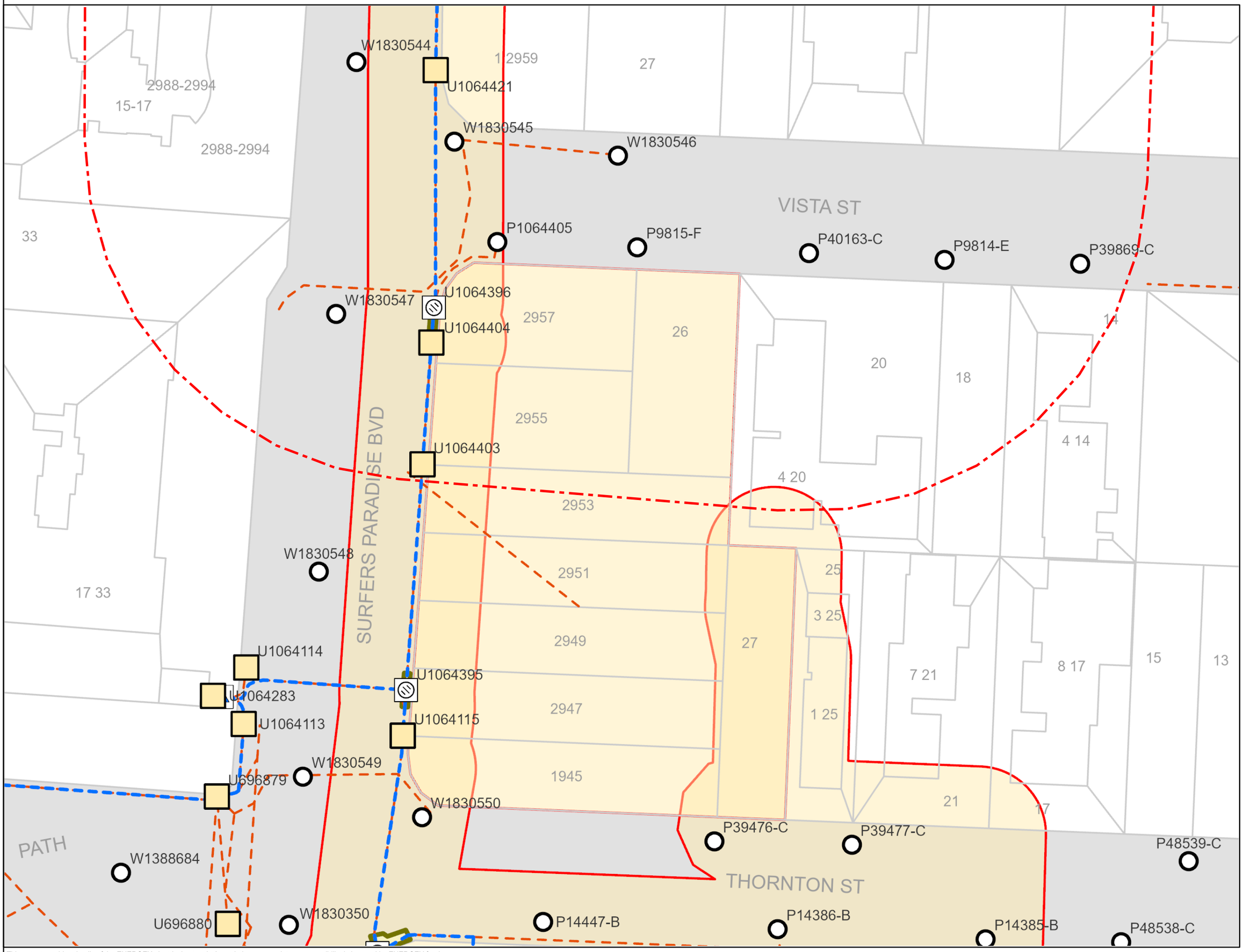
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For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 265382919
Date: 08/12/2025

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

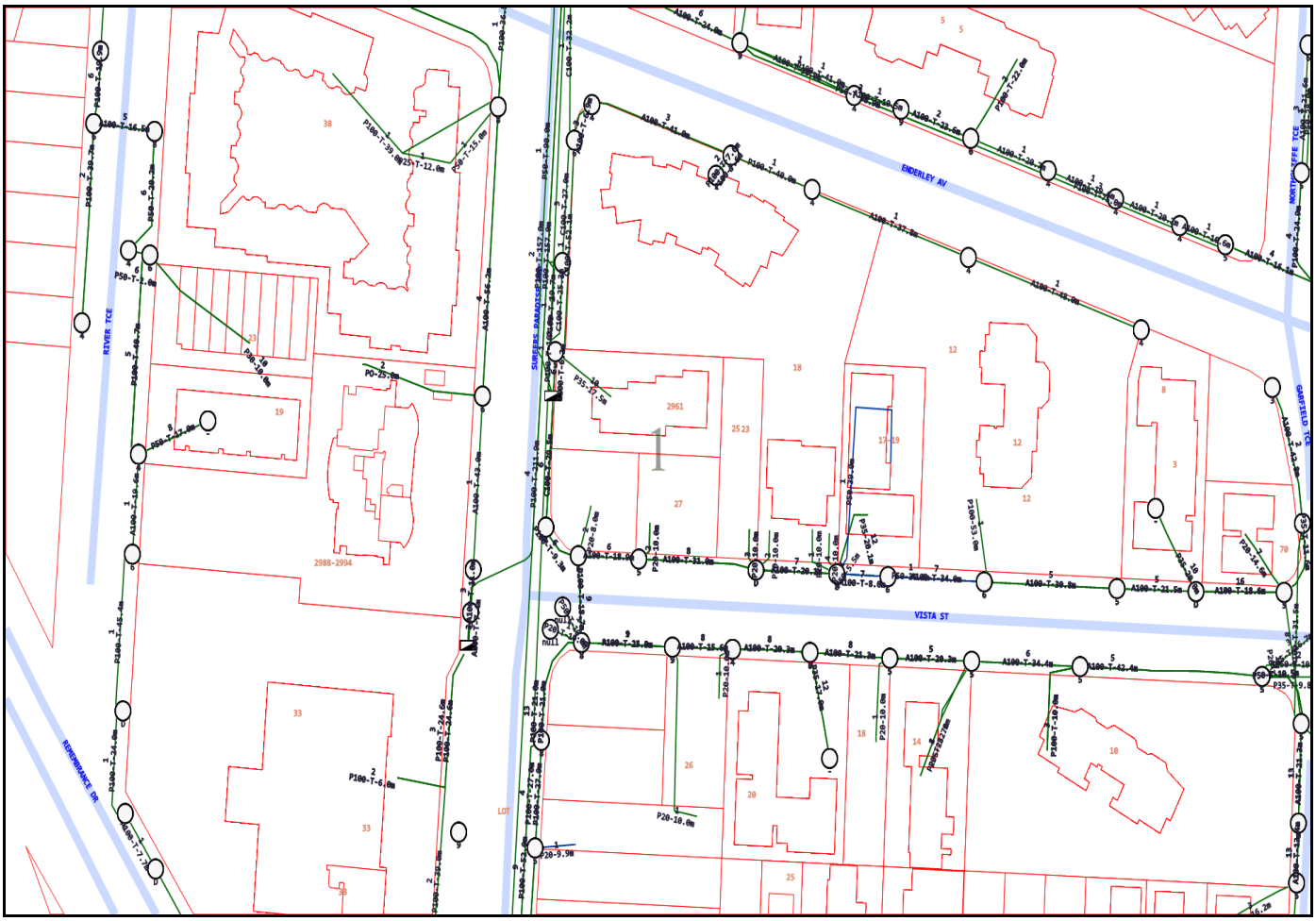
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LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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



Tile No: 1

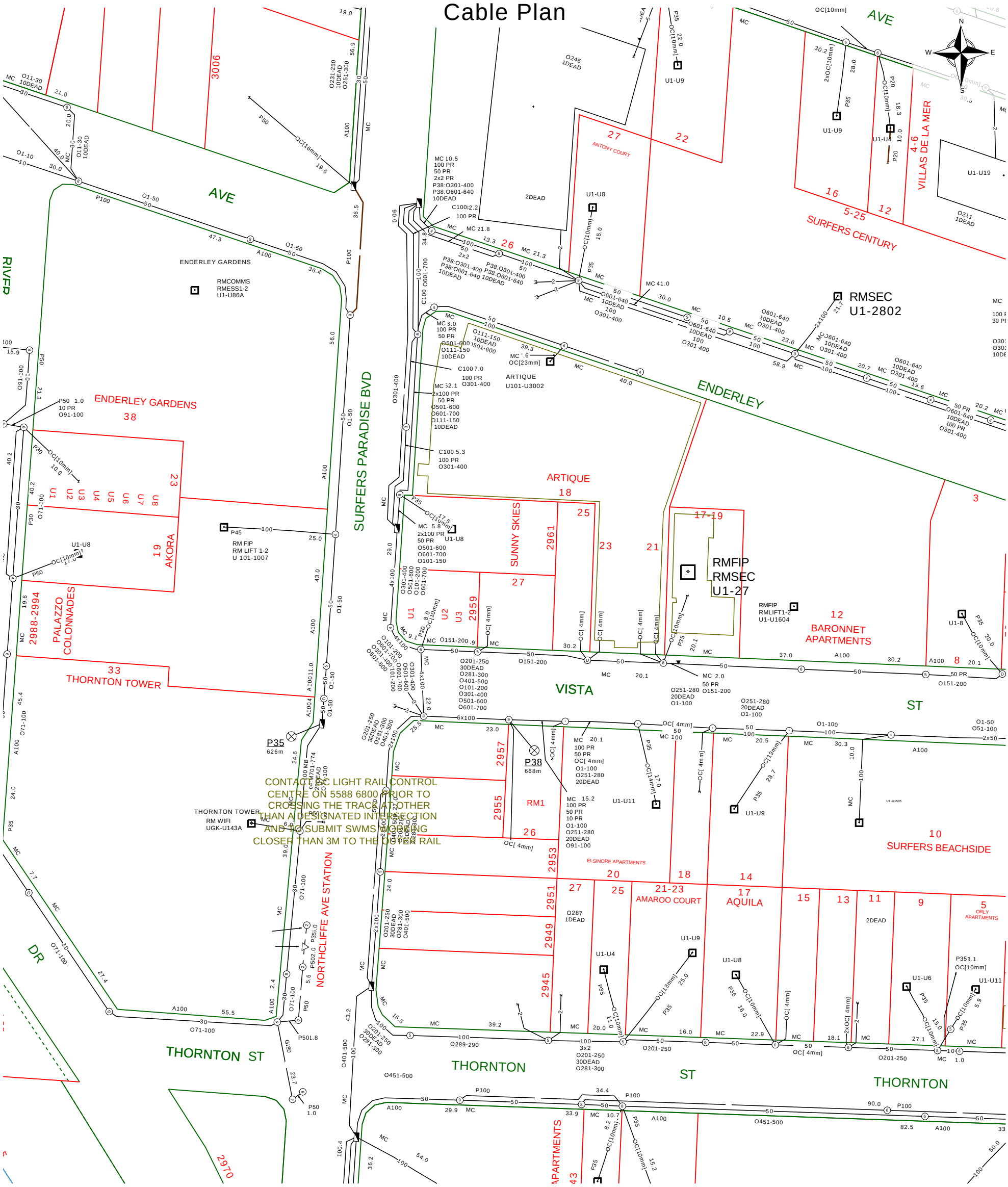
WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 265382917

Date Generated: 08 Dec 2025

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

Cable Plan



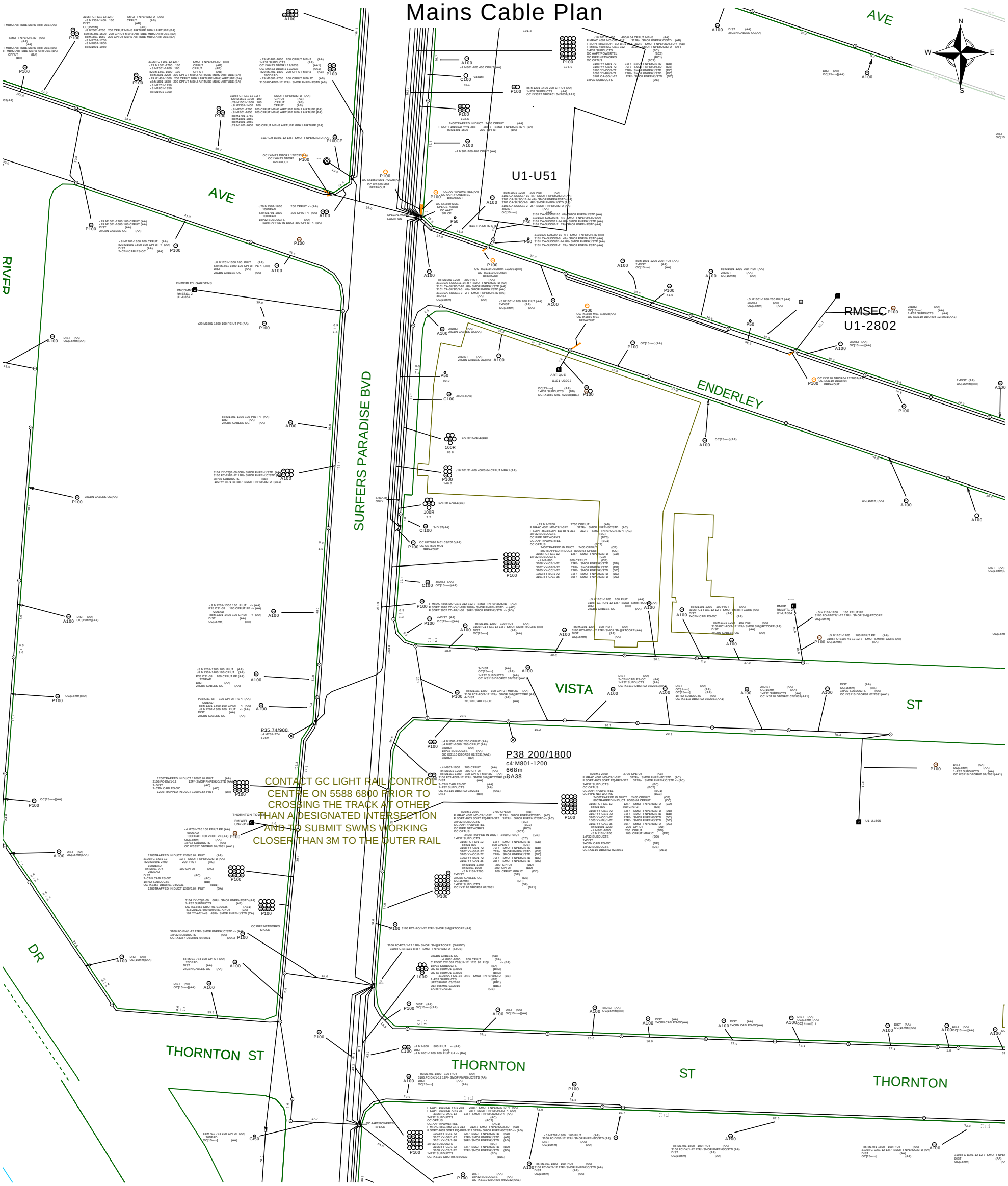
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 265382921
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic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

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

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

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

Mains Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

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

Sequence Number: 265382921

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

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

WARNING
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