

ENGINEERING INFRASTRUCTURE REPORT

Proposed Niecon Life Sciences Centre

**Lumina Site 6B, Corner of Hill Street & Frazer
Street, Southport**

Lots 62 & 63 on SP338437

For GCHKP Pty Ltd

18 December 2023

File No: OSK5172-0004-F

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024



AMENDED IN RED

By: K McGill

Date: 27 February 2024



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Author:	Erin Way
Client:	GCHKP Pty Ltd
Client Contact:	William Nikiforides
Client Reference:	Lumina Site 6B, Corner of Hill Street & Frazer Street, Southport
Synopsis:	This report examines the existing infrastructure and future engineering impacts for the proposed development of the site, including the availability of services and the provision of water and sewerage servicing the development site and determines the demand on these systems from the proposed development.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1305/02

Date: 29 April 2024



Reviewed by RPEQ	Reg. No.	Signed	Date
Trent Purdon	12190		18 December 2023

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Recipient	No of Copies	Method
GCHKP Pty Ltd - William Nikiforides	1	PDF

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Appendix D:	Dial Before You Dig Plans

1.0 INTRODUCTION

1.1 Background

OSKA Civil Consultants has been commissioned by GCHKP Pty Ltd to prepare an Engineering Infrastructure Report (EIR) to support a Development Application (DA) to the City of Gold Coast (CoGC) for the proposed Niecon Life Sciences Centre situated at Lumina Site 6B, Corner of Hill Street & Frazer Street, Southport.

The subject site is described as Lots 62 & 63 on SP338437 and has a total site area of 0.20ha.

The purpose of this report is to demonstrate that the proposed development can be connected to Council's existing stormwater drainage, sewerage, water systems and other utility services.

2.0 SITE DESCRIPTION

2.1 Location

The subject site is located on Lumina Site 6B, Corner of Hill Street & Frazer Street, Southport. The site fronts Frazer Street to the north and Hill Street to the west and is surrounded by commercial health properties to the south and east. The site covers a total combined area of 0.20ha, with details as summarised in Table 1 and as located in Figure 1.

Table 1: Site Description

Client	Lot and Property Description	Street Address
GCHKP Pty Ltd	Lots 62 & 63 on SP338437	Lumina Site 6B, Corner of Hill Street & Frazer Street, Southport

2.2 Site Topography

The existing site is a constant grade of 5% with spot heights ranging from approximately RL 18m AHD to RL 16m AHD. The site generally slopes towards Frazer Street to the north. Based on the provided survey and aerial information, any stormwater runoff from ground surfaces drains to the stormwater drain to the north and west of the site.

Further information of the site survey has been provided by Bennett+Bennett, Verification Plot "Proposed Stage 6B Site", (Ref: 200083_001_VER) included as Appendix A.

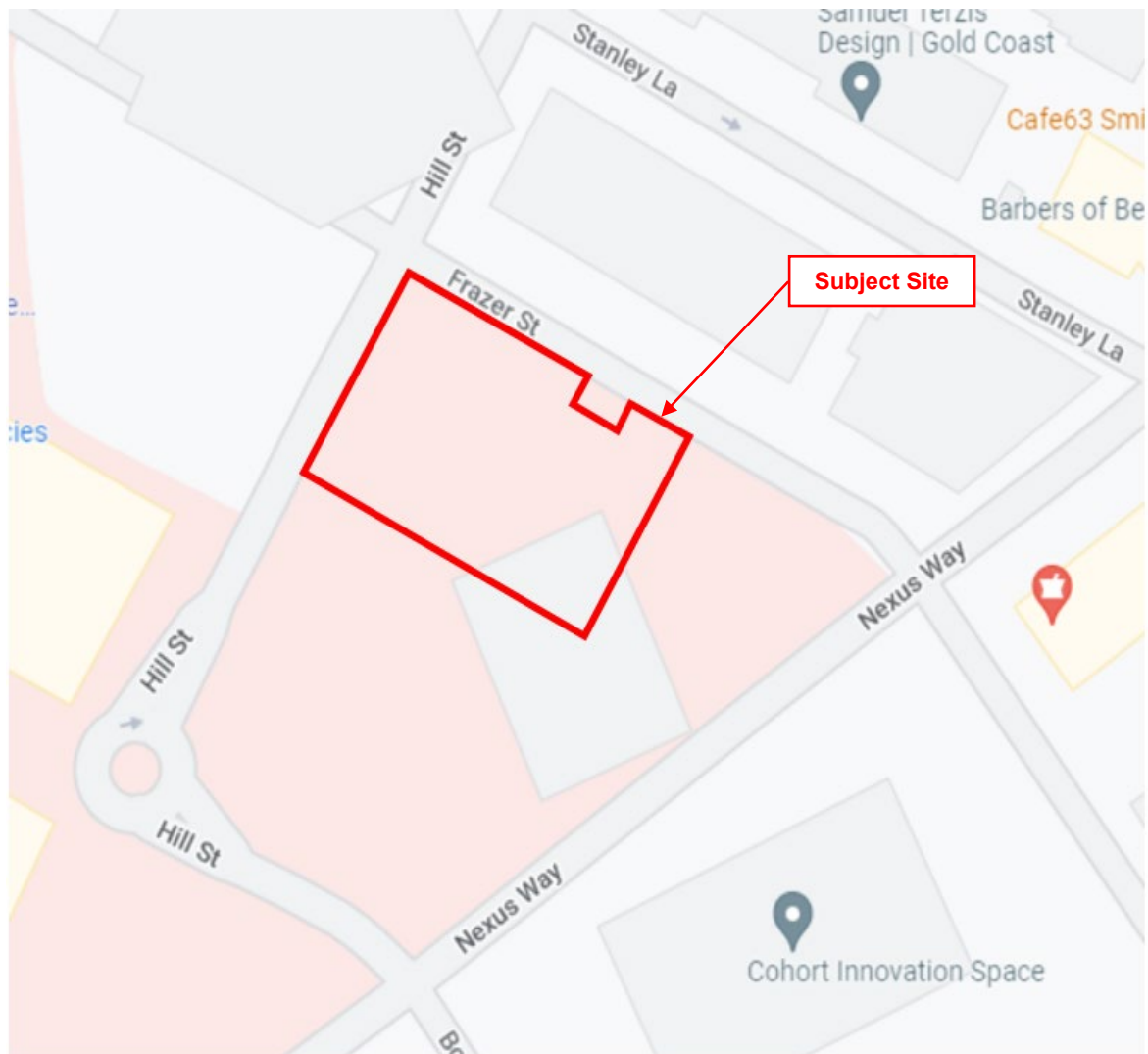


Figure 1: Locality Plan (Source: Nearmap)

2.3 Vegetation and Land Use

The subject site is currently vacant with gravel surface and some grass cover. There is currently no vehicular access to the site.

An aerial photograph taken on the 13th of November 2021 of the subject site is included in Figure 2.



Figure 2: Aerial Image of the Site (Source: Nearmap – Image taken the 13th November 2021)

2.4 Proposed Development

The proposed development for the site consists of a 8-storey building for a centre of excellence for clinical care, research, innovation and industry. The proposed development contains three (3) levels of basement car parking. There are tenancies situated from Level 1 to Level 8 of the proposed building. The proposed development at time of writing this report has provided a conceptual level of landscaping; however, it is anticipated the development will contain adequate landscaping footprints as per Council's requirements.

Ramp and driveway access to the site will be gained via Frazer Street to the north. This proposed driveway is connected to the basement car parks.

Refer to Appendix B for further proposed architectural details prepared by Kris Kowalski Architects, Level 2, (Ref: 1793-DA_1_101).

3.0 ROADWORKS

The proposed development will be accessed from Frazer Street in accordance with City of Gold standards and specifications and IPWEA Standard Drawings RS-051. The external roadworks proposed for this development includes construction of the proposed new vehicle crossover and rectification of any damages caused to the existing verge profile including the footpath and kerb and channel.

For further details, see schematic drawing showing the proposed roadworks as illustrated in the OSKA Consulting Group; Preliminary Sewer, Water Connection and Roadworks Plan (Ref: OSK5172/P001/E); included as Appendix C.

4.0 STORMWATER

Stormwater collected from the roof, carpark and ground areas shall be conveyed via an internal network of pits and pipes, sized to capture and detain flows up to the 1% AEP, and conveyed to the proposed SPEL device for treatment. The captured flows within the tank are directed to the proposed surcharge pit at the front of the site before draining to the existing gully pit within Hill Street (the site's LPOD).

For further details, see OSKA Civil Consultants, Conceptual Stormwater Management Plan (Ref: OSK5172-0003).

5.0 SEWERAGE

The subject site will be serviced by the existing 225mm sewer main located in Nexus Way. It is proposed to connect the developments sewer into a proposed manhole in Frazer Street and a new 150mm main sewer main extension in Frazer Street to a new manhole within the intersection of Nexus Way and Frazer Street. This extension will be completed by others as part of the subdivision servicing works.

An existing sewer main is shown within the subject site which is proposed to be decommissioned.

For further details, see schematic drawings showing the existing sewer infrastructure and the proposed modifications to the existing network as illustrated in the OSKA Consulting Group; Preliminary Sewer, Water Connection and Roadworks Plan (Ref: OSK5172/P001/E); included as Appendix C.

In accordance with the SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code), the proposed sewerage demand has been calculated based on medical centre and café zoned demand rates. *Table 2* shows the demand upon the existing sewerage system from the development.

Table 2: Proposed Development Sewerage Demand

Land Use Category	Ground Floor Area (GFA)	Loading (EP/100m ² GFA)	Total EP	Total ET
Medical	10,114	1.68	169.92	60.90

EP / ET Conversion Rate = 2.79 EP / ET

ADWF = 210L/EP/d x EP
= 210L/EP/d x 169.92
= 35,683.20 L/d
= 0.41 L/s

PDWF = C2 x ADWF

$C2 = 4.7 \times (EP)^{-0.105}$

C2 = 0.021

= 0.021 x 0.41

= 0.0086 L/s

PWWF = 5 x ADWF

= 5 x 0.41

= 2.05 L/s

The proposed development will create an Average Dry Weather Flow (ADWF) of 0.41 L/s, a Peak Dry Weather Flow (PDWF) of 0.0086 L/s and a Peak Wet Weather Flow (PWWF) of 2.05 L/s. The sewer infrastructure required to service the proposed development will need to be of sufficient capacity to cater for these flows.

6.0 WATER

There is an existing 150mm PVC water main within Hill Street to the west and an existing 150mm PVC water main along Frazer Street to the north of the site. It is proposed to connect into the 150mm water main within Hill Street with a new property connection for the proposed development.

The existing water infrastructure and available water connections are illustrated in OSKA Consulting Group; Preliminary Sewer, Water Connection and Roadworks Plan (Ref: OSK5172/P001/E); .

The proposed demands upon the existing water network due to the proposed development have been calculated in accordance with the SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code) using the parameters detailed in Table 3.

Table 3: Proposed Development Water Demand

Land Use Category	Ground Floor Area (GFA)	Loading (EP/100m ² GFA)	Total EP	Total ET
Medical	10,114	1.68	169.92	60.90

EP / ET Conversion Rate = 2.79 EP / ET

Peaking Factors - Industry)

MDMM/AD = 1.06

PD/AD = 1.12

PH/AD = 1.54

Average Day Demand (AD) = 220L/EP/d + NRW (20L/EP/d)
= 240L/EP/d x 169.92
= 40,780.80 L/d
= 0.472 L/s

Peak Day Demand (PD) = (PD/AD x 220L/EP/d x EP) + (NRW x EP)
= (1.12 x 220 x 169.92) + (20 x 169.92)
= 45,266.69 L/d
= 0.524 L/s

Peak Hour Demand (PH) = (PH/AD x 220L/EP/d x EP) + (NRW x EP)
= (1.54 x 220 x 169.92) + (20 x 169.92)
= 60,967 L/d
= 0.706 L/s

The proposed development will create a total Average Day Demand (AD) of 0.472 L/s, a Peak Day Demand (PD) of 0.524 L/s and a Peak Hour Demand (PH) of 0.706 L/s.

The firefighting requirements for this development area are 30L/s for 4 hours (Flows: Commercial/Industrial Area). The water infrastructure required to service the proposed development will need to be of sufficient capacity to cater for these flows.

7.0 ELECTRICAL AND TELSTRA

Telecommunications services are available along the verge of Frazer Street and electrical services are available along the verge of Hill Street and Frazer Street. Load requirements and any necessary upgrades will need to be investigated by an electrical consultant as part of the detailed design for the proposed development. There is existing communication and electrical cables that are within the existing site, these will also need to be investigated by an electrical consultant.

Included is Dial Before You Dig Plans in Appendix D.

8.0 GAS

Gas services are available along the verge of Hill Street and Frazer Street. Load requirements and any necessary upgrades will need to be investigated by gas consultant as part of the detailed design for the proposed development. Dial Before You Dig plans are included in Appendix D.

9.0 CONCLUSIONS

OSKA Civil Consultants has been commissioned by GCHKP Pty Ltd to prepare an Engineering Infrastructure Report (EIR) to support a Development Application (DA) to City of Gold Coast (CoGC) for the proposed Niecon Life Sciences Centre situated at Lumina Site 6B, Corner of Hill Street & Frazer Street, Southport. The subject site is described as Lots 62 & 63 on SP338437.

This Engineering Infrastructure Report has detailed the existing infrastructure and the provision of services to the proposed development and determined the proposed demand on the existing water and sewerage infrastructure. The location of the existing water and sewerage reticulation infrastructure as well as the proposed connection points for the development have been shown on the servicing plans in addition to the proposed roadworks.

APPENDIX

A

*Bennett+Bennett,
Verification Plot “Proposed Stage 6B Site”, (Ref:
200083_001_VER)*

LEGEND:

Road	Terrain
Kerb Back	Driveway
Kerb Invert	Footpath
Edge of Bitumen	Slab Edge
Edge of Gravel	Retaining Wall Base
Road Crown	Retaining Wall Top
Traffic Park Meter	Change of Grade
Traffic Light	Top of Bank
Traffic Pit	Toe of Bank
Traffic Sign	Waterline
Traffic Post Box	Garden Edge
Structures	Creek Toe of Bank
Building Line	Creek Top of Bank
Roof Ridgeline	Creek Invert
Fence Line	Creek Waterline
Gate	Tree
Hand Rail	Tree Canopy
Cattle Grid	Control Point/PSM
Bollard	Drainage
Sewer	Drainage line
Sewer Line	Open Drain
Valve	Manhole
Inspection Opening	Field Inlet
Manhole	Downpipe
Electrical	Communications
Electricity Line	Communication Line
Overhead Line	Overhead Line
Pits/Manholes	Pits/Manholes
Pole	Pillar
Street Light	Gas
Light In-Ground	Gas Line
Water	Valve
Water Line	Marker
Meter	Subsurface Utility -QL
Valve	* (A) * Quality A (H±50mm,V±50mm)
Fire Hydrant	* (B) * Quality B (H±300mm,V±500mm)
Tap	* (C) * Quality C (H±300mm,2D)
Sprinkler	* (D) * Quality D (Exist Record)
Fuel	
Fuel Line	
Fitting	

NOTES:

1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PM200150 R.L 25.253 AHD situated in Parklands Drive
4. All Boundaries are vide title and subject to confirmation by survey.
5. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Area vide title : 7488m²
7. Field Survey Completed on 02/09/2021
8. Proposed areas and measurements are subject to final survey

Level datum: AHD Derived (PM200150)
Horiz datum: MGA Derived DCDB (SP277512)
Coord Origin: DCDB (NE Cor Site)
GDA System: GDA2020 Coordinate System: Plane 1:1
Meridian: + 0°00'00" SP277512

Title:

VERIFICATION PLOT "PROPOSED STAGE 6B SITE" LOT 12 on SP275512 15 Nexus Way, Southport

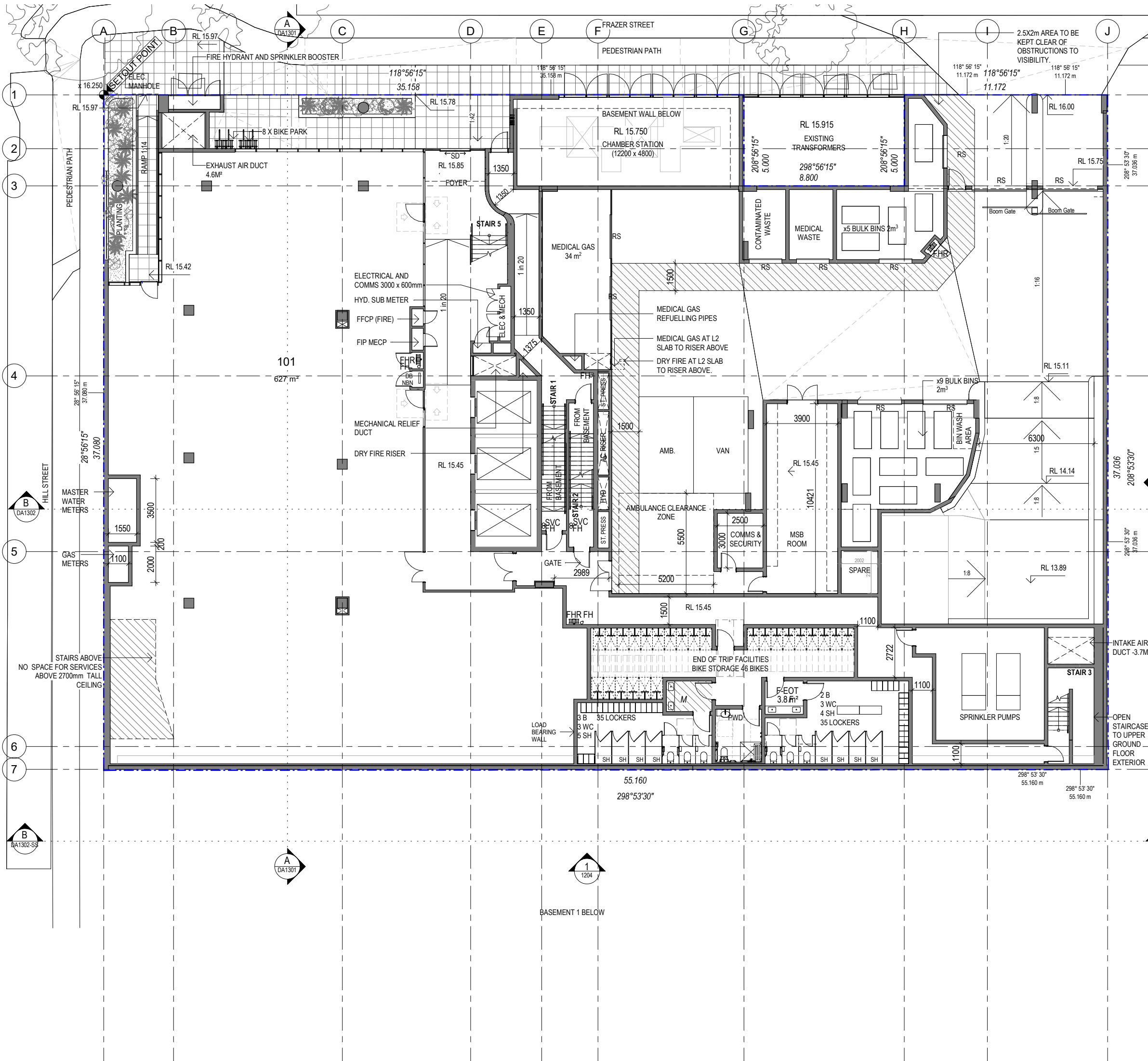
Client:	Nu-Dev Pty Ltd		
Locality:	Southport		
Local Gov:	Council of the City of Gold Coast		
Surveyed By:	BH	Approved:	GS
Date Created:	09/09/21	Scale:	1:500
File Ref:	200083		
Plan No:	200083_001_VER Rev: A		



APPENDIX

B

*Kris Kowalski Architects,
Level 2, (Ref: 1793-DA_1_101)*



- LEGEND**
- EVC ELECTRIC VEHICLE CHARGER
 - T TANDEM CAR PARK
 - V VISITOR CAR PARK
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - SVC SERVICE VALVE CONTROL
 - M MALE AMENITIES
 - F FEMALE AMENITIES
 - DB DISTRIBUTION BOARD
 - SP STAIR PRESS
 - SD SLIDING DOOR
 - RS ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

BICYCLE PARK SCHEDULE

END OF TRIP: 46
EXTERNAL: 8
TOTAL: 54

CLIENT:

NIECON
CREATING LIFESPACES

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS
C	12.12.23	KL	GENERAL AMENDMENTS

PROJECT:

CENTRE OF EXCELLENCE
FOR CLINICAL CARE,
RESEARCH, INNOVATION AND
INDUSTRY

AT:

LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

LEVEL 1

SCALE: 1:200 @A3

DATE: 13.12.23

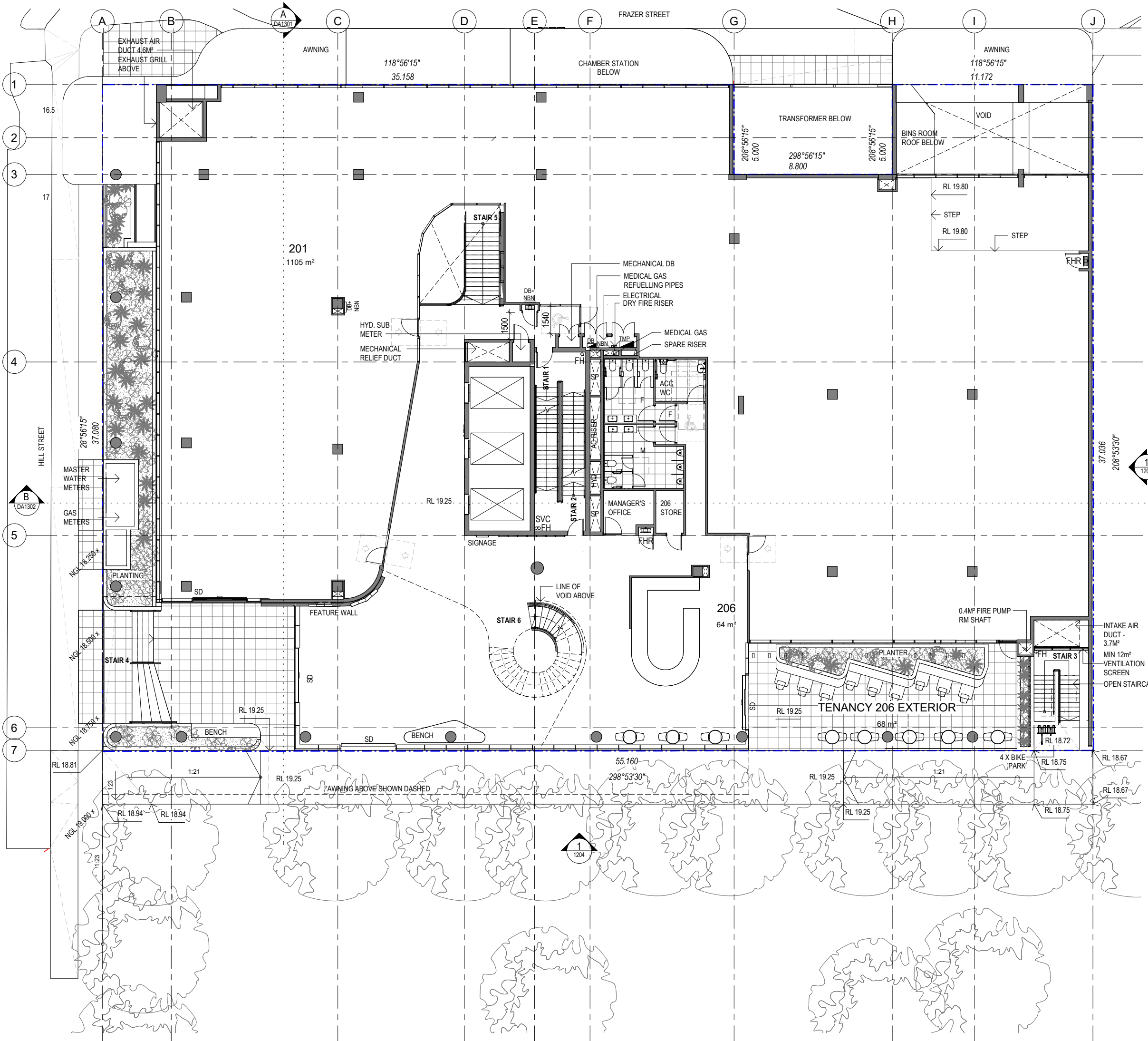
JOB No. Dwg. No. 1793 DA 1100

SCALE: 1:200 @A3

Level 3a
181 Elizabeth Street Brisbane
PO Box 15485 City East
Brisbane Qld 4002
Telephone: (07) 3003 1160
Facsimile: (07) 3003 1170
E-mail: mail@krisakowski.com.au
ABN 34053355801



REV
C



LEGEND

EVC	ELECTRIC VEHICLE CHARGER
T	TANDEM CAR PARK
V	VISITOR CAR PARK
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
SVC	SERVICE VALVE CONTROL
M	MALE AMENITIES
F	FEMALE AMENITIES
DB	DISTRIBUTION BOARD
SP	STAIR PRESS
SD	SLIDING DOOR
RS	ROLLER SHUTTER

NOTE:

ALL AREA FIGURES SHOWN ON FLOOR PLAN RELATE TO NLA

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END OF TRIP: 46
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NIECON
CREATING LIFESPACES

REV

REV	DATE	BY	AMENDMENT
A	22.11.23	KG	INITIAL ISSUE
B	07.12.23	KL	GENERAL AMENDMENTS

PROJECT:

CENTRE OF EXCELLENCE
FOR CLINICAL CARE,
RESEARCH, INNOVATION AND
INDUSTRY

AT:

LUMINA SITE 6B
CORNER OF HILL STREET &
FRAZER STREET
SOUTHPORT

DRAWING TITLE:

LEVEL 2

SCALE: 1:200 @A3

DATE: 05.12.2023

JOB No. Dwg. No.

1793 DA 1101

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Facsimile: (07) 3003 1170
E-mail: mail@krisakowski.com.au
ABN 3405335801

NORTH

REV

B

APPENDIX

C

*OSKA Consulting Group;
Preliminary Sewer, Water Connection and Roadworks
Plan (Ref: OSK5172/P001/E);*

LEGEND

- S— PROPOSED SEWER CONNECTION BY OTHERS
- W— PROPOSED WATER CONNECTION
- W— PROPOSED STORMWATER PIPE
- SITE BOUNDARY
- 18.0--- EXISTING SURFACE CONTOURS

EXISTING SERVICES LEGEND

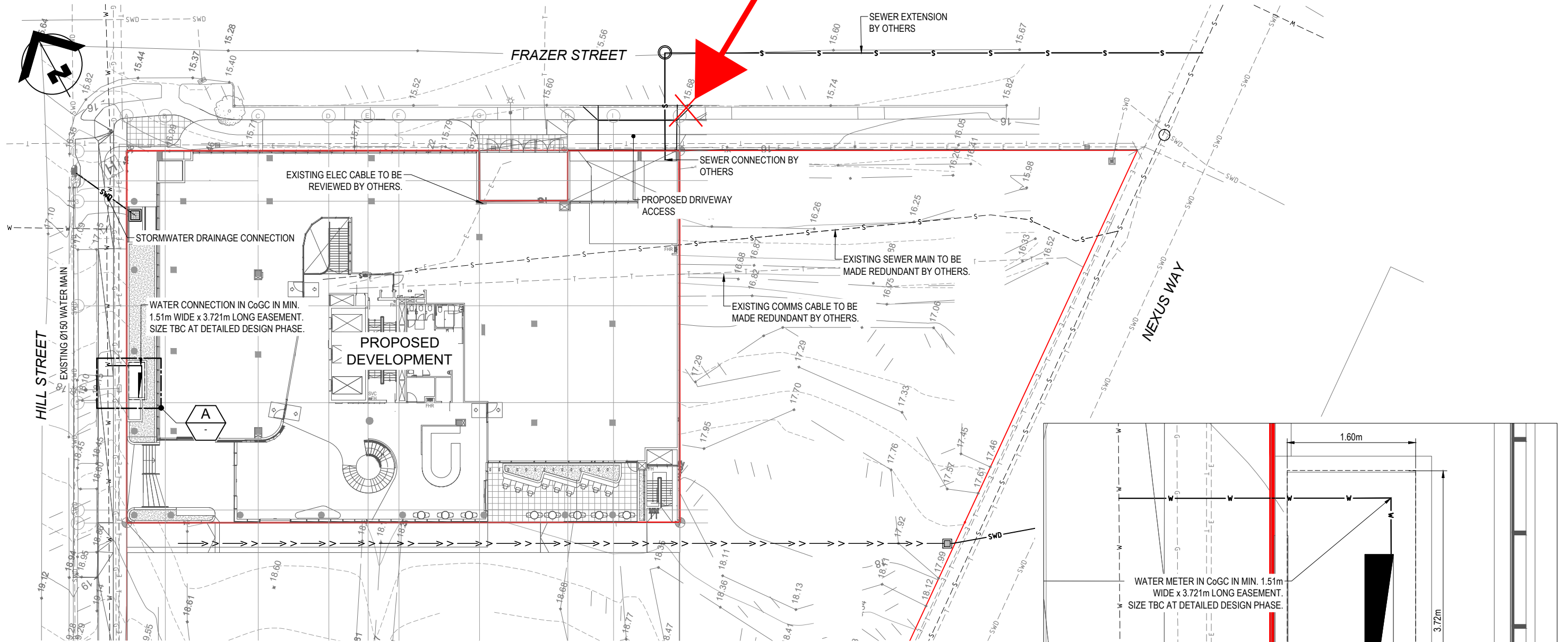
- S--- EXISTING SEWER MAIN (FROM SURVEY)
- W--- EXISTING WATER MAIN (FROM SURVEY)
- E--- EXISTING ELECTRICAL (FROM SURVEY)
- T--- EXISTING TELSTRA CONDUIT (FROM SURVEY)
- SWD--- EXISTING STORMWATER PIPE (FROM SURVEY)

VEHICLE ACCESS SUBJECT TO COMPLIANCE ASSESSMENT

Cross over splay beyond the curtilage of the site not approved. Compliance assessment required - see conditions of approval.

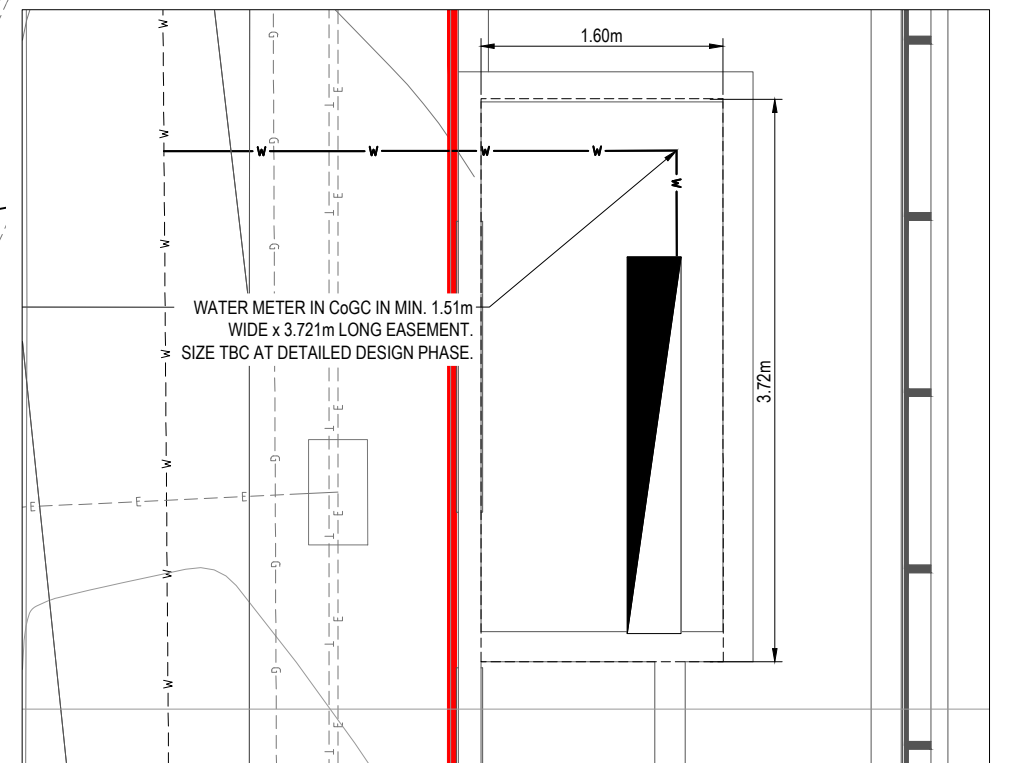
REPORT ISSUE
NOT FOR CONSTRUCTION

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS



AMENDED IN RED

By: K McGill
Date: 27 February 2024



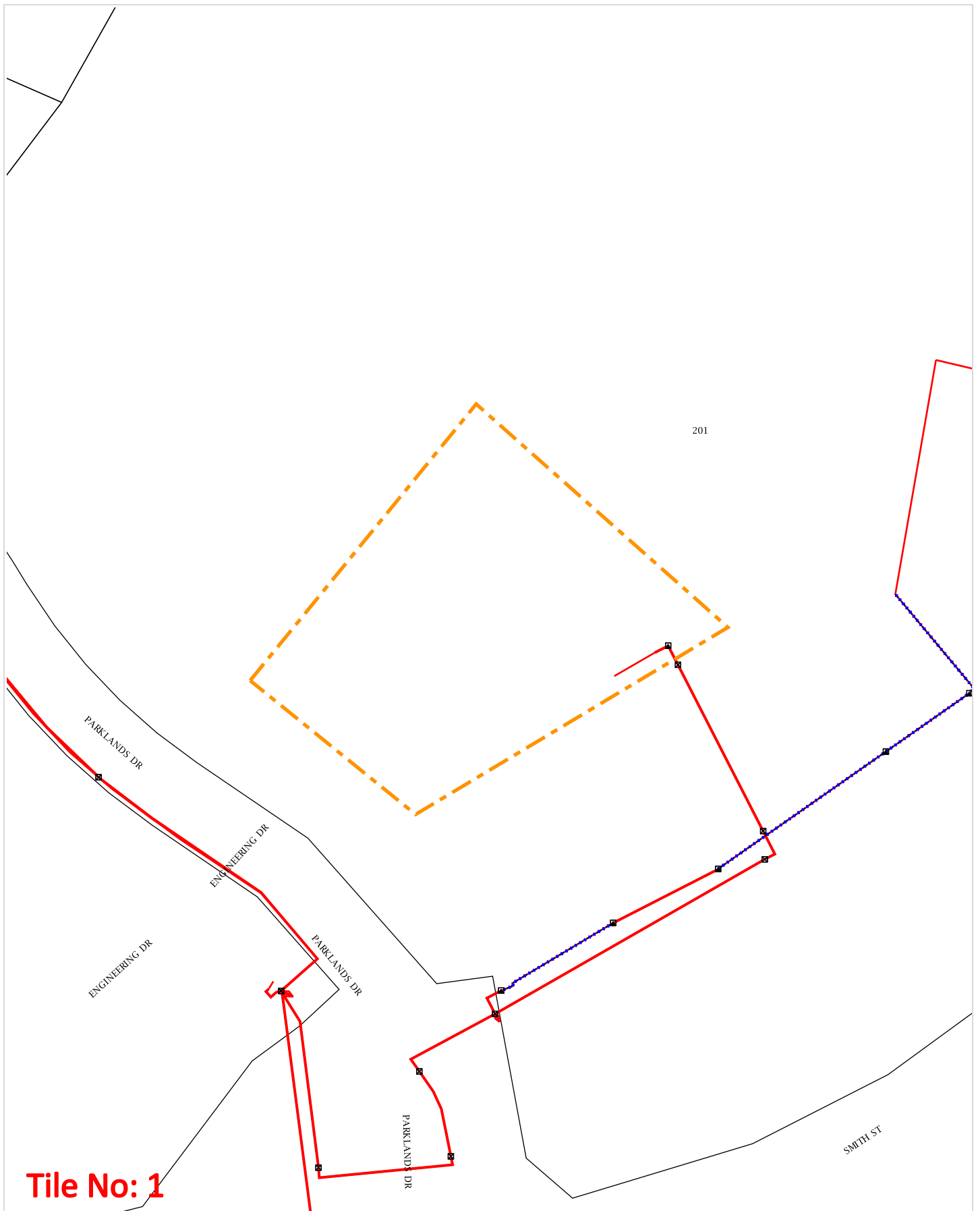
INSET A
SCALE 1:25 AT A1

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D	25-01-23	RESPONSE TO RFI							DWG NO. P001	ISSUE E
C	23-08-22	ISSUED FOR REPORT								
B	28-06-22	ISSUED FOR REPORT								
A	17-06-22	ISSUED FOR INFORMATION								
ISSUE No.	DATE	AMENDMENT							PROJECT CENTER OF EXCELLENCE FOR CLINICAL RESEARCH CORNER OF HILL STREET AND FRAZER STREET, SOUTHPORT, QLD, 4215	

APPENDIX

D

Dial Before You Dig Plans



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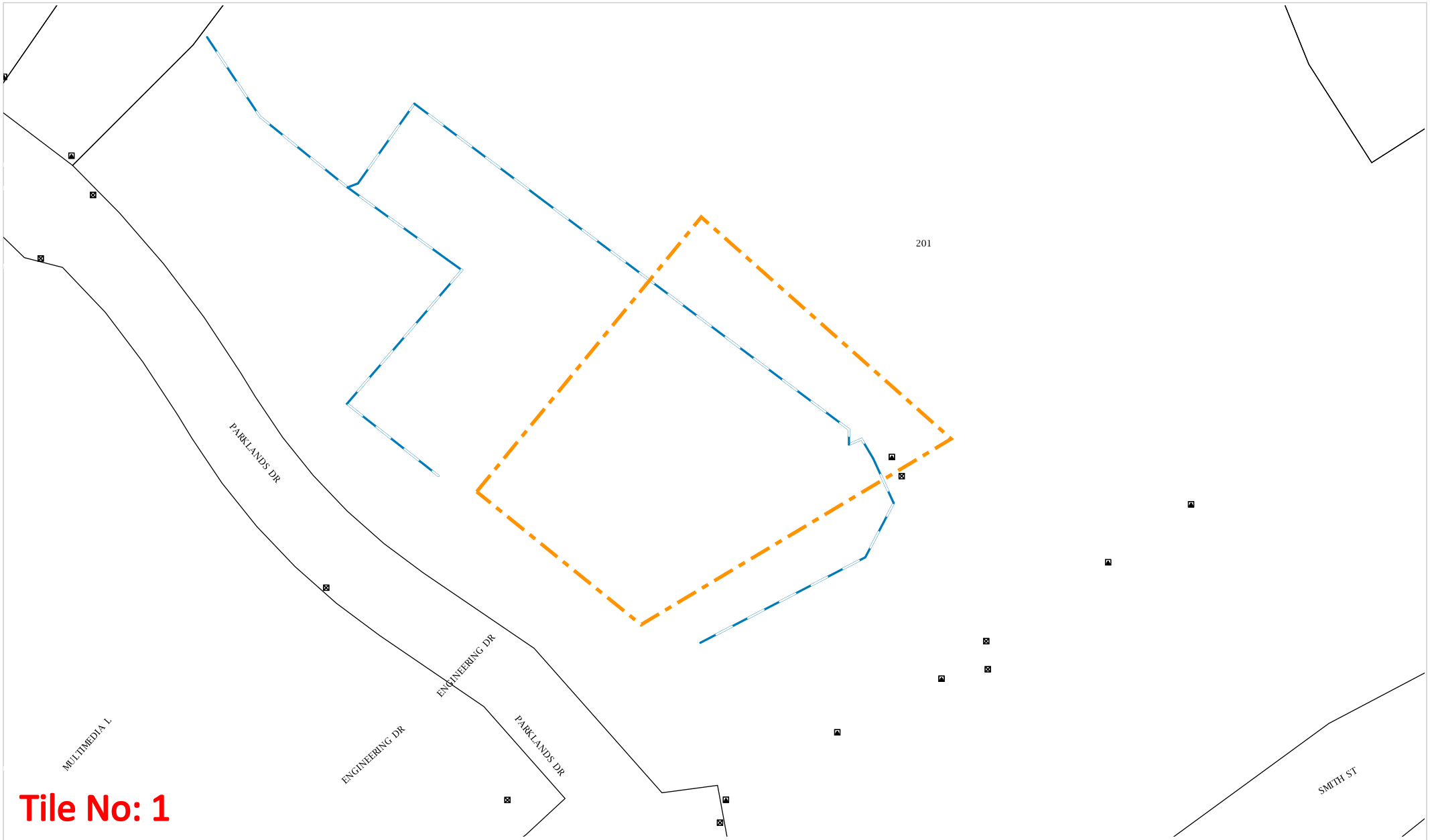
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For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





Tile No: 1

Uecomm Underground Cable

Scale: 1:2500 Printed on: 16 Jun 2022

Sequence Number: 212589785

Location: 15 Nexus Way, Southport, QLD 4215



Job Location

Line

Point

Area

Underground Asset

Uecomm

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For Emergency Situations
please call 13 19 62



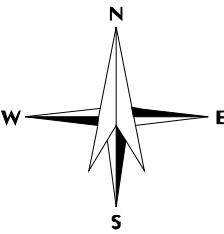
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Date: 16/06/2022

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OVERVIEW

For a full list of Map
Symbols, please
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AS5488 Category "D" Plan



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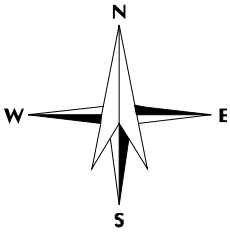


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AS5488 Category “D” Plan



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please call 13 19 62

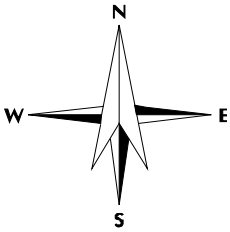


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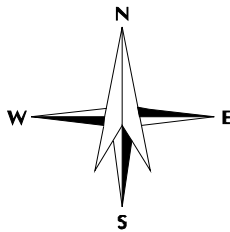


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Tile No: 3

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Legend page

AS5488 Category “D” Plan



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

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

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

For Emergency Situations
please call 13 19 62

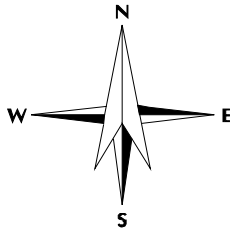


DBYD

Sequence: 212589786
Date: 16/06/2022
Scale: 1:500
Tile No: 4

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

AS5488 Category “D” Plan



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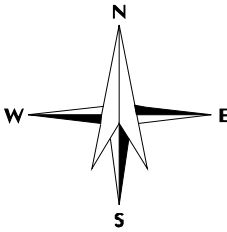


DBYD

Sequence: 212589786
Date: 16/06/2022
Scale: 1:500
Tile No: 5

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

AS5488 Category "D" Plan



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please call 13 19 62

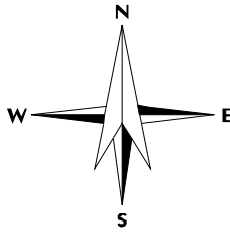


DBYD

Sequence: 212589786
Date: 16/06/2022
Scale: 1:500
Tile No: 6

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

AS5488 Category “D” Plan



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

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

To: Oska Consulting Group
Phone: Not Supplied
Fax: Not Supplied
Email: admin@knobelengineers.com.au

Dial before you dig Job #:	32150498	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	212589787	
Issue Date:	16/06/2022	
Location:	15 Nexus Way , Southport , QLD , 4215	

Indicative Plans

1

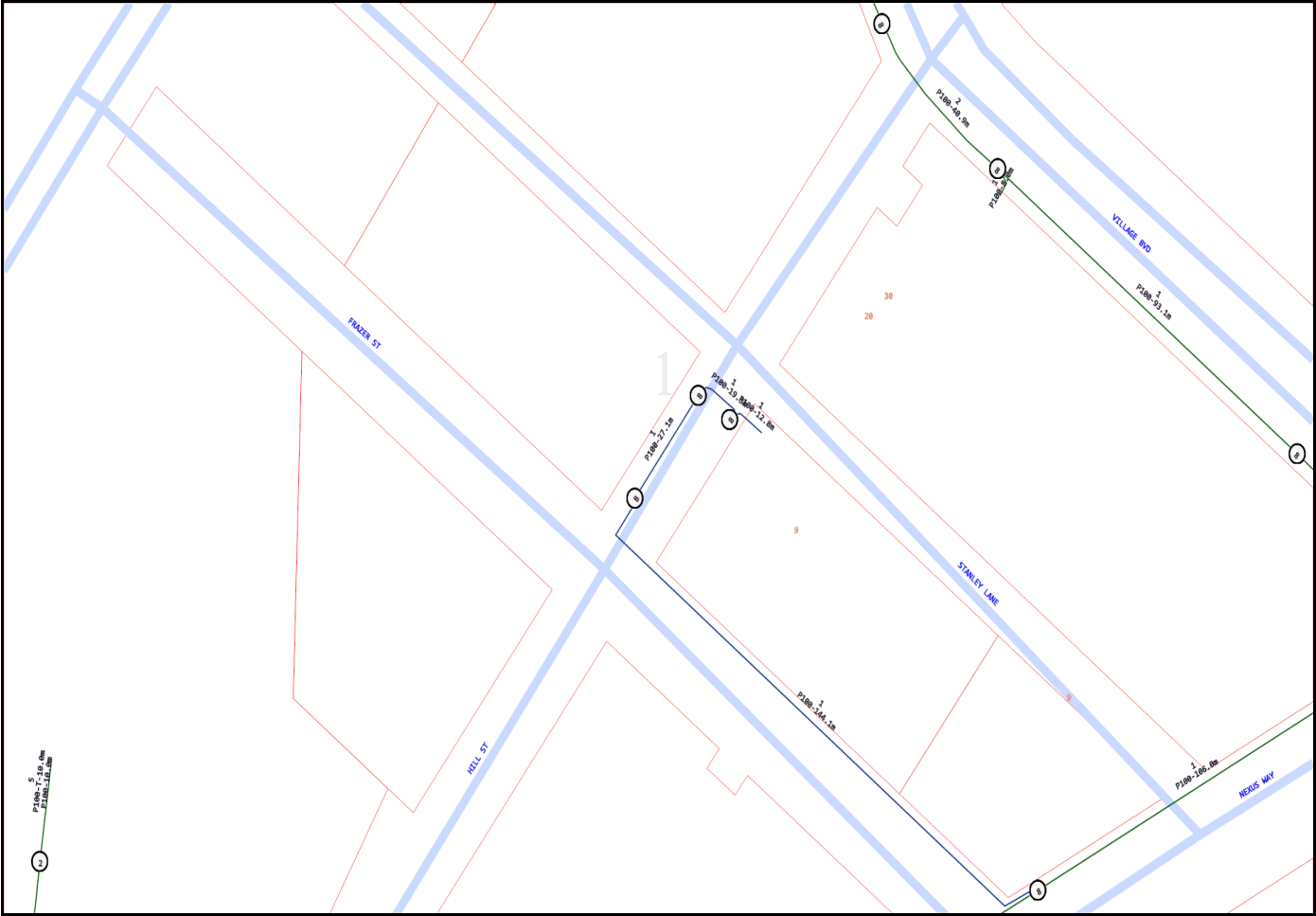
2

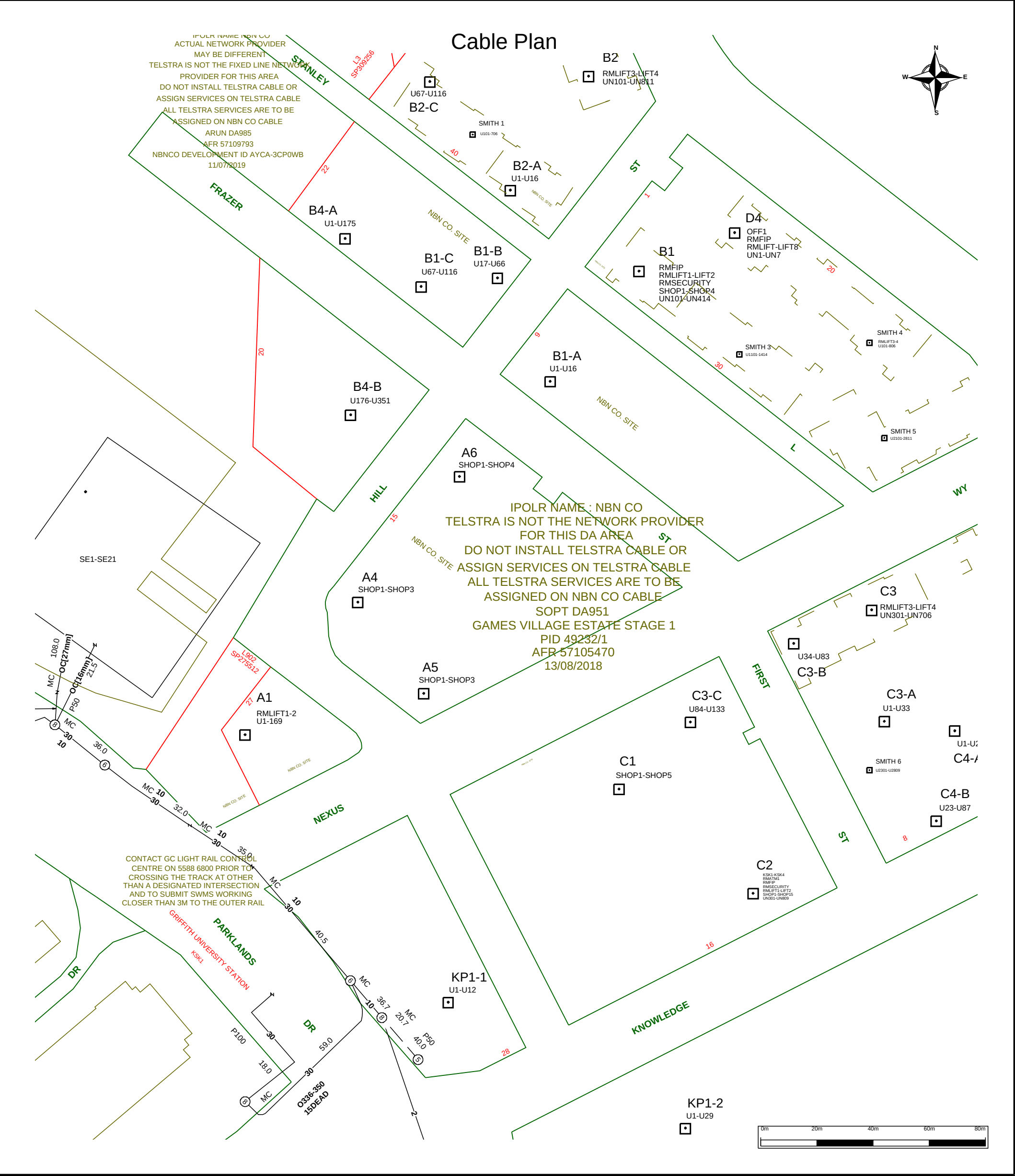


LEGEND



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





	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 212589788
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556	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 16/06/2022 10:11:55		

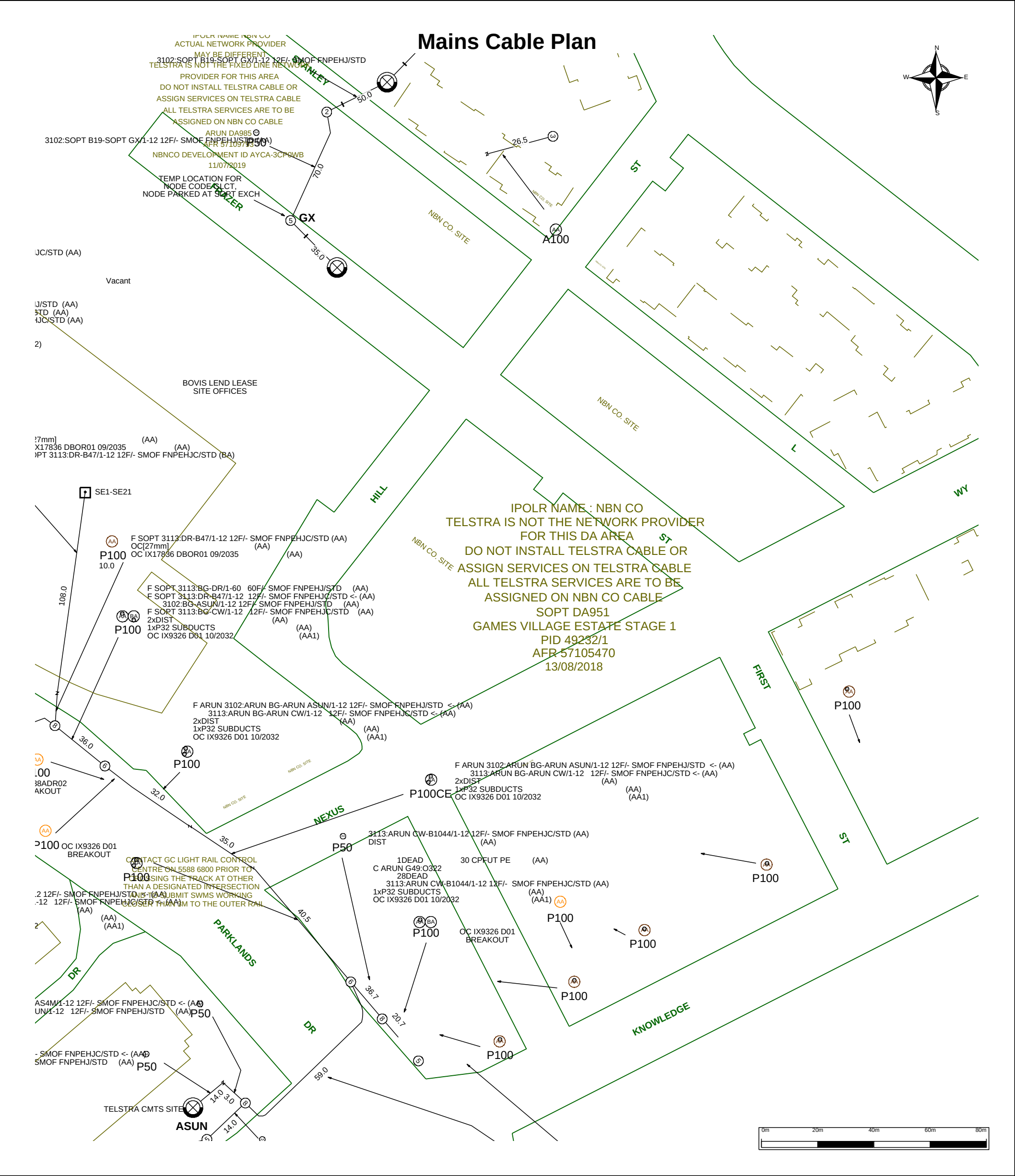
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 212589788
		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.
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		
Generated On 16/06/2022 10:11:57		

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

APA Group
PO Box 6014 Halifax Street
South Australia 5000



For your immediate information **THERE IS A CRITICAL GAS PIPELINE AND/OR ASSOCIATED INFRASTRUCTURE** in the area of your works.

16/06/2022

Company:
Oska Consulting Group
180 Marine Parade
Labrador
QLD 4215
admin@knobelengineers.com.au

Dear Oska Consulting Group

Sequence Number: 212589789
Worksite Address: 15 Nexus Way
Southport
QLD 4215

Thank you for your Dial Before You Dig enquiry regarding the location of Gas Assets. We can confirm that the APA Group has **Critical Gas Assets** in the vicinity of the above location.

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

As laid out in the **Duty of Care** requirements supplied, any activity in the vicinity of Critical Gas Assets operated by APA requires an Authority to Work Permit and potentially attendance on site by an APA representative during any work. Please ensure you read and comply with all the relevant requirements. Should you have any questions with regards to the attached information please contact our Qld Planning & Scheduling Officer - (07) 3215 6644.

Caution - Damage to gas assets could result in possible explosion and fire with the risk of personal injury.
For Gas Emergencies please call 1800 GAS LEAK (1800 427 532)

Please find enclosed the following information:-

- APA's Duty of Care, If you are unclear of your obligations under these requirements please contact the APA Representative listed above immediately
- An overview map with your requested area highlighted to assist in locating APA's Gas Assets
- A map(s) showing APA's Gas Assets in the requested area, this information is valid for 30 days from the date of this response, **please check this represents the area you requested**, if it does not, please contact the APA Representative listed above immediately
- A 'Work In The Vicinity Of Critical Gas Assets' request form, please complete and forward to APA as soon as practicable via PermitsQld@apa.com.au, or the address above. A minimum of **5 business days** advance notification is required to process Authority To Work Request applications

The outcome of this request may be that a qualified APA Group Representative will be required on site when you undertake your proposed works, if this is the case, this will need to be arranged dependent on their availability. Whilst we will aim to facilitate this within 5 business days from a decision, **this cannot be guaranteed.**

Please Note: For some DBYD enquiries, you might receive 2 responses from the APA Group. Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA Group responses.

Please take some time to review the entire response document and check the information supplied and please let us have any feedback by sending an email to DBYDNetworksAPA@apa.com.au or contacting us direct on 1800 085 628.

Duty of Care - Working Around Gas Assets

General Conditions

- This location enquiry is valid for 30 days from the enquiry date
- Expired locations, i.e., over 30 days from the date of this response, require a new Dial Before You Dig request to validate location information
- The location information supplied in this document shall be used as a guide only. APA Group shall not be liable or responsible for the accuracy of any such information supplied pursuant to this request
- It is the responsibility of the excavator to expose all Gas Assets, including Gas Service pipes (see below), **by hand**. Gas Asset depths may vary according to ground conditions
- Gas Services (inlet service) connecting Gas Assets in the street to the gas meter on the property are typically **not** marked on the map
- Some Gas Assets are installed inside of a casing. The locations where a Gas Asset changes from inserted to direct burial are not marked on the map unless otherwise stated
- This information has been generated by an automated system based on the area highlighted in your DBYD request and has not been independently verified. It is your responsibility to ensure that the information supplied in this response matches the dig site you defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have any question, please contact APA immediately using the details listed on the first page and / or please resubmit your enquiry
- For **Gas Emergencies** please call **1800 GAS LEAK (1800 427 532)**

Critical Gas Assets - Conditions

It is your responsibility to follow these important conditions when working in the vicinity of Critical Gas Assets

- A 'Work In The Vicinity Of Critical Gas Assets' request form must be submitted to APA Group PRIOR to any work commencing, a minimum of **5 business days** are required to arrange attendance by an APA Group representative
- Whilst we will aim to facilitate this within **5 business days** from a decision, **this cannot be guaranteed**. Charges for APA Group supervision may apply
- Any works in the vicinity of Critical Gas Assets requires approval from APA via **APA's 'Authority to work' permit** and supervision by an APA Group representative unless expressed otherwise on the "Authority to work" permit.
- Penalties apply to excavators commencing work in the vicinity of Critical Gas Assets **prior to receiving an APA Group 'Authority to Work' permit and an APA Group representative is present**

Rates applicable to APA on-site representation for supervision or location

Item	Rate
Site Watch - Normal Hours	\$143.42 (hr)
Site Watch - After Hours	\$175.06 (hr)
Electronic Locate – Normal Hours	\$143.42 (hr)
Electronic Locate – After Hours	\$175.06 (hr)
Cancellation	2 hrs (where less than 1 business day notice is provided)
Mains Proving	As quoted by APA

Notes:

- All prices are exclusive of GST
- All partial hours will be charged at a full hour rate for the first hour, 1hr minimum charge.
- Cancellations must be received 1 business day prior to the booked supervision otherwise a 2hr charge will be incurred.
- Contact us for State specific hours of business.

APA CHANGE NOTIFICATION

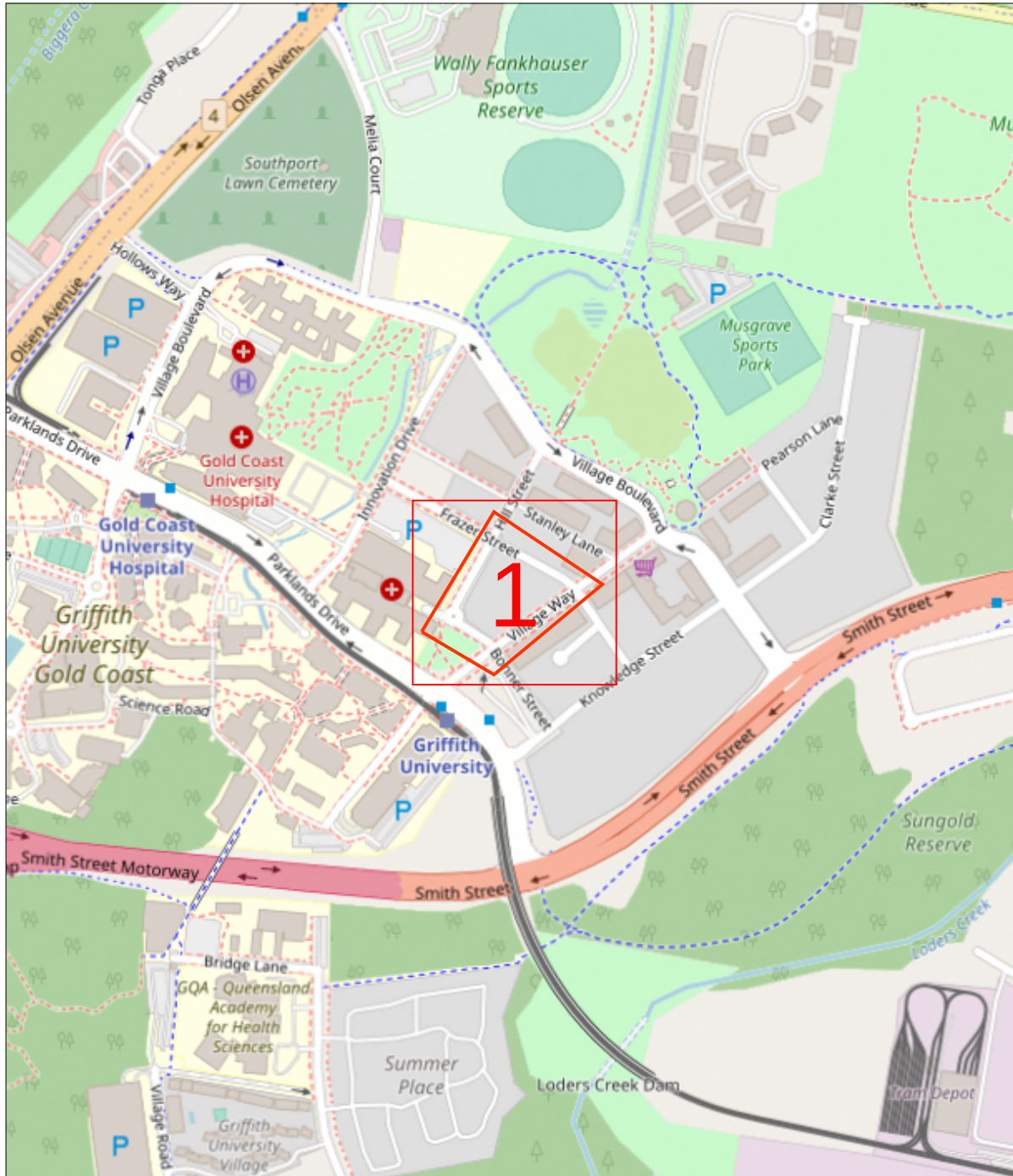
The map below may have different symbols to those you are familiar with.

APA recently upgraded the asset mapping software utilised for Dial Before You Dig requests.

To avoid confusion, please carefully review the legend along with the map.

Please direct any questions to DBYDNetworksAPA@apa.com.au

Site Address	15 Nexus Way Southport 4215	Sequence No	212589789
Name	Oska Consulting Group		
Email	admin@knobelengineers.com.au		



Scale 1: 6000



Enquiry Area

Map Key Area



APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map.

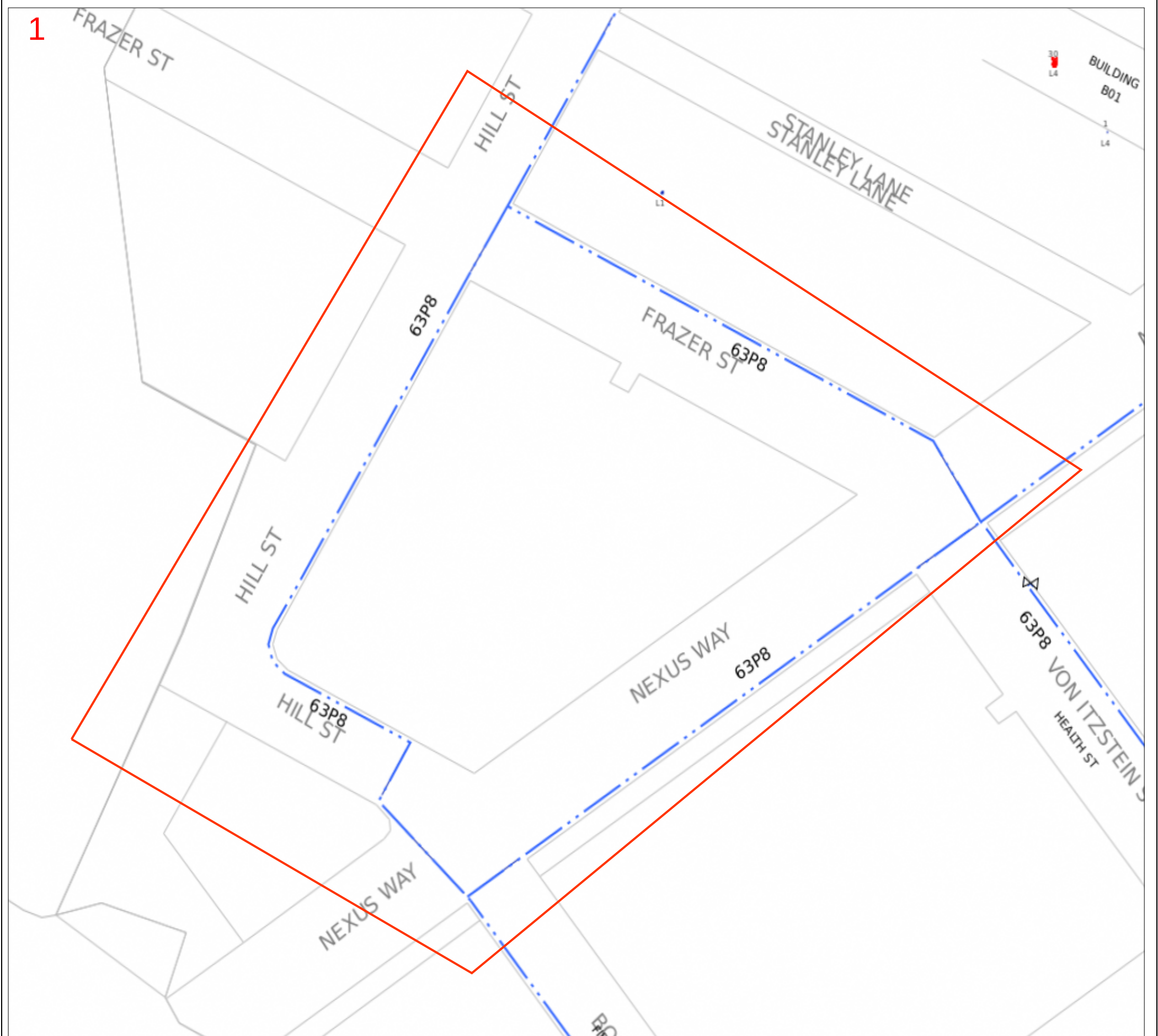
Mapping information is provided as AS5488-2013 Quality Level D

APA Group • PO Box 6014 Halifax Street SA 5000 • Email: DBYDNetworksAPA@apa.com.au • Template: QLD Critical Jan 2022

Page 4 of 8 • 16/06/2022

Site Address	15 Nexus Way Southport 4215	Sequence No	212589789
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Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



PIPE AND BOUNDARIES		PIPE CODE / MATERIALS		OBJECTS or TERMS	
SERVICE (COLOUR BY PRESSURE)		C2, CI	Cast Iron	VALVES	
LOW PRESSURES		CU	Copper	BURIED VALVES	
MEDIUM PRESSURES		N2, NY, NY11	Nylon	GATE / REGULATORS	
HIGH PRESSURES		P# (e.g. P6)	Polyethylene (PE)	GAS SUPPLIED = YES	
TRANSMISSION PRESSURES		P6,P7,P9-P12	Medium Density PE	CP RECTIFIER UNIT	
PRIORITY MAIN (BEHIND PIPE)		P2,P4,P8	High Density PE	CP TEST POINT/ ANODE	
PROPOSED (COLOUR BY PRESSURE)		ST or S#	Steel	SYPHON	
LPG (COLOUR BY PRESSURE)		S6# (e.g. S61)	Steel Class 600	TRACE WIRE POINT	
ABANDONED		S3# (e.g. S33)	Steel Class 300	PIPELINE MARKER	
IDLE		W2 or GAL	Wrought Galv. Iron	NOT TIED IN	N.T.I.
SLEEVE		W3 or PGAL	Poly Coat Wrought Galv. Iron	COUPLING & END CAP	or
CASING / SPLIT (BEHIND PIPE)		Pipe diameter in millimetres is shown before pipe code e.g. 40P6 = 40mm nominal diameter		DEPTH OF COVER	C
UNKNOWN					
EASEMENT/ JURISDICTION					
EXAMPLES					
		40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing			
		63mm Medium Pressure Steel			

Map Key

1

Line / Polygon Request

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

Scale 1:700

0 0.008km



APA Group does not guarantee the accuracy or completeness of the map and does not make any warranty about the data. APA Group is not under any liability to the user for any loss or damage (including consequential loss or damage) which the user may suffer resulting from the use of this map.

WORK IN THE VICINITY OF CRITICAL GAS ASSETS

It is your responsibility to read and complete this request form

1. This request form must be received by the APA Group via the options below at least **5 business days prior to excavation or site location work commencement**
2. Excavation / works must not commence on site until you have received a 'Authority to Work Permit' from the APA Group
3. This request form must be accompanied by a detailed schedule of works
4. Penalties apply to excavators commencing work in the vicinity of Critical Gas Assets **prior to receiving an APA Group 'Authority to Work Permit'**

For further information refer to:-

- NSW Gas Supply Act 1996 – Sec 64 C, Requirements in relation to carrying out of certain excavation work
- Victoria: Pipelines Act 2005 – Section 118, Digging near pipelines and Section 119, Interference with pipeline
- South Australia: Gas Industry Act 1997 – Section 83, Notice of work that may affect gas infrastructure.
- Northern Territory: Energy Pipelines Act as in force at 8 March 2007 – Section 66, Threat to pipeline.

Return to: PermitsQld@apa.com.au

Enquiries:

Should you have any questions with regards to the attached information please contact our Qld Planning & Scheduling Officer - (07) 3215 6644.

Work / Excavation Site Details:

Number:	Street:		
Suburb:		State:	
Sequence Number: 212589789			
Requestors Name:			
Company Name:			
Name of Authorised Company Site Representative:			
Email:			
Phone:		Mobile:	

Signature:	
------------	--

Description of Work / Excavation:

Activity/Excavation Details:			
Tick Applicable Box			
Excavation		Change to surface level	
Service crossing		Boring	
Proving		Other (provide details)	
Earthworks			
Excavator Size, Tooth Type & Tooth Size (provide details)			

Work / Excavation Drawings Attached (circle): Yes No

Proposed Dates and Times:

From			To	
Excavation	Date	Time	Date	Time
	/ /	am/pm	/ /	am/pm
Backfill	Date	Time	Date	Time
	/ /	am/pm	/ /	am/pm

Work is as- sessed as:	Class 1 Works crossing a critical gas asset	Class 2 Works within 3m of a critical gas asset	Class 3 Works involving large excavations, vibrations or blasting beyond 3m of the critical gas asset

Insurer and Policy Details

Policy Number		Policy Expiry Date	
Insurance Cover – Current Level (\$amount)			

Third Party Works Authorisation requested by (mandatory fields required for invoicing):

Company/Biller Name:	
Billing Address:	
Purchase Order:	Billing Email:
Biller Phone:	
Requestors Name:	Requesters Signature:

NOTES

5. This Authority to Work applies only to work in the vicinity of the Gas Mains. It does not authorise work near or on the Gas Mains itself
6. A minimum of 2 business days must be allowed between receipt by APA Group of this Request and a response. However, more time for notification may be necessary
7. For any gas leak related work this application must be accompanied by a detailed sequence of events, outlining all aspects of work involved and work is not permitted until an Authority to Work is issued
8. For class 1 and 2 Dial Before You Dig, APA Group will arrange for an inspector to be on site as necessary during the work. An inspector must be present at all times for works involving excavation within 1m of the Gas Mains. APA Group will advise the requirement for an inspector for other works within 3m of the Gas Mains
9. The applicant is responsible for any damage resulting from the work and all consequential damages and losses arising from such damage and therefore must insure against every liability of the contractor in respect of or arising out of any loss of life, loss of or damage to property of person (both real and personal), arising out of or in any way connected to this permit.
10. Rates applicable to APA on-site representation for supervision or location exclude GST.