PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1484

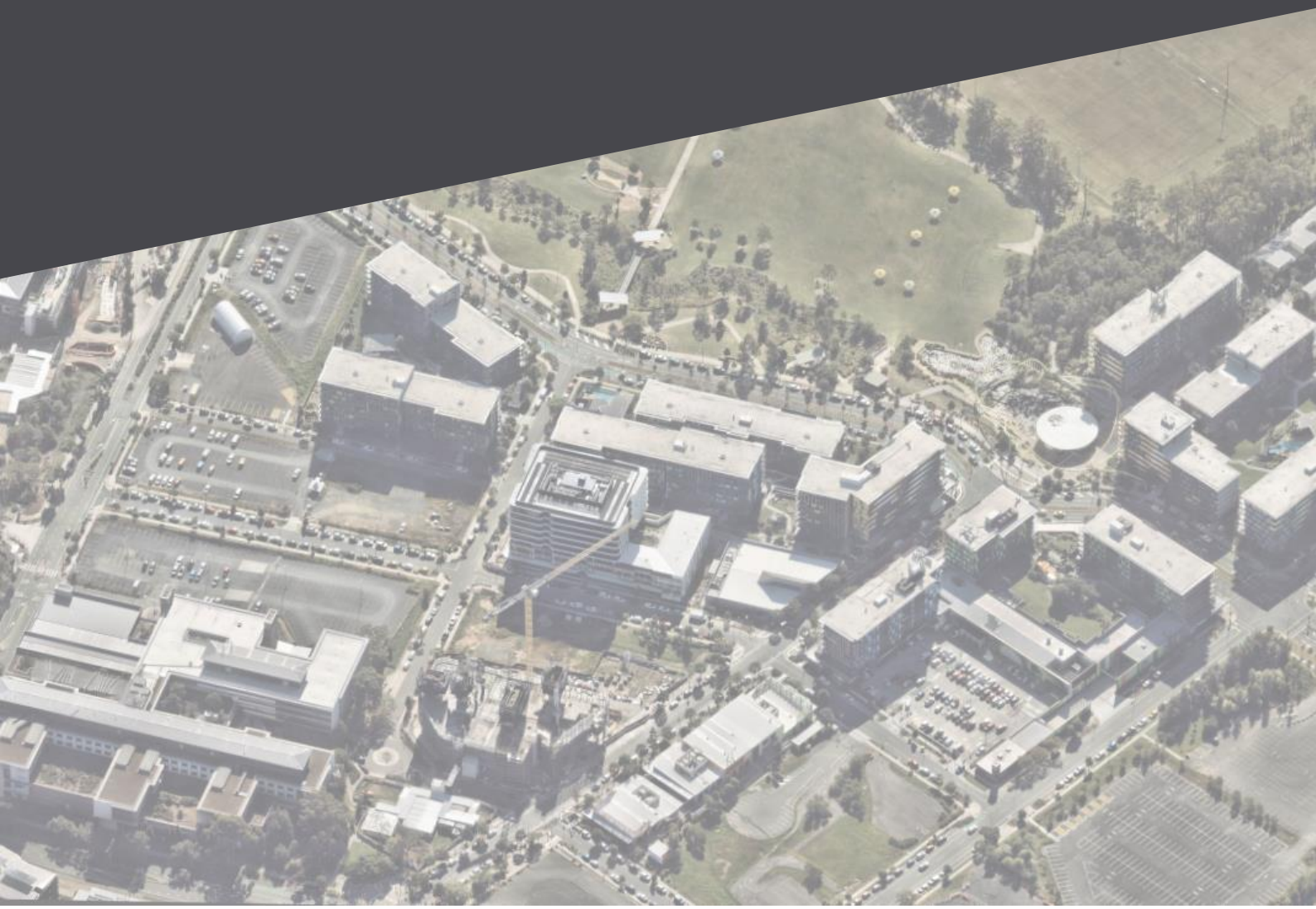
Date: 18 December 2024

Queensland Government

Waste Management Plan

Proposed Mixed Use Development

22 Frazer Street, Southport



13 September 2024

Prepared for:
TF Gold Coast Pty Ltd
Report: 50910-RP01-A

GELEON

Document Control Information

Document Title:	Waste Management Plan
Document Reference:	50910-RP01-A
Prepared for:	TF Gold Coast Pty Ltd
Prepared by:	James Goodman
Reviewed by:	Luke Seeney
Project Reference:	50910

Revision History

Authorised for issue

Version	Issue date	Purpose of issue	Details	Name / position	Signature
A	13 September 2024	In response to EDQ Further Issues Letter for DEV2024/1484	Original issue	Luke Seeney | RPEQ 23542 Principal Engineer	

Table of Contents

Figures

Tables

Appendices

1. Introduction

1.1 Project background

Geleon has been engaged by TF Gold Coast Pty Ltd (the **Applicant**) to prepare a Waste Management Plan (**WMP**) to accompany a Development Application (DA) to incorporate hospital, educational establishment and indoor sport and recreation land uses into an approved development (DEV2020/1133/10) at 22 Frazer Street, Southport (Lot 1 on SP322402) (**Figure 1.1**). The existing 3,040m^2 site has recently had the approved development constructed, with some tenancies now operating.

The purpose of this WMP is to ensure that the waste storage and collection activities for the operational phase of the development are in accordance with the *Parklands PDA Development Scheme* and that waste management generally aligns with City of Gold Coast (Council) *City Plan Policy – Solid Waste Management (SC6.16)* and *Solid Waste Management Code (V11)*.

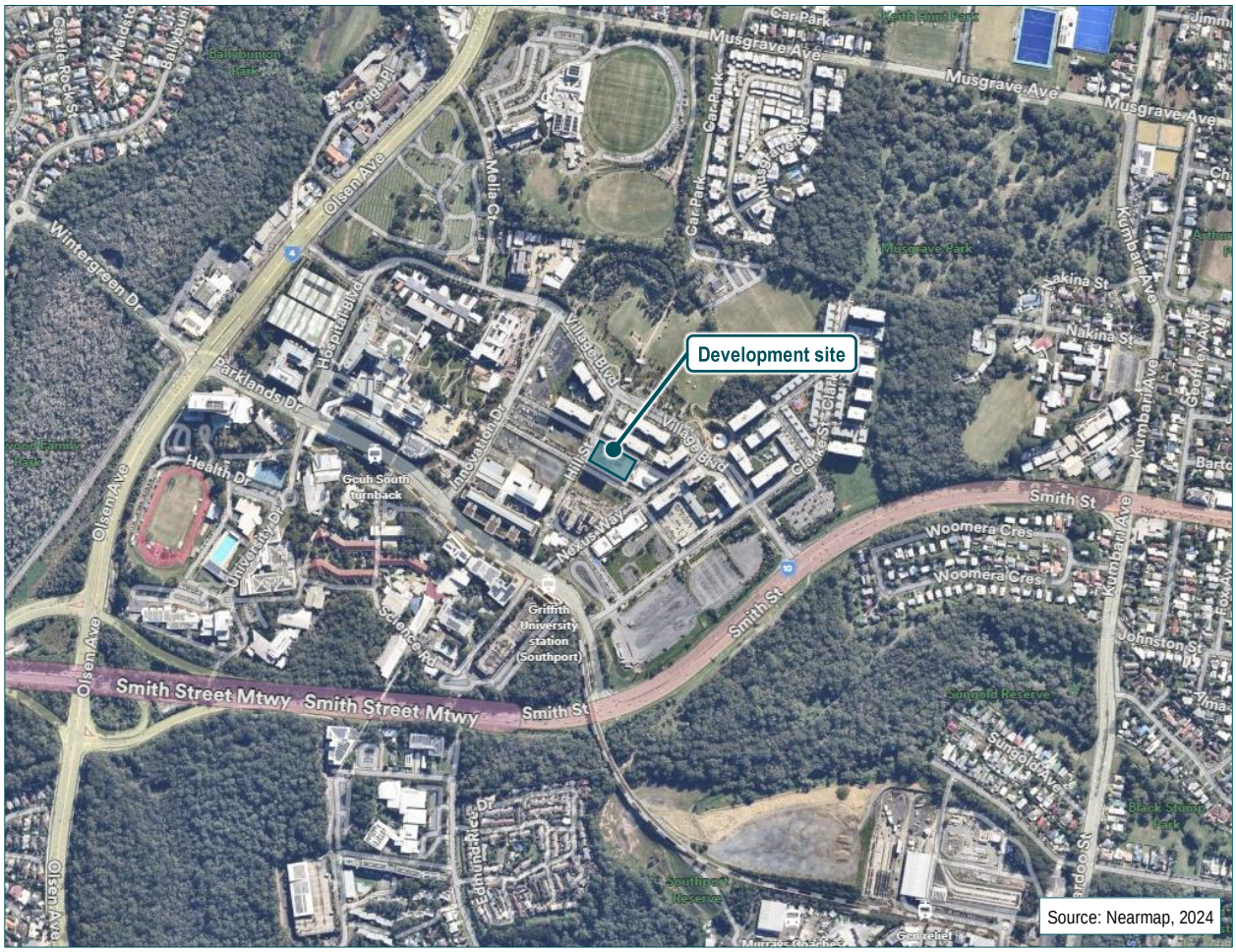


Figure 1.1 Locality plan

1.2 Context

The subject site is situated within the Parklands Priority Development Area (**PDA**) that covers 29 hectares and is located approximately three kilometres from the Southport CBD and 3.6km east of the Pacific Motorway. The development site is subject to the *Parklands Priority Development Area Development Scheme (December 2013)*.

1.3 Applicable planning scheme and documents

The development site falls under the jurisdiction of Economic Development Queensland (**EDQ**) and is governed by the *Parklands Priority Development Area Development Scheme (December 2013)*.

Other applicable documents include:

- Environmental Protection Regulation 2019
- Waste Reduction and Recycling Act 2011
- Waste Reduction and Recycling Regulation 2023.

1.4 Purpose and Scope

The purpose of this WMP is to outline the waste management provisions for the development to demonstrate the efficient, safe, and sustainable management of waste during the operational phase of the development. A review of the Parklands PDA has not identified specific waste management requirements for the development. In lieu of PDA specific waste management requirements, this report has been prepared to address the requirements of the Council *City Plan Policy – Solid Waste Management (SC6.16)*.

The scope of works for this WMP includes:

- detailing the anticipated type and quantity of waste to be generated by the development
- detailing the waste storage room, waste chutes and waste storage bin requirements, and
- detailing the proposed waste collection arrangements for the development.

1.5 Definitions and abbreviations

Table 1.5 Definitions and abbreviations

Term	Definition
Bin carting route	the proposed route to move bins between the storage point and the servicing point.
Bulk bins	bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.
Clinical Waste	waste that has the potential to cause disease, including, for example, the following: - discarded sharps; - human tissue waste; or - laboratory waste
Common servicing point	a common area where more than two dwellings / tenancies store their bins. A hardstand area, for example a concrete pad.
Constructed hardstand area	hardstand area, for example a concrete pad, which has been constructed for bin storage.
General waste	waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.
Recyclable waste	A clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Gold Coast, the following wastes are deemed recyclable: - all household plastics, bottles and containers; - aluminium and steel cans and aerosols; - bottles and jars made only of glass; - clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.
Servicing point	the designated area where the waste bins are collected
Waste storage room	the room used for the storage of waste bins.
Waste carting distance	the distance required for a person to transport their waste from the nearest point of exit of their dwelling / tenancy to a storage point (or in the case of a multilevel building, to the nearest waste disposal point).

2. Proposed development

2.1 Development details

The existing subject site is approved for 18 commercial tenancies over eight levels inclusive of child care centre, food and drink outlet, health care service, office and shop land uses. This proposal seeks to include additional land uses for the 18 commercial tenancies, including indoor sport and recreation, educational establishment and hospital land uses. Use of the hospital land use is not intended to function as a standalone traditional hospital and is instead intended to be used to operate birthing suites for low-risk patients seeking alternative birthing arrangements.

Additionally, it is understood that the indoor sport and recreation land use will be conditioned to not exceed a gross floor area (GFA) of 1,400m^2.

Consistent with the approved development, vehicle crossings providing access to the car parking areas and service areas have been constructed on Stanley Lane.

Details of the approved and proposed development are provided in **Table 2.1** with the proposed land uses shown in blue. The approved lower ground floor level is shown in **Figure 2.1** and the relevant plans of development included in **Appendix A** and **Appendix B**.

Table 2.1 Development details

Land use	No. of tenancies	GFA m^2
Approved development		
Child care centre, food and drink outlet, health care service, office, shop	18	11,353
Proposed development		
Child care centre, food and drink outlet, health care service, office, shop, educational establishment, indoor sport and recreation, hospital	18	11,353

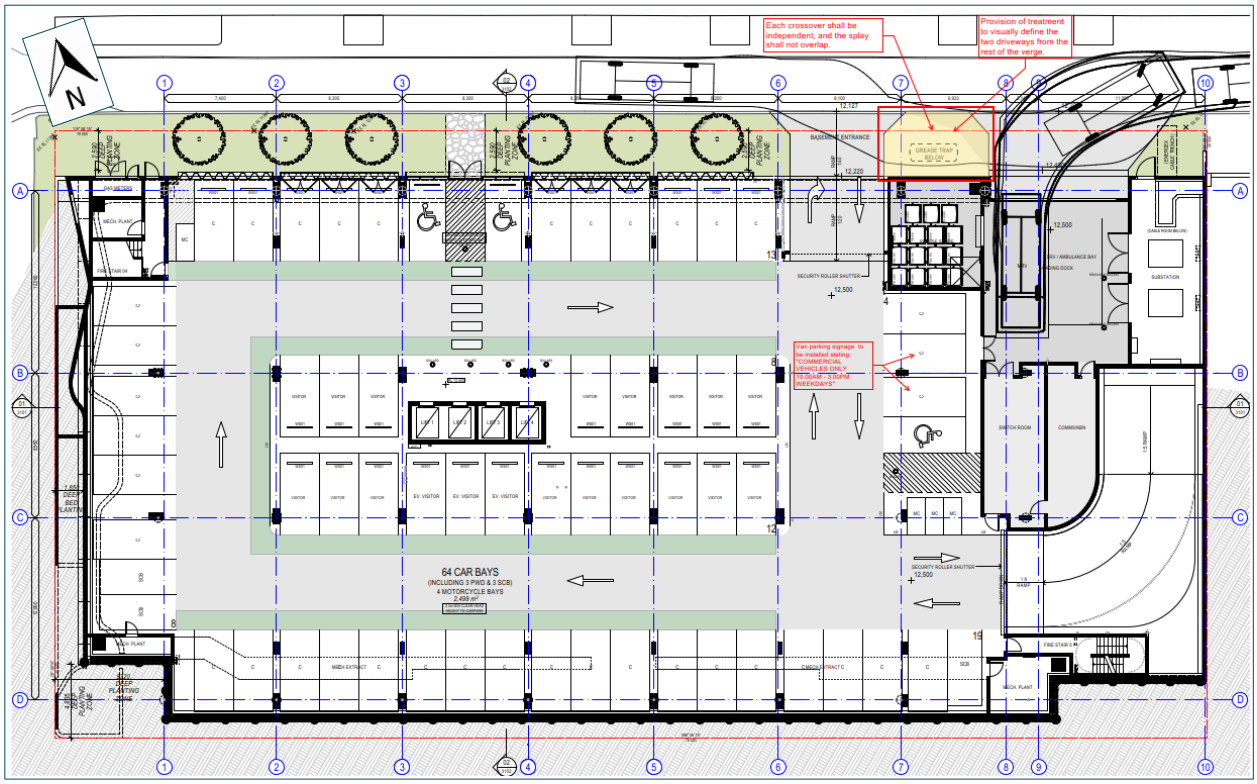


Figure 2.1 Approved plans of development – lower ground floor

3. Development related waste

Details of waste generation, storage, and collection for the proposed development are provided in the following sections.

3.1 Waste streams

The anticipated types of waste that will be generated by the development are shown in **Table 3.1**.

Table 3.1 Predicted waste types

Land use	Predicted waste types
Child care centre, office, shop, educational establishment, indoor sport and recreation	General and recycling waste
Health care service, hospital	General, recycling and clinical waste
Food and drink outlet	General, recycling and cooking oil waste

3.2 Waste generation rates

A review of the Parklands PDA has not identified waste generation rates for the approved and proposed land uses. In lieu of specific generation rates, waste quantities for the development site have been calculated in accordance with typical waste generation rates stipulated in the Council *City Plan Policy – Solid Waste Management (SC6.16)* and the Brisbane City Council *City Plan Policy – Refuse planning scheme policy (SC6.26)*. For the child care centre land use, one operator is confirmed for 1,535m^2 of GFA over two tenancies on level 1 and level 2. The child care centre operator has provided general and recycling provisions that will sufficiently cater for the tenancy's waste management needs. The general and recycling provisions provided by the child care centre operator equates to a general waste generation rate of 56L per 100m^2 of floor area per day and a recycling waste generation rate of 28L per 100m^2 of floor area per day.

In the absence of waste generation rates for an educational establishment land use, it is proposed to adopt the 'office' rate for general and recycling waste generation analysis. The hospital land use is expected to comprise similar waste generating characteristics to the health care service land use. Determination of the volume of clinical waste for the health care service and hospital land uses has been based on the operation of other facilities which have typically generated 34L per 100m^2 of floor area per week.

If a food and drink outlet tenancy is established, provision for waste cooking oil facilities will be provided. However, the quantity of waste cooking oil generated can vary greatly, depending on the type of food and drink outlet land uses. Therefore, no estimates for waste cooking oil have been provided. **Table 3.2.1** shows the waste generation rates adopted specific to the applicable land uses.

Table 3.2.1 Applicable land use waste generation rates

Land use	General waste rate	Recycling waste rate	Clinical waste rate
Child care centre	58L per 100m^2 of floor area per day	29L per 100m^2 of floor area per day	-
Food and drink outlet	80L per 100m^2 of floor area per day	80L per 100m^2 of floor area per day	-
Health care service	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week
Office	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	-
Shop	50L per 100m^2 of floor area per day	25L per 100m^2 of floor area per day	-
Educational establishment	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	-
Indoor sport and recreation	10L per 100m^2 of floor area per day	10L per 100m^2 of floor area per day	-
Hospital	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week

As any of the approved and proposed land uses can be applied to the 18 tenancies, an average of the above waste generation rates has been used for the purpose of calculating the waste generating characteristics of the development. The average waste generation rates for the approved land uses are shown in **Table 3.2.2** with the average waste generation

rates for the approved and proposed land uses shown in **Table 3.2.3**. The child care centre land use has not been included in the average calculations as an operator has been confirmed and waste provisions will be provided to cater for the specific needs of this tenancy.

Table 3.2.2 Approved land uses average waste generation rates

Land use	General waste rate	Recycling waste rate	Clinical waste rate
Food and drink outlet	80L per 100m^2 of floor area per day	80L per 100m^2 of floor area per day	-
Health care service	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week
Office	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	-
Shop	50L per 100m^2 of floor area per day	25L per 100m^2 of floor area per day	-
Average	38L per 100m^2 of floor area per day	37L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week

Table 3.2.3 Approved and proposed land uses average waste generation rates

Land use	General waste rate	Recycling waste rate	Clinical waste rate
Food and drink outlet	80L per 100m^2 of floor area per day	80L per 100m^2 of floor area per day	-
Health care service	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week
Office	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	-
Shop	50L per 100m^2 of floor area per day	25L per 100m^2 of floor area per day	-
Educational establishment	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	-
Indoor sport and recreation	10L per 100m^2 of floor area per day	10L per 100m^2 of floor area per day	-
Hospital	10L per 100m^2 of floor area per day	20L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week
Average	26L per 100m^2 of floor area per day	28L per 100m^2 of floor area per day	34L per 100m^2 of floor area per week

3.3 Waste generation

Based on the adopted average waste generation rates discussed in **Section 3.2**, a summary of the waste generating characteristics of the site are provided in **Table 3.3.1** and **Table 3.3.2**. For comparison, the waste generated by the approved land uses compared to the proposed land uses is included. The results show that the introduction of the new land uses, on average could result in less waste generation. Waste generation for the child care centre land use has been calculated separately as an operator has been confirmed.

Table 3.3.1 General and recycling waste generating characteristics

Land use	Quantity	General waste generation rate	Total (L/week)	Recycling rate	Total (L/week)
Approved land uses					
Child care centre	1,535m^2 GFA	58L / 100m^2 GFA / day [1]	4,452	29L / 100m^2 GFA / day [1]	2,226
Food and drink outlet, health care service, office, shop	9,818m^2 GFA	38L / 100m^2 GFA / day [2]	26,116	37L / 100m^2 GFA / day [2]	25,429
		General waste generation	30,568 L/week	Recycling waste generation	27,655 L/week
Approved and proposed land uses					
Child care centre	1,535m^2 GFA	58L / 100m^2 GFA / day [1]	4,452	29L / 100m^2 GFA / day [1]	2,226
Food and drink outlet, health care service, office, shop, educational establishment, indoor sport and recreation, hospital	9,818m^2 GFA	26L / 100m^2 GFA / day [2]	17,869	28L / 100m^2 GFA / day [2]	19,244
		General waste generation	22,321 L/week	Recycling waste generation	21,470 L/week

Notes:
1. 5 days of operation per week
2. 7 days of operation per week

Table 3.3.2 Clinical waste generating characteristics

Land use	Quantity	Clinical waste generation rate	Total (L/week)
Approved land uses			
Health care service	9,818m^2 GFA	34L / 100m^2 GFA / week	3,339
Approved and proposed land uses			
Health care service / hospital	9,818m^2 GFA	34L / 100m^2 GFA / week	3,339

3.4 Waste container provisions

To accommodate the waste generated by the approved and proposed land uses, bulk bins will be utilised to store site waste as detailed in **Table 3.4**.

Table 3.4 Refuse bin requirements

Waste type	Anticipated waste quantity (L/week)	Waste bin provision	Collection frequency	Total waste provision
General waste	22,321	4 x 2000L bulk bin	Three times per week	4 x 2000L x 3 collections = **24,000L**
Recycling waste	21,470	4 x 2000L bulk bin	Three times per week	4 x 2000L x 3 collections = **24,000L**
Clinical waste	3,339	*Tenant specific requirements to be confirmed if use established within development*		

3.5 Dimensions of waste containers

Table 3.5 provides the dimensions of the bulk bins to be used on site.

Table 3.5 Dimensions of waste containers

Bin type	Volume (L)	Length (mm)	Width (mm)	Height (mm)	Collection vehicle type
Bulk bin	2000	2050	965	1553	Front load collection vehicle

3.6 Waste storage room

The waste storage room for the development is located on the lower ground floor level as shown in **Figure 3.6.1** which will include general and recycling waste bulk bins. Tenant specific requirements for the health care service and hospital land use tenancies will be worked through prior to operation, however based on the low volume of clinical waste expected, clinical waste can be managed using wheelie bins that can be stored within the health care service and hospital land use tenancies. On pre-arranged collection days, the clinical waste wheelie bins will be transferred to the servicing area on the lower ground floor level for collection or collected from within each tenancy by the waste contractor.

The dimensions for the waste storage room comprise a length of 7.07m and width of 5.933m (**Figure 3.6.2**). The waste storage room will only be accessible by site management / authorised persons to remove any potential health and safety implications. General and recycling waste from the individual tenancies will be manually carted by staff to the waste storage room on the lower ground floor level.

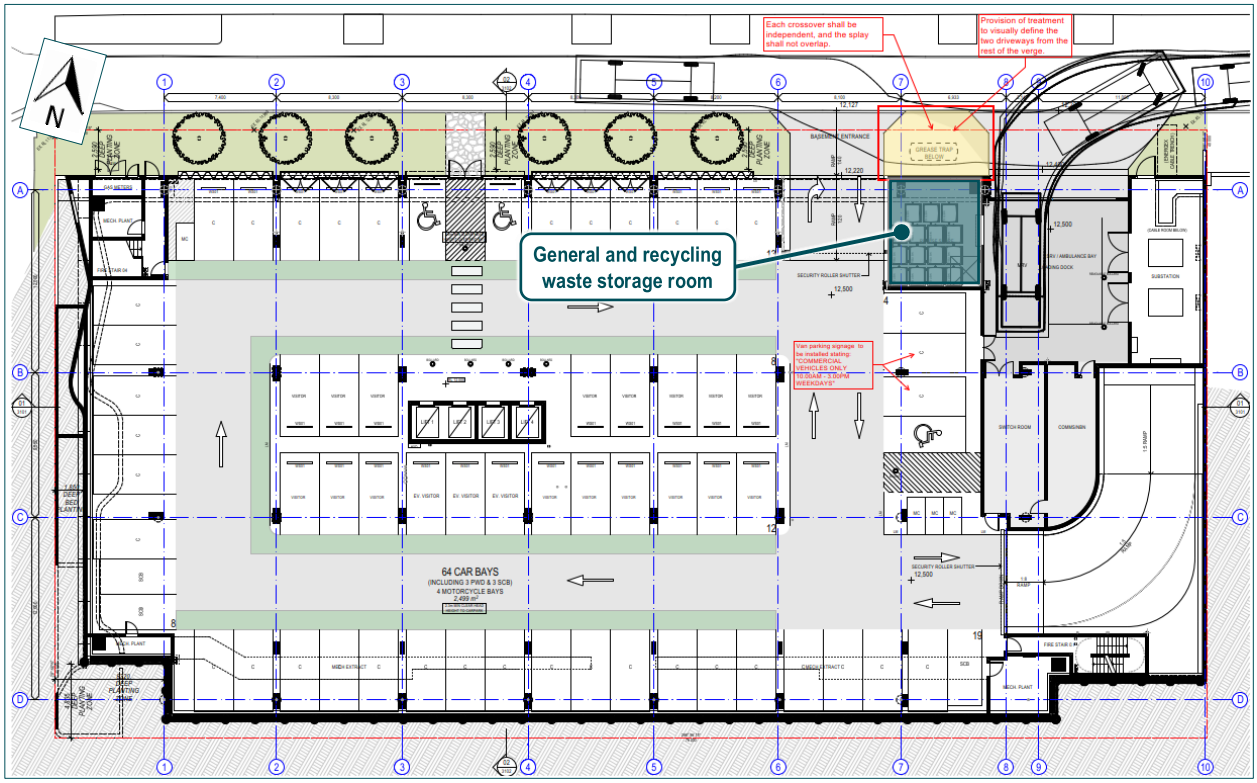


Figure 3.6.1 Waste storage room

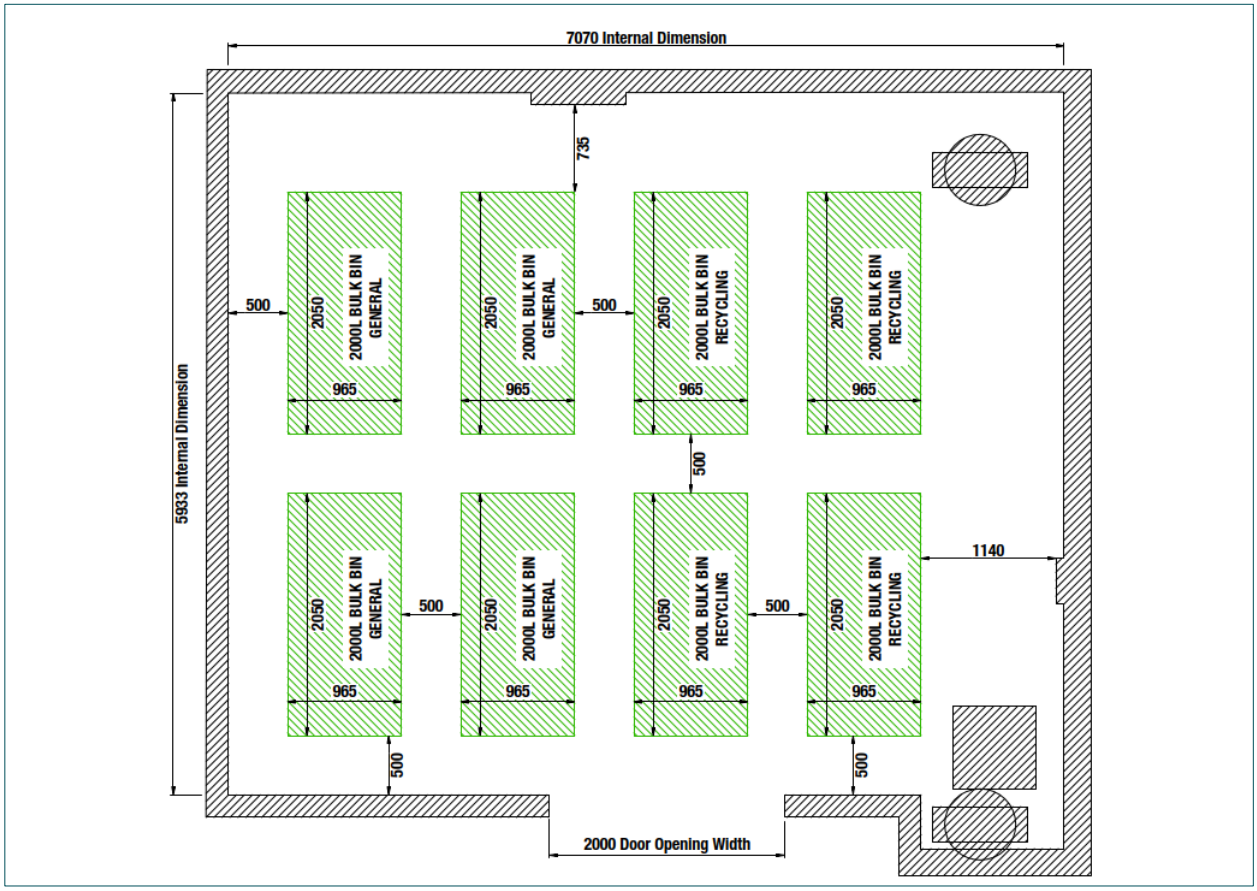


Figure 3.6.2 Waste storage room dimensions

The waste storage areas will meet the following requirements:

- located in a purpose-built storage area, which is air locked, fly and vermin proof and used solely for the storage of waste
- generally located approximately five metres or more from any door, window or fresh air intake within the development or any adjoining site
- inclusive of clear and safe access to the disposal area for all users of the storage point
- screened to ensure bins are not visible from passing vehicles and pedestrian traffic external to the site, or inhabitants of adjoining properties
- designed with sufficient dimensions to house the required bins with necessary clearance provided for the positioning, removal and replacement of the waste containers
- designed to allow for sufficient clearance surrounding each bin / container (generally 500mm clearance)
- comprise of a hard stand area with solid concrete base, graded to fall to a drainage point within the room. The drainage point is to be connected into the sewer in accordance with trade waste requirements
- provided with a hose cock near the storage room for cleaning of bins and the room
- signed, well-lit and easily accessible from within the development
- fire rated and ventilated in accordance with the *National Construction Code – Building Code of Australia*
- not be located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage)
- designed to ensure doors are wide enough to allow for the easy removal of the largest bin / container to be stored, and
- designed to ensure the walls, ceiling, floor, and equipment of waste storage room are constructed of impervious material with a smooth finish to allow for easy cleaning.

4. Waste collection requirements

4.1 Collection arrangement

Based on the calculations detailed in **Section 3.2** and the waste bin provisions determined in **Section 3.4** of this report, both general and recycling waste will require servicing three times per week. Once all tenancies are operational, the collection frequency will be reviewed to ensure that it is sufficient but not excessive for the development.

4.2 Refuse collection point

The refuse collection point is located directly adjacent to the waste storage room within the on-site servicing area (**Figure 4.2**).

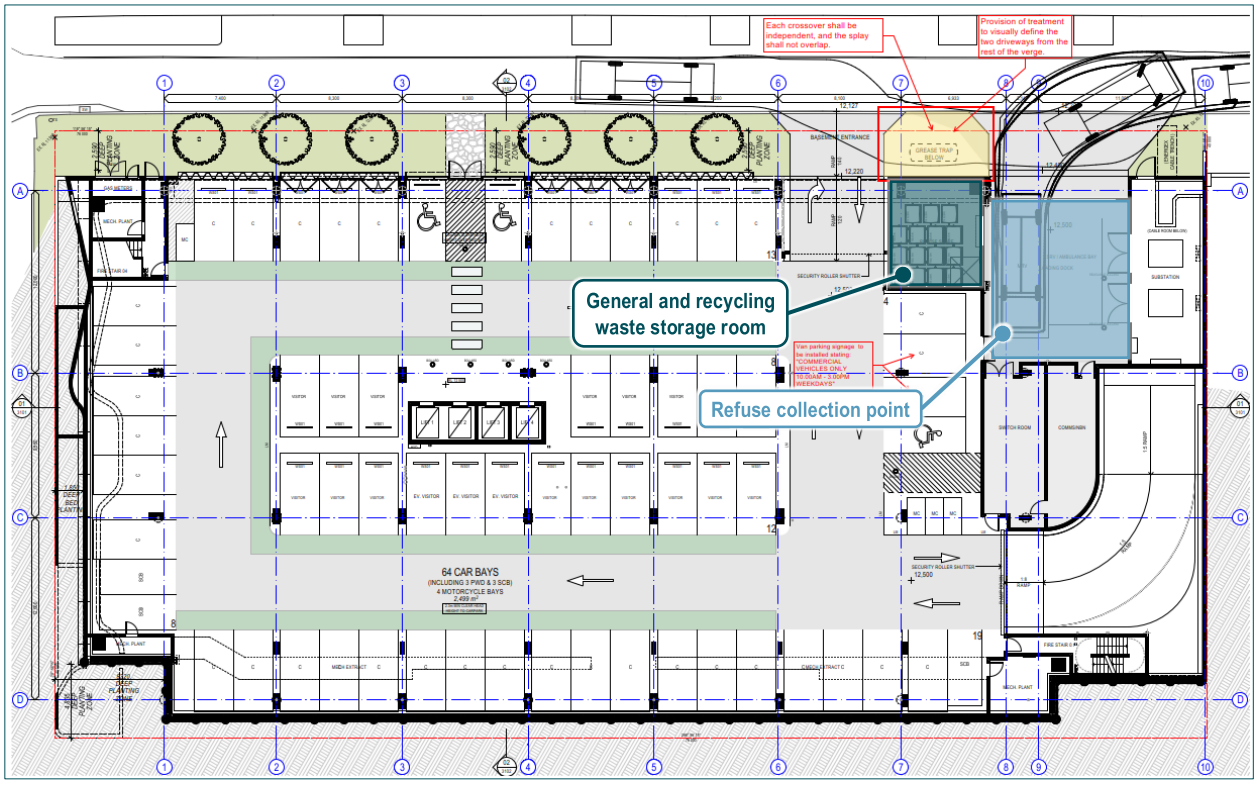


Figure 4.2 Refuse collection point

4.3 Frequency and timing

Details of the servicing frequencies are provided in **Table 4.3**.

Table 4.3 Bin collection frequency

Waste type	Refuse bin requirement	Collection frequency
General Waste	4 x 2,000L bulk bin	Three times per week
Recycling Waste	4 x 2,000L bulk bin	Three times per week

4.4 Collection vehicle access

Refuse collection for the general and recycling waste generated by the proposed development will require servicing by a front-loading refuse collection vehicle (RCV). Refuse collection will be conducted within the servicing area with full on-site manoeuvring not proposed. Above the servicing area, a minimum vertical clearance of 6.5m is achieved.

With respect to cooking oil waste, the vehicles used to service this waste stream are smaller than the standard front-loading RCV, therefore any clearances provided for the front-loading RCV will be sufficient for a waste oil collection tanker and or a Medium Rigid Vehicle (MRV).

For clinical waste, a private contractor using a 6.4m Small Rigid Vehicle (SRV) or van is expected to be used for refuse collection, which will enter the site from the Stanley Lane vehicle crossing and perform refuse collection at the refuse collection point.

A swept path assessment has been undertaken to demonstrate that an RCV can satisfactorily traverse the proposed vehicle crossing in a forward gear, park adjacent to the waste storage room within the servicing area and then exit the site by performing a reverse manoeuvre onto Stanley Lane (refer **Appendix C**).

Details of the refuse collection vehicle (RCV) dimensions are provided in **Table 4.4** for reference.

Table 4.4 Service vehicle dimensions

Dimension	**10.2m Front-Loading RCV**
Width	2.5m
Length	10.2m
Travelling height	4.3m
Servicing height	6.4m
Minimum turning circle	25.0m
Minimum turning radius	13.2m (wall to wall), 12.3 (kerb to kerb)

5. Conclusion

This report presents the findings related to assessment of waste management related matters for a change to an approved development located at 22 Frazer Street, Southport. Based on the information presented within this report, it has been demonstrated that the development proposes a waste management solution generally aligning with Council's requirements.

6. References

1. State of Queensland, *Parklands Priority Development Area Development Scheme (December 2013)*, Brisbane.
2. City of Gold Coast, *City Plan – Version 11 (February 2024)*, Gold Coast.
3. City of Gold Coast, *City Plan – Version 11 – SC6.16 Solid waste management (July 2023)*, Gold Coast.
4. Brisbane City Council, *City Plan – Refuse Planning Scheme Policy (SC6.26)*, Brisbane
5. State of Queensland, *Environmental Protection Regulation 2019 (2019)*, Brisbane.
6. State of Queensland, *Waste Reduction and Recycling Act 2011 (2011)*, Brisbane.
7. State of Queensland, *Waste Reduction and Recycling Regulation 2023 (2023)*, Brisbane.

Appendix A Approved plans of development

1 / - SITE PLAN
SCALE 1:250 @ A1
SCALE 1:500 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

evanslong

0 5 10 15 20 25
SCALE 1: 250 @ A1
SCALE 1: 500 @ A3

BIMcloud: CPACLDBIMM01 - BIMcloud/2000/6264 Nexus Way Master 02a: 19/03/2024: 1:30 PM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133/10
Date: 8 May 2024
Queensland Government

02	DA MINOR MODIFICATION	19/03/2024	CNW	SI	MT
01	DA ISSUE	09/02/21	MB	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT
ISSUE PURPOSE		DATE	D.	C.	A.

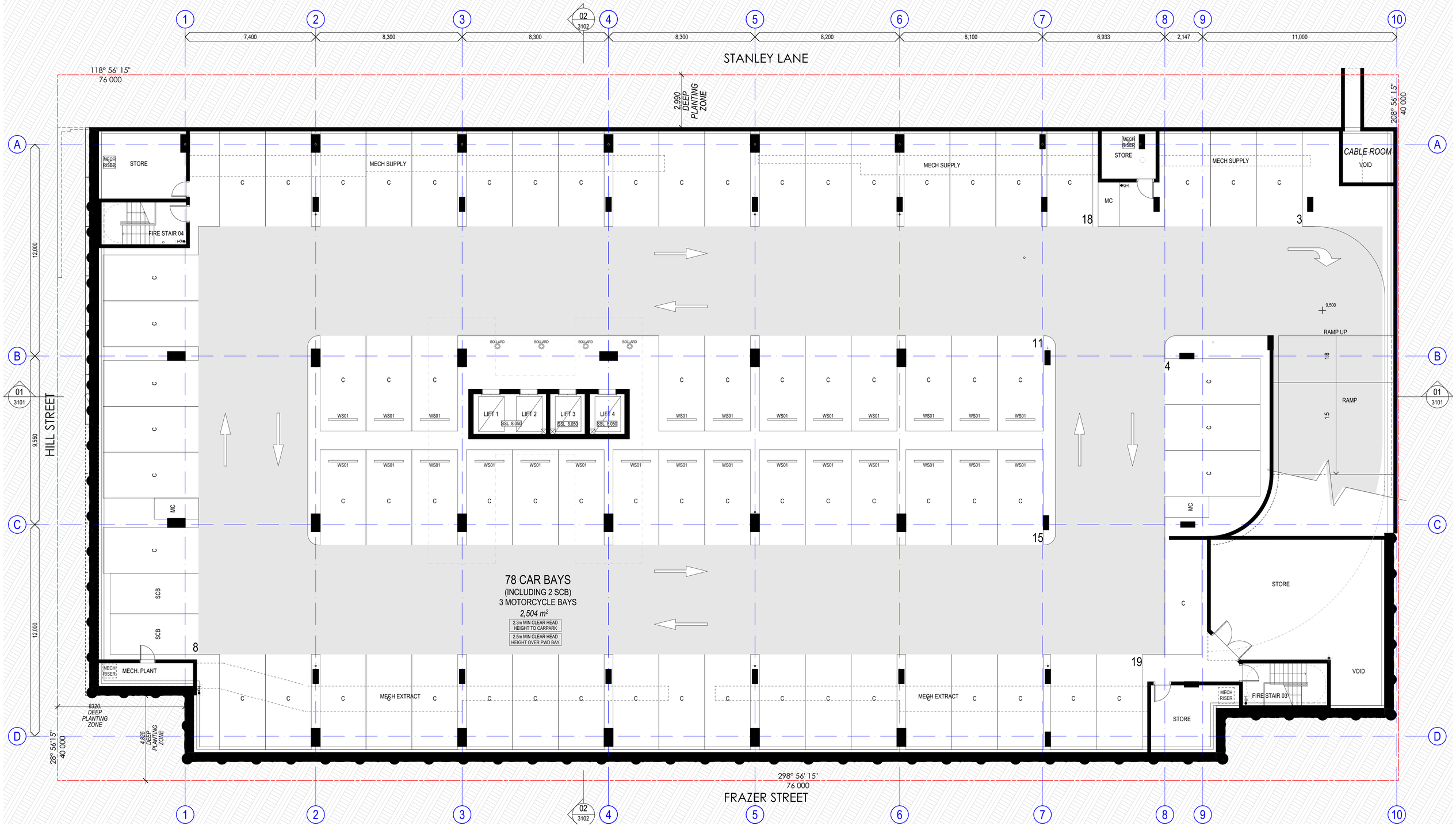
STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
SITE PLAN

JOB No	DRAWING No	ISSUE
6264	CD1001	02



1 / - FLOOR PLAN - BASEMENT

SCALE 1:100 @ A1

SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE

T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD

ABN 77 010 924 106

COTTEEPARKER.COM.AU

evanslong

0 1 2 3 4 5 6 7 8 9 10

SCALE 1: 100 @ A1

SCALE 1: 200 @ A3

BIMcloud: CPACLDBIMM01 - BIMcloud/2000/6264 Nexus Way Master 02a: 19/03/2024: 1:30 PM

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1133/10

Date: 8 May 2024

Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
05	DA MINOR MODIFICATION	19/03/2024	CNW	SI	MT
04	DA MINOR MODIFICATION	09/11/2023	CNW	SI	MT
03	DA MINOR MODIFICATION	08/11/2023	CNW	SI	MT
02	DA MINOR MODIFICATION	01/11/2023	CNW	DW	MT
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST

CLIENT - EVANSBUILT

DRAWING TITLE

FLOOR PLAN - BASEMENT 01

JOB No	DRAWING No	ISSUE
6264	SD2009	05

Each crossover shall be independent, and the splay shall not overlap.

Provision of treatment to visually define the two driveways from the rest of the verge.

Van parking signage to be installed stating: "COMMERCIAL VEHICLES ONLY 10.00AM - 3.00PM WEEKDAYS"

1 - FLOOR PLAN - LOWER GROUND

SCALE 1:100 @ A1
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

evanslong

0 1 2 3 4 5 6 7 8 9 10

SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

BIMcloud: CPACLDBIMM01 - BIMcloud/2000/6264 Nexus Way Master 02a: 19/03/2024: 1:30 PM

AMENDED IN RED
By: Tiana Hill
Date: 11 April 2024

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133/10
Date: 8 May 2024

Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
07	DA MINOR MODIFICATION	19/03/2024	CNW	SI	MT
06	DA MINOR MODIFICATION	08/02/2024	CNW	SI	MT
05	DA MINOR MODIFICATION	09/11/2023	CNW	SI	MT
04	DA MINOR MODIFICATION	08/11/2023	CNW	SI	MT
03	DA MINOR MODIFICATION	01/11/2023	CNW	DW	MT
02	VAN PARKING IDENTIFIED	22/04/2021	AM	DW	MT
01	DA ISSUE	05/02/21	MB	DW	MT
E	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
D	PRELIMINARY ISSUE	27/01/2021	DW	DW	MT
C	PRELIMINARY ISSUE	25/01/2021	JH	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT

STATUS

MIXED USE DEVELOPMENT

9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
FLOOR PLAN - LOWER GROUND

JOB No	DRAWING No	ISSUE
6264	SD2010	07

Each crossover shall be independent, and the splay shall not overlap.

Provision of treatment to visually define the two driveways from the rest of the verge.

TENANCIES 1-6
NLA: 1,179m²

TENANCIES 8-9
NLA: 312m²

1 FLOOR PLAN - GROUND FLOOR
SCALE 1:100 @ A1
SCALE 1:200 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422

COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106

COTTEEPARKER.COM.AU

evanslong

SCALE 1: 100 @ A1
SCALE 1: 200 @ A3

BIMcloud: CPACLDBIMM01 - BIMcloud/2000/6264 Nexus Way Master 02a: 19/03/2024: 1:30 PM

AMENDED IN RED
By: Tiana Hill
Date: 11 April 2024

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1133/10
Date: 8 May 2024

Queensland Government

ISSUE	PURPOSE	DATE	D.	C.	A.
05	DA MINOR MODIFICATION	19/03/2024	CNW	SI	MT
04	DA MINOR MODIFICATION	09/11/2023	CNW	SI	MT
03	DA MINOR MODIFICATION	08/11/2023	CNW	SI	MT
02	DA MINOR MODIFICATION	01/11/2023	CNW	DW	MT
01	DA ISSUE	09/02/21	MB	DW	MT
C	PRELIMINARY ISSUE	02/02/21	MB	DW	MT
B	PRELIMINARY ISSUE	22/01/2021	JH	DW	MT
A	PRELIMINARY ISSUE	14/12/20	MB	DW	MT

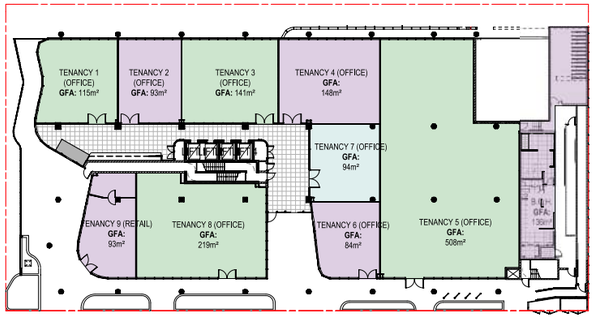
STATUS

MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

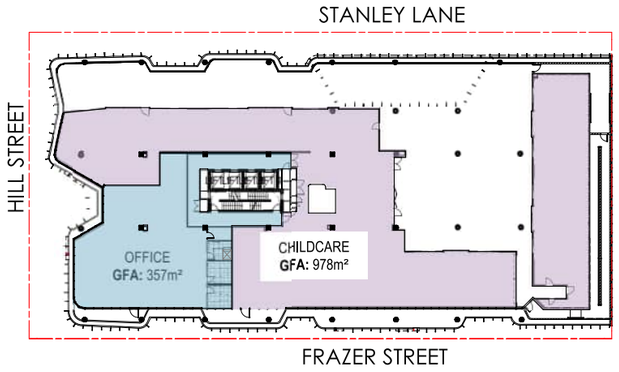
DRAWING TITLE
FLOOR PLAN - GROUND FLOOR

JOB No	DRAWING No	ISSUE
6264	SD2011	05

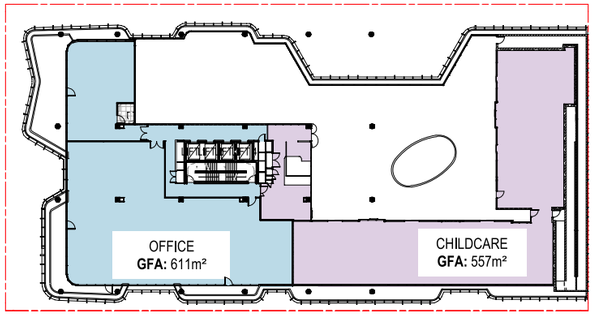
Appendix B Tenancy gross floor area details



1 - GFA DIAGRAM - GROUND FLOOR
SCALE 1:400 @ A1
SCALE 1:800 @ A3



2 - GFA DIAGRAM - LEVEL 01
SCALE 1:400 @ A1
SCALE 1:800 @ A3



3 - GFA DIAGRAM - LEVEL 02
SCALE 1:400 @ A1
SCALE 1:800 @ A3

4 - GFA DIAGRAM - LEVEL 03
SCALE 1:400 @ A1
SCALE 1:800 @ A3

5 - GFA DIAGRAM - LEVEL 08 - ROOF
SCALE 1:400 @ A1
SCALE 1:800 @ A3

GFA PROPOSED TOTAL		
GROUND FLOOR	B.O.H.	136
GROUND FLOOR	TENANCIES	115
GROUND FLOOR	TENANCIES	93
GROUND FLOOR	TENANCIES	141
GROUND FLOOR	TENANCIES	148
GROUND FLOOR	TENANCIES	508
GROUND FLOOR	TENANCIES	84
GROUND FLOOR	TENANCIES	94
GROUND FLOOR	TENANCIES	219
GROUND FLOOR	TENANCIES	93
LEVEL 01	CHILDCARE	978
LEVEL 01	TENANCIES	357
LEVEL 02	CHILDCARE	557
LEVEL 02	TENANCIES	611
LEVEL 03	TENANCIES	1,471
LEVEL 04	TENANCIES	1,471
LEVEL 05	TENANCIES	1,471
LEVEL 06	TENANCIES	1,471
LEVEL 07	TENANCIES	1,471
TOTAL:		11,489 m²

IMPERMEABLE AREA		2,744m²

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN THE AREAS USED FOR -
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR
(B) ACCESS BETWEEN LEVELS; OR
(C) A GROUND FLOOR PUBLIC LOBBY; OR
(D) A MALL; OR
(E) PARKING, LOADING OR MANOEUVRING VEHICLES; OR
(F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

evanslong

0 4 8 12 16 20 24 28 32 36 40
SCALE 1: 400 @ A1
SCALE 1: 800 @ A3

BIMcloud: CPACLDBIMM01 - BIMcloud/2000/6264 Nexus Way Master 02a: 26/02/2024: 10:30 AM

ISSUE PURPOSE	DATE	D.	C.	A.
02 UPDATED GFA CALCULATIONS	26/02/2024	SI	VAR	VAR
01 UPDATED GFA CALCULATIONS	13/04/2023	AM	DW	MT

STATUS

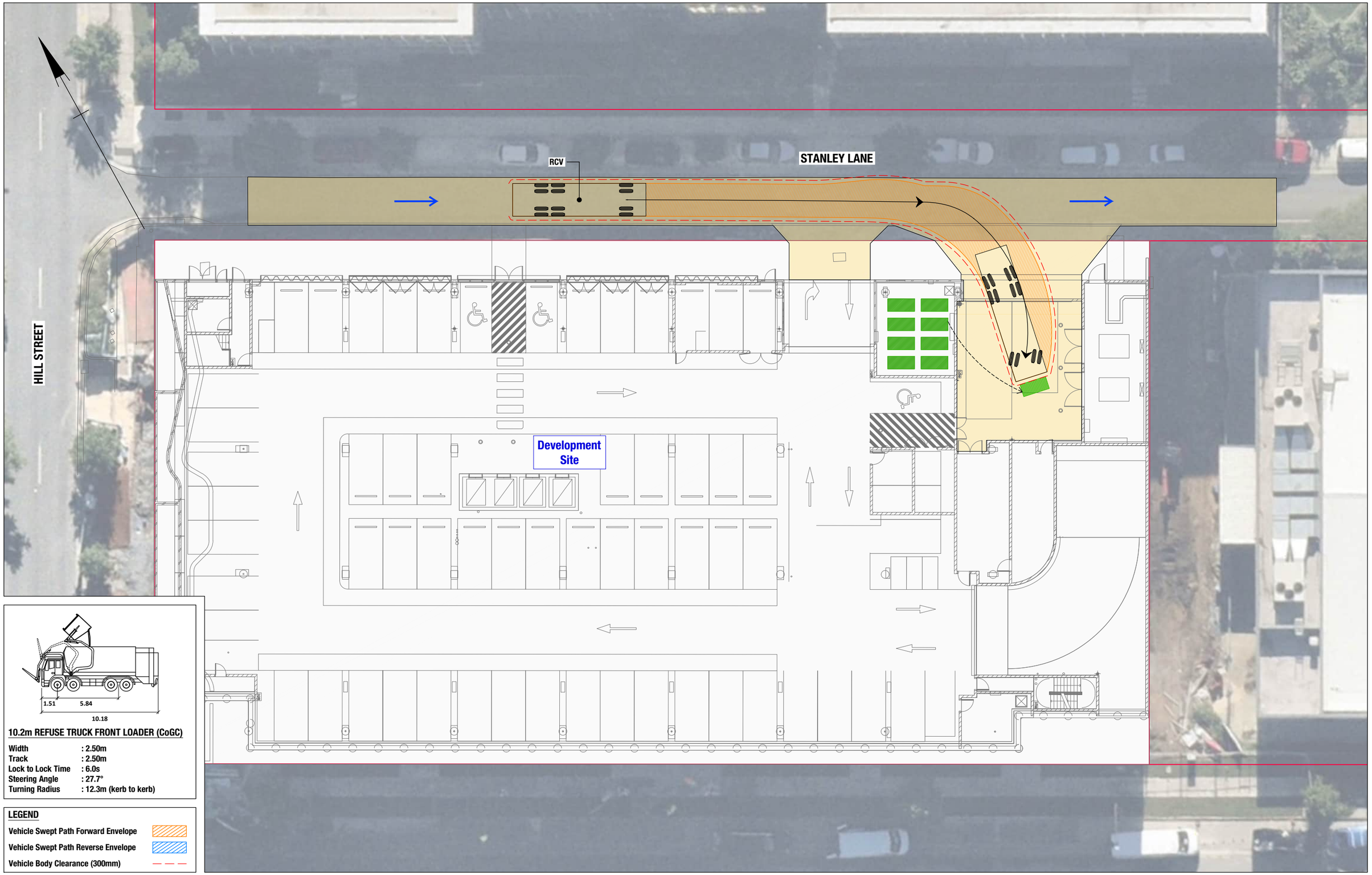
MIXED USE DEVELOPMENT
9 NEXUS WAY, GOLD COAST
CLIENT - EVANSBUILT

DRAWING TITLE
GFA DIAGRAMS

JOB No	DRAWING No	ISSUE
6264	CD2804	02

Appendix C Swept path assessment

F-7330 A 05.01.2015



10.2m REFUSE TRUCK FRONT LOADER (CoGC)

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 27.7°
Turning Radius	: 12.3m (kerb to kerb)

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

P:\50910 UBB @ Nexus Way, Southport\02. DA\01. CAD\Working\50854-SP001-002.dwg
3:31:51 PM 5 September 2024

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

0 2 4 6m

22 FRAZER STREET, SOUTHPORT
PROPOSED MIXED USE DEVELOPMENT

SWEPT PATH ANALYSIS
10.2m FRONT LOADER REFUSE COLLECTION VEHICLE (RCV)
ENTRY MANOEUVRE INTO DEVELOPMENT SITE

Project No. 50910
Issue Date 09/09/24
Drawing No. 50910-SP001-A
Series No. 1 of 2

F-7330 A 05.01.2015

P:\50910 UBB @ Nexus Way, Southport\02. CAD\Working\50854-SP001-002.dwg

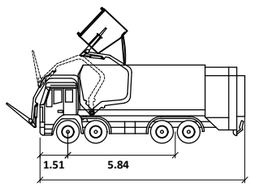
3:31:58 PM 5 September 2024

STANLEY LANE

HILL STREET

RCV

Development Site



10.2m REFUSE TRUCK FRONT LOADER (CoGC)

Width	: 2.50m
Track	: 2.50m
Lock to Lock Time	: 6.0s
Steering Angle	: 27.7°
Turning Radius	: 12.3m (kerb to kerb)

LEGEND

- Vehicle Swept Path Forward Envelope
- Vehicle Swept Path Reverse Envelope
- Vehicle Body Clearance (300mm)

0 2 4 6m

GELEON
ABN 58 668 001 303
Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454 Nerang Qld 4211
tel +61 7 5594 4473

22 FRAZER STREET, SOUTHPORT
PROPOSED MIXED USE DEVELOPMENT

Project No. 50910

Issue Date 09/09/24

SWEPT PATH ANALYSIS
10.2m FRONT LOADER REFUSE COLLECTION VEHICLE (RCV) EXIT MANOEUVRE FROM DEVELOPMENT SITE

Drawing No. 50910-SP002-A

Series No. 2 of 2

GELEON

Geleon Consulting Pty Ltd
ABN 58 668 001 303

Suite 12, Level 1, 3029 The Boulevard
Emerald Lakes, Carrara
PO Box 454, Nerang, Qld, 4211
tel (07) 5594 4473

geleon.com.au