



CIVIL ENGINEERING SERVICES REPORT

PROPOSED TOWNHOUSE DEVELOPMENT 1 CLARKE STREET, SOUTHPORT

Prepared for Azure Project 47 Pty Ltd
C25064AR001



HURLEY
CONSULTING ENGINEERS

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Revision	Date	Author	Verifier	Approver
A	29/01/2026	ND	CT	CH
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Approved for issue for and on behalf of Hurley Consulting Engineers Pty Ltd



Craig Hurley BE(Civil) MIEAust CPEng RPEQ 15957
Director & Principal Civil Engineer

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1 INTRODUCTION

Hurley Consulting Engineers has been commissioned by Azure Project 47 Pty Ltd to prepare a Civil Engineering Services Report for a proposed Townhouse Development at 1 Clarke Street, Southport. The project will create 114 new townhouse dwellings, communal facilities and new private roads as shown on the concept architectural plans prepared by Plus Studio and enclosed in **Appendix A**.

The intent of this report is to review existing infrastructure in the vicinity of the site and to demonstrate how the proposed development can be serviced in general accordance with the EDQ Parklands Priority Development Area scheme requirements. This report has considered feedback from EDQ and other authorities during pre-lodgement meetings undertaken prior to preparation of the development application.

This report demonstrates general compliance with *PDA Guideline 13 - Engineering Standards* and will guide the future detailed civil design for the development. In particular, the civil works for this development will need to comply with AS3798 for earthworks, AS2980 for access and parking facilities, the Queensland Urban Drainage Manual and AS3500 for stormwater drainage, and the SEQ Code and AS3500 for water and sewerage connections. The intent is for future civil engineering design to be prepared and submitted to EDQ under the *Certification Procedures Manual* without the need for compliance assessment.

2 SITE DESCRIPTION

The subject site is located at 1 Clarke Street, Southport, on land described as Lot 7 on SP275512. The site has a total area of approximately 1.733 hectares and is located within the City of Gold Coast (CoGC) local government area, and the Economic Development Queensland (EDQ) Parklands Priority Development Area (PDA).



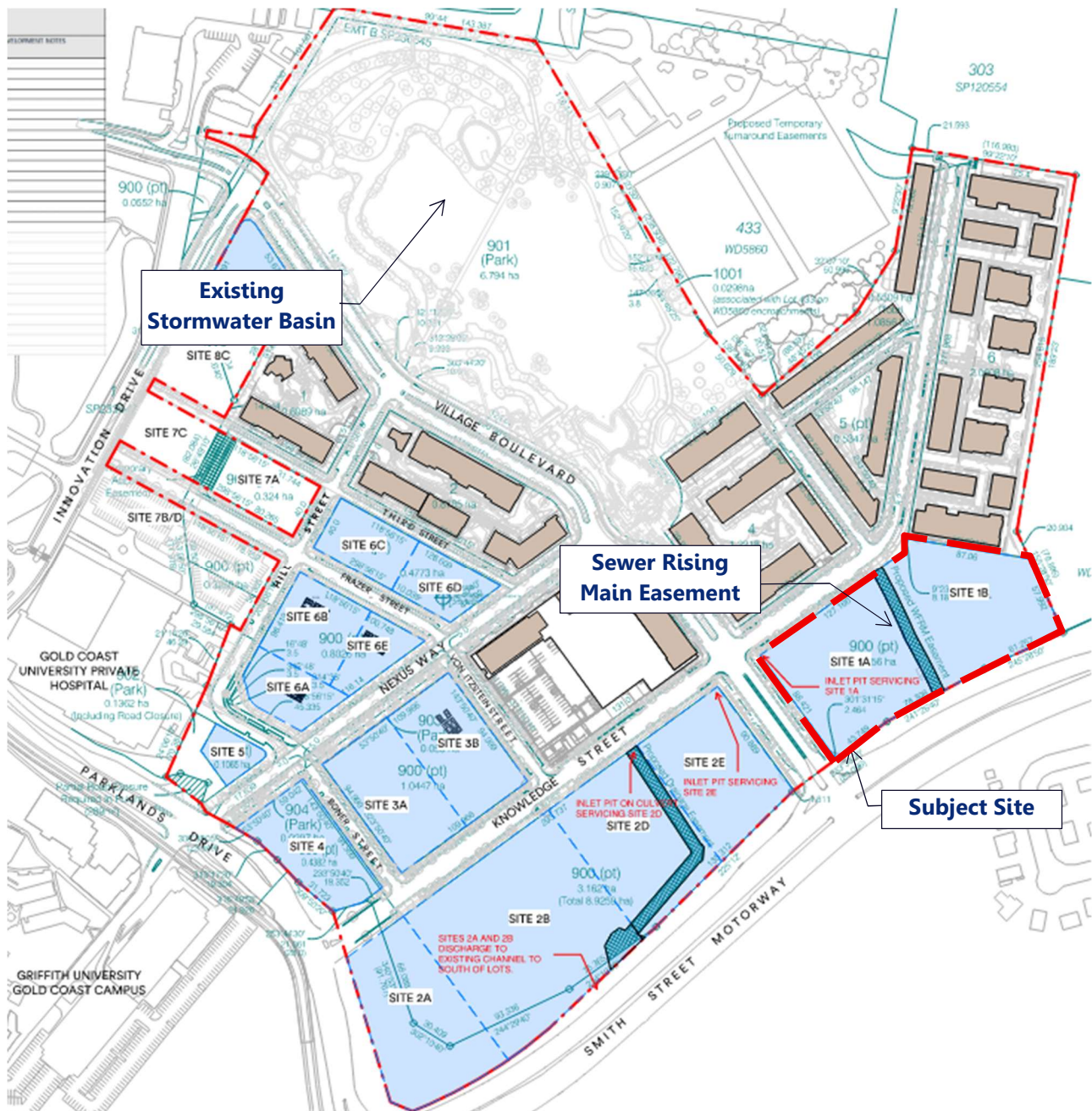
Figure 2.1 – Locality Plan
Image Source: QLD Globe 2025

The subject site forms part of the Lumina masterplan precinct (Sites 1A and 1B) and is currently endorsed under EDQ approval 2024/1528 for multiple dwellings (878 units), shop and food and drink premises. The site is currently occupied by a temporary carpark facility.

The site is bounded by Village Boulevard to the west, Smith Street (state-controlled road) to the south, Musgrave Hill State School to the east and Clarke Street to the north. There are existing multi story residential buildings further north on the other side of Clarke Street.

CoGC currently benefits from a 6m wide sewer easement that runs through the centre of the site. This easement contains an existing DN1000 PE trunk sewer rising main that flows south-east to north-west and a redundant main.

Figure 2.2 shows the site in context to surrounding Lumina masterplan precinct.



3 FILLING & EXCAVATION

The site currently falls towards the north-western corner with an average grade of approximately 5%-6%. Previous earthworks have occurred at the site to lower ground levels, resulting in cut batters along property boundaries in the south-eastern portion of the site.

Earthworks and retaining walls are proposed within the site to provide appropriate driveway grades and level pads for building construction. Preliminary site levels are included on the Concept Bulk Earthworks Layout Plan C25064A-SK-C200 enclosed in **Appendix B**.

Filling in the north-western corner of the site will result in a retaining wall facing Clarke Street with a maximum height of approximately 2.5m. Fencing at the top of the wall is proposed to be permeable (pool / batten fencing or similar) and landscaping is proposed at the top and the bottom of the wall to minimise amenity impacts. Pedestrian connections are also proposed through the retaining wall, which will further break up the bulk and scale of the retaining wall.

Minor earthworks are proposed within the verge in Smith Street to fill an existing drain that enters the site, and to lower the existing ground levels in the south-western corner of the site. These proposed earthworks have been discussed with DTMR and agreed 'in principle' subject to formal applications.

The proposed site grades are generally in accordance with the approved 'Gold Coast Parklands Redevelopment (Commonwealth Games Village) Stormwater Management Plan' and 'Gold Coast Parklands Redevelopment Stormwater Management and Lake Design Update'.

All filling will be undertaken in accordance with City of Gold Coast planning scheme requirements and the requirements of AS3798 for Level 1 filling. All earthworks are proposed to be contained within the boundaries of the site, except for earthworks associated with the frontage works along Smith Street.

Construction phase stormwater quality can be managed by implementing appropriate erosion and sediment control techniques during the construction phase. Erosion and sediment control guidance is given in the International Erosion Control Association (IECA) Australasia Best Practice Erosion and Sediment Control (BPESC) document. The IECA BPESC documents are available for download from the IECA website.

The proposed extents of cutting and filling are shown on the Concept Civil Engineering Plans enclosed in **Appendix B**.

4 ROADWORKS

The site has direct frontage to Clarke Street to the north, Village Boulevard to the west and Smith Street to the south. The site is currently accessed via two (2) existing commercial entry-only and exit-only crossovers on Clarke Street.

Clarke Street is a Council controlled, two lane sealed road with kerb and channel, concrete footpaths and carparking on both sides of the road. Village Boulevard is a median divided Council controlled, four lane sealed road with kerb and channel and concrete footpaths on both sides of the road. Smith Street is a median divided state-controlled, six lane sealed road with kerb and channel on both sides of the road and a concrete footpath along the southern side.

The development proposes to gain access to the external road network via a new entry / exit vehicle crossover on Clarke Street at the location of the existing crossovers. A dedicated pedestrian entry is also provided adjacent to the new driveway. Streetlight relocation and potentially modifications to the existing speed platform at the site frontage are proposed to facilitate the new driveway crossover. No permanent impacts are proposed to the existing car parking bays in Clarke Street.

Internal to the site will be a new private road to service each dwelling. The internal roads are proposed to have a minimum width of 5.8m to facilitate two-way traffic flow and car parking aisle widths in accordance with AS2890 requirements. The longitudinal road grades and grade changes within the site for the internal circulation roads can readily achieve compliance with the requirements of AS2890 for circulating aisles.

Refuse collection is proposed via bulk bins at two central collection locations. Pavement grades will be limited to 5% maximum for standing areas for refuse collection vehicles adjacent to the bulk bin collection areas.

Further detail regarding vehicle access and servicing matters are discussed in a separate traffic report prepared by Q Traffic.

5 STORMWATER DRAINAGE

5.1 Existing Infrastructure

The site is located within a recent master-planned development area with downstream stormwater drainage network that has been designed to accommodate runoff from the subject site. A review of City of Gold Coast infrastructure mapping was completed to assess the existing stormwater infrastructure within the vicinity of the site, including:

- A 450mm diameter reinforced concrete pipe (RCP) that runs to the north along Perkins Lane from an existing pit located within the site. This line ultimately discharges to Musgrave Park north-east of the site.
- A 750mm diameter RCP that flows north-west from an existing gully and internal field inlet located at the north-western corner of the site. This is currently the lawful point of discharge for the existing carpark.
- A 375mm diameter RCP pipe that runs north along the sites western boundary within Village Boulevard.
- An existing grassed table drain along the Smith Street frontage of the site that currently drains through the south-western corner of the property and into an existing 375mm diameter RCP.

Figure 5.1 below summarises the existing stormwater infrastructure within the vicinity of the site.

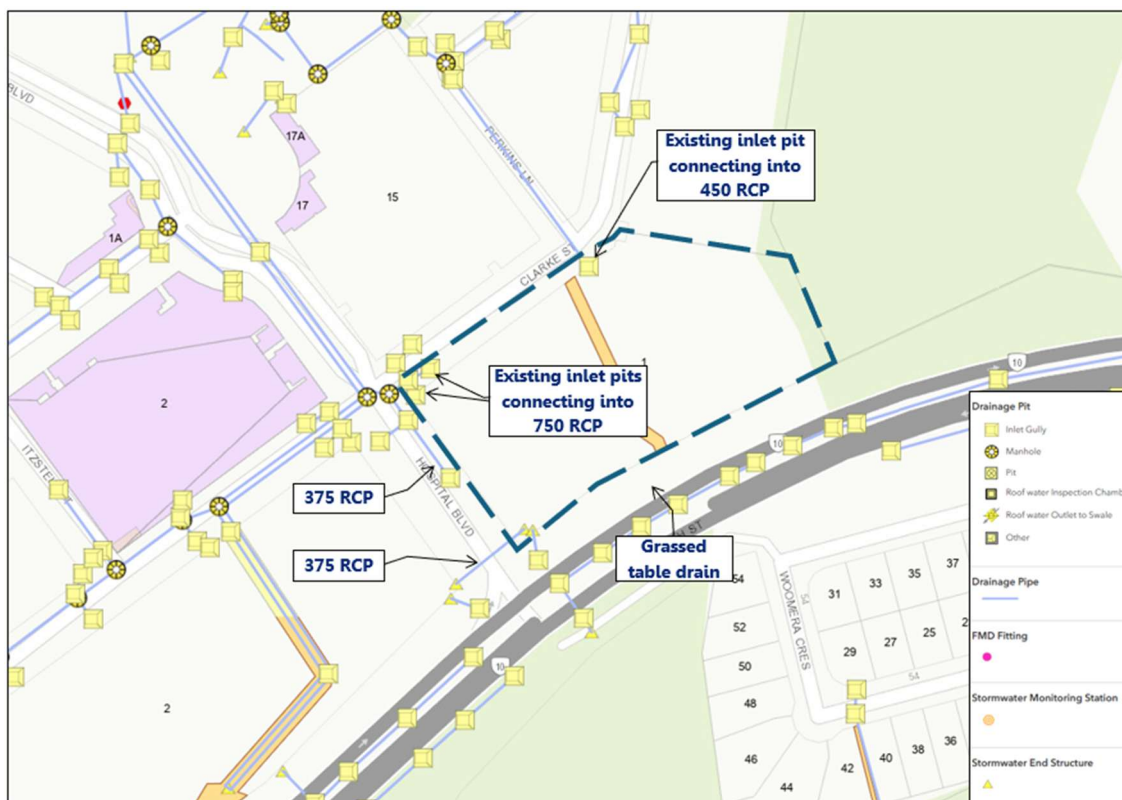


Figure 5.1 – Existing Stormwater Infrastructure

5.2 Proposed Discharge Strategy

The proposed development forms part of the Lumina masterplan precinct (Sites 1A and 1B). As part of this masterplan, downstream stormwater infrastructure and stormwater treatment devices were constructed to satisfy Council and state stormwater quality and quantity objectives.

A review of these approved management plans revealed that the downstream stormwater drainage system has been designed to accommodate developed runoff from the site. Stormwater quality treatment is also provided in downstream regional stormwater basins to the north of the site.

The design assumed that runoff would be split in two directions as shown in **Figure 5.2**, with the land to the east of the sewerage easement draining to the north-east and the land west of the sewer easement draining to the north-west.

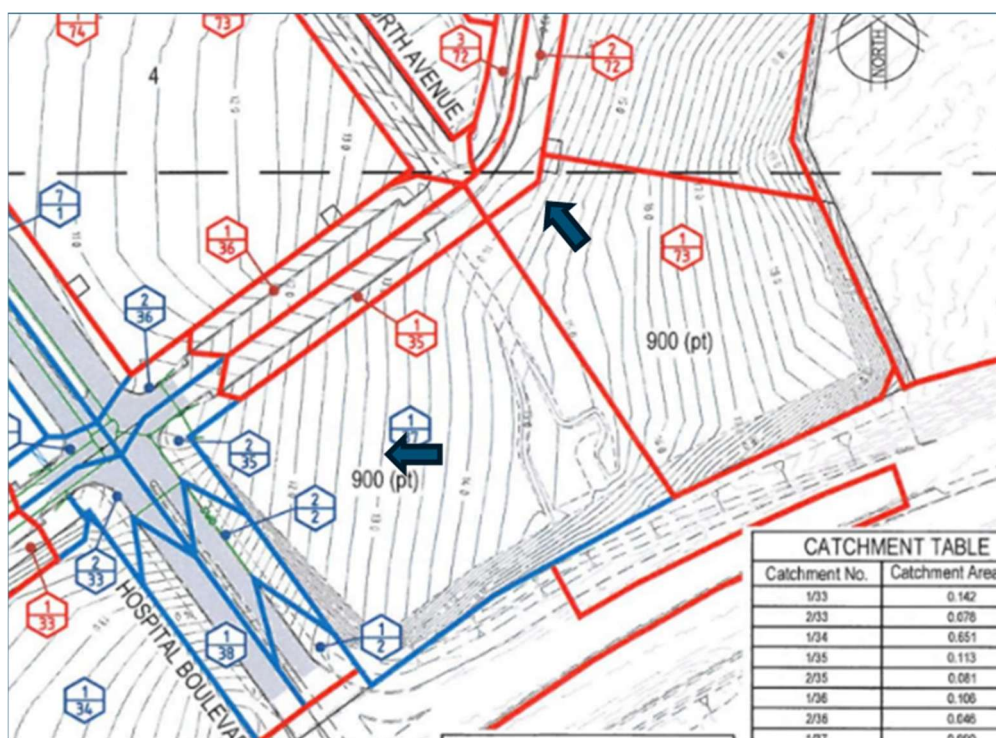


Figure 5.2 – Masterplan Stormwater Management Catchment – Site layout

All runoff from the site will be captured and conveyed to a lawful point of discharge, consistent with the proposed catchment plan and master drainage strategy. As shown in the attached concept services plans, the site proposes to broadly maintain the discharge locations and catchment areas outlined in the master plan. This will be achieved by connecting to the two existing stormwater drainage connections to Clarke Street. Refer to **Figure 5.1** and **Figure 5.2** for existing connection locations.

Given that the proposed development generally maintains the catchment splits detailed in the masterplan and that the masterplan has assumed fully developed flows for each catchment, no downstream upgrades, on-site detention or stormwater quality treatment will be required for the development.

Further details for the existing infrastructure and assumed catchment areas can be found in the 'Gold Coast Parklands Redevelopment (Commonwealth Games Village) Stormwater Management Plan' and 'Gold Coast Parklands Redevelopment Stormwater Management and Lake Design Update'.

This development application proposes a similar solution to the current approval. The proposed earthworks and pipe extension are shown in **Figure 5.3** and have been discussed with DTMR and agreed 'in principle' subject to formal applications.

Figure 5.3 – Proposed Smith Street Pipe Extension

6 SEWERAGE RETICULATION

6.1 Sewerage Reticulation

A review of City of Gold Coast infrastructure mapping was completed to assess the existing sewer infrastructure within the vicinity of the site constructed as part of the surrounding management subdivision. The following infrastructure was identified:

1. An existing 1000mm diameter PE sewer rising main running south-east to north-west located within the existing sewer easement. A valve access pit also exists near the southern boundary of the site.
2. A decommissioned 960mm diameter rising main running roughly parallel to the existing sewer easement through the centre of the site.
3. A 150mm diameter uPVC gravity main within Clarke Street than runs north-east of the site. A 150mm diameter property connection has provided of this main into the site (at the north-eastern corner) to service future development of the land.
4. A 150mm diameter uPVC gravity main within Village Boulevard than runs north-west of the site. A 150mm diameter property connection has provided of this main into the site (at the north-western corner) to service future development of the land.

Figure 6.1 below summarises the existing sewer infrastructure within the vicinity of the site. It is proposed to connect most or all of the plumbing fixtures from the development to the existing sewer connection in the north-western corner of the site.

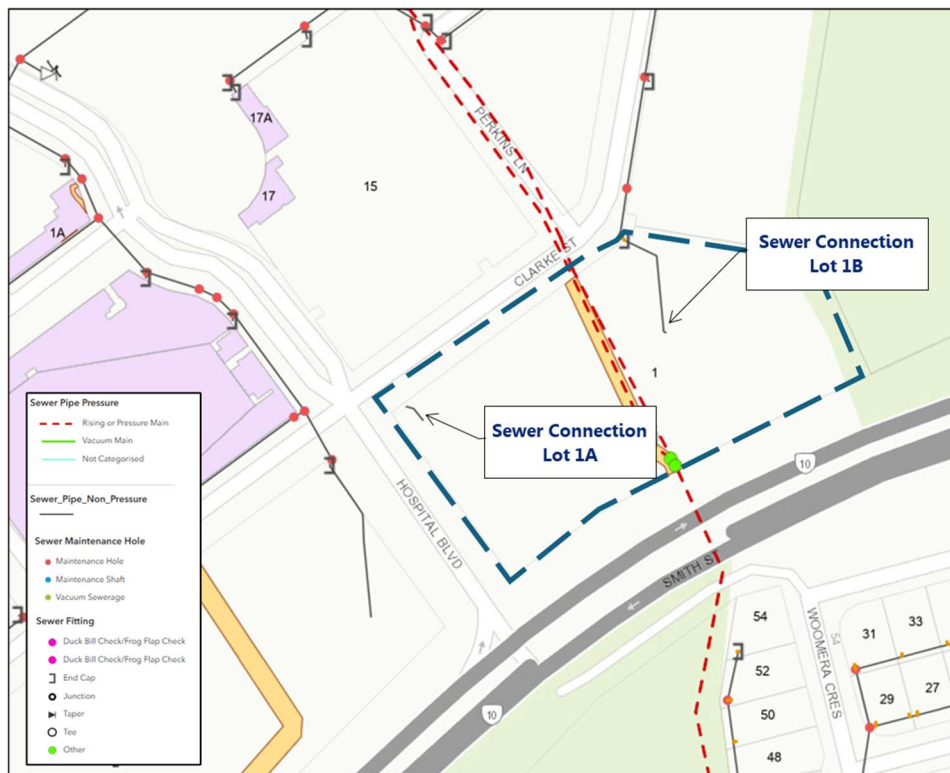


Figure 6.1 – Existing Sewer Infrastructure & Proposed Connection Location

As part of the master planning for the area a sewer capacity assessment for Lots 1A and 1B (issued 18 August 2023) was completed by Stantec to assesses the sewer capacity for the precinct and the maximum number of EPs per lot that the system could handle. The memo concluded that the maximum allowable dwellings (2-bed) for Lots 1A and 1B are 475 and 382 respectively. This is well above the 114 total new townhouse dwellings proposed, thus it is anticipated that the sewer network will have sufficient capacity for the development, regardless of whether flows are discharged into a single property connection.

The site will have private sewage reticulation, connecting each dwelling and communal facility to the proposed sewer connections. Indicative locations for the private sewerage reticulation are included on the servicing plans in **Appendix B**.

6.2 Sewerage Easement & Rising Mains

As detailed in **Section 6.1** there are existing trunk sewer rising mains that run internal to the site within an existing 6m easement. Pre-lodgement advice from Gold Coast City Council has confirmed that the easement will need to be widened to 10m for future maintenance access to the rising main.

Based on feedback from Gold Coast City Council the easement has been widened, and the easement alignment has been rationalised to the south to maintain clearance to the edge of the existing live main while providing room for a potential future duplication. No buildings are proposed within the easement in accordance with standard easement terms.

Earthworks within the sewerage easement will be limited and will maintain minimum cover over the rising mains. Private roads are crossing perpendicular to the rising main easement except at the site entry. Private services will generally also cross the rising mains perpendicular at limited locations, and services can readily cross over the existing rising mains without conflict due to the depths of the rising mains.

The proposed easement arrangements have been discussed and agreed 'in principle' with Gold Coast Water as documented in **Appendix C**.

7 WATER RETICULATION

A review of City of Gold Coast infrastructure mapping was completed to assess the existing water infrastructure within the vicinity of the site constructed as part of the surrounding management subdivision. The following infrastructure was identified:

1. An existing 150mm PVC watermain within the northern verge of Clarke Street. A 150mm DICL water connection has been provided of this main into the site to service future development of the land.
2. A 150mm DICL water main which crosses Clarke Street and Village Boulevard at the north-western corner of the site.

Figure 7.1 below summarises the existing water infrastructure within the vicinity of the site. It is proposed to connect into the existing property connection that has been provided for the site.



Figure 7.1 – Existing Water Infrastructure & Proposed Connection Location

A new water service and large meter will be sized and designed by a hydraulic engineer to ensure sufficient capacity to service the development. From the water service and meter, a private water reticulation network will be constructed to connect every dwelling and communal facility, as well as to provide sufficient firefighting capability within the site. Final sizing and location of the water connections, meters and internal network will be confirmed by a hydraulic engineer during detailed design phase.

The current Water and Sewer Infrastructure Master Plan has an allowance of over 1,000 EP for the site. As part of the new development only 114 total new townhouse dwellings proposed, thus it is anticipated that the water network will have sufficient pressure and flow capacity to accommodate the proposed development

The proposed water servicing arrangements are shown on the concept civil engineering plans enclosed in **Appendix B**.

8 CONCLUSION

Hurley Consulting Engineers has been commissioned by Azure Project 47 Pty Ltd to prepare a Civil Engineering Services Report for a proposed Townhouse Development at 1 Clarke Street, Southport. The project will create 114 new townhouse dwellings, communal facilities and new private roads as shown on the concept architectural plans prepared by Plus Studio and enclosed in **Appendix A**.

This report has reviewed existing infrastructure in the vicinity of the site and demonstrated how the proposed development can be serviced in general accordance with the EDQ requirements and the relevant approved Infrastructure Masterplans for the development. Proposed finished levels and servicing arrangements are shown on the concept civil plans enclosed in **Appendix B**.

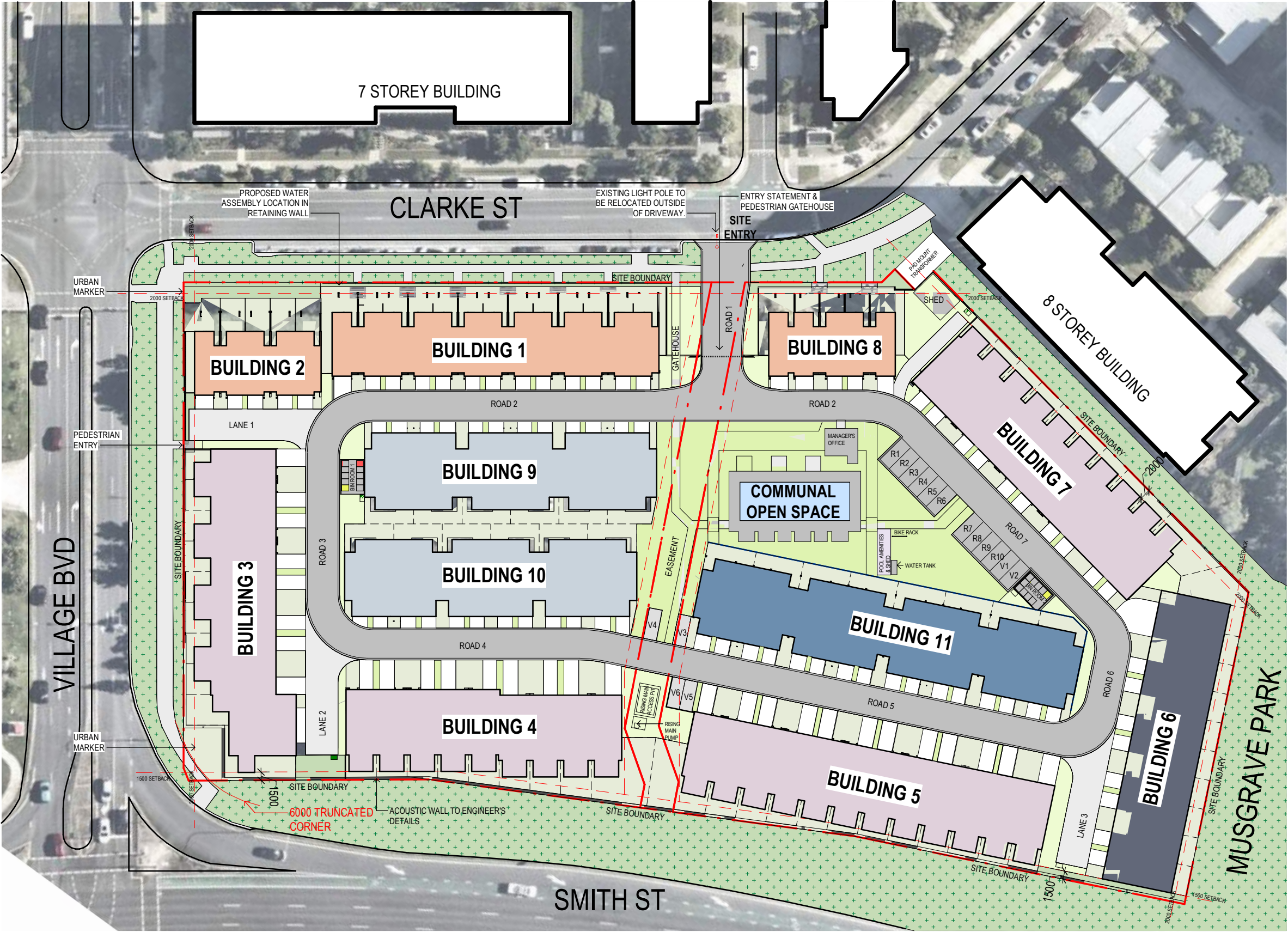
This report demonstrates general compliance with *PDA Guideline 13 - Engineering Standards* and will guide the future detailed civil design for the development. In particular, the civil works for this development will need to comply with AS3798 for earthworks, AS2980 for access and parking facilities, the Queensland Urban Drainage Manual and AS3500 for stormwater drainage, and the SEQ Code and AS3500 for water and sewerage connections. The intent is for future civil engineering design to be prepared and submitted to EDQ under the *Certification Procedures Manual* without the need for compliance assessment.

No civil engineering constraints have been identified that, in our opinion, would preclude approval of the proposed development with reasonable and relevant conditions.

Appendix A – Architectural Drawings

Our Solution

MASTERPLAN



TOWNHOUSE TYPES

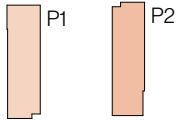
- PORTAVILLA 
- GOSHAWK G1 & G2 
- GOSHAWK G3 & G4 
- MASON 
- EMBER 



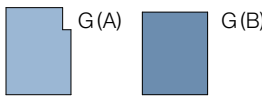
Our Solution

MASTERPLAN UNIT TYPES

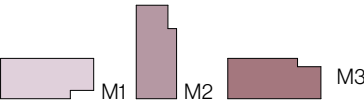
PORTAVILLA



GOSHAWK



MASON



EMBER



Our Solution

SITE PLAN - PROPOSED



Our Solution

PROPOSED PLAN - GROUND FLOOR



Our Solution

PROPOSED PLAN - LEVEL 1

37

OVERALL

PLUS STUDIO



SCALE 1:600 @ A3 SIZE

Our Solution

PROPOSED PLAN - LEVEL 2

38

OVERALL

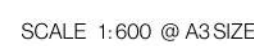
VILLAGE BVD

PLUS STUDIO



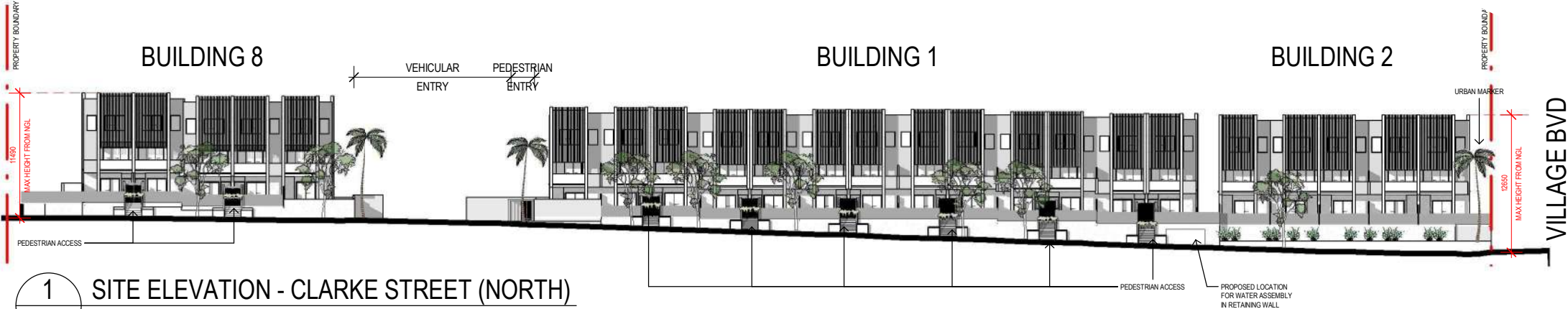
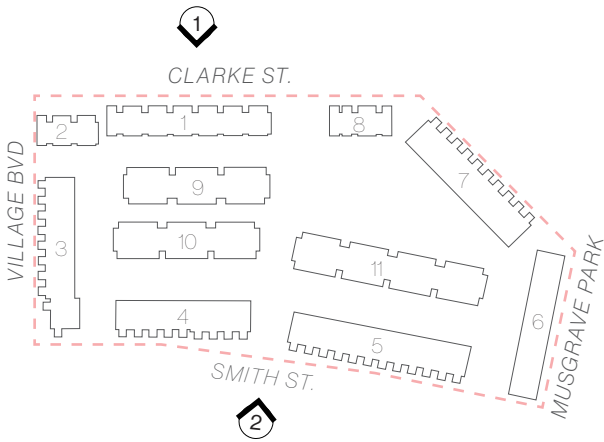
SCALE 1:600 @ A3 SIZE

PROPOSED PLAN - ROOF



Our Solution

SITE ELEVATIONS NORTH & SOUTH



1 SITE ELEVATION - CLARKE STREET (NORTH)
SCALE 1 : 500 @ A3

40

OVERALL

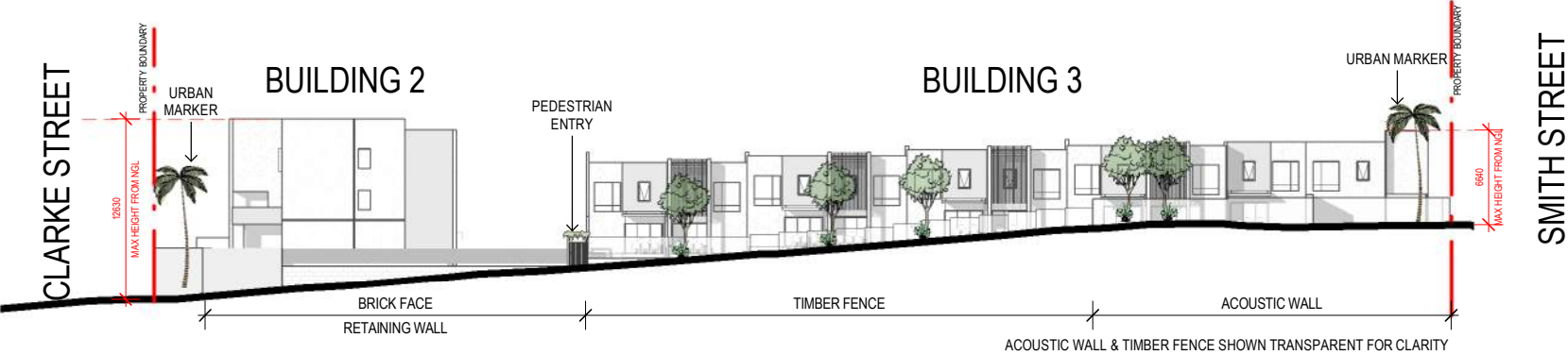


2 SITE ELEVATION - SMITH STREET (SOUTH)
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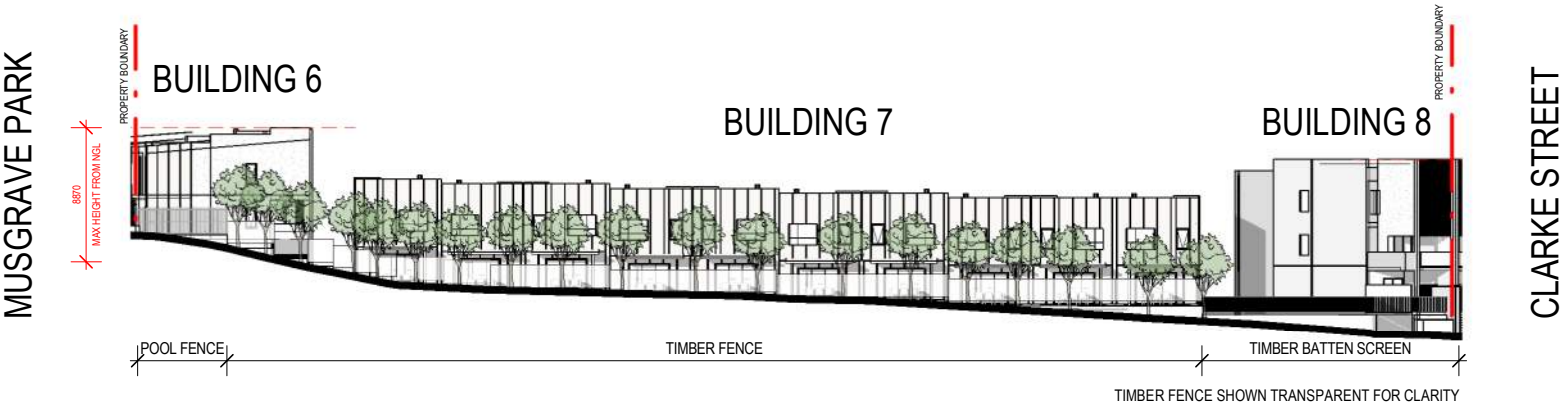
PLUS STUDIO

Our Solution

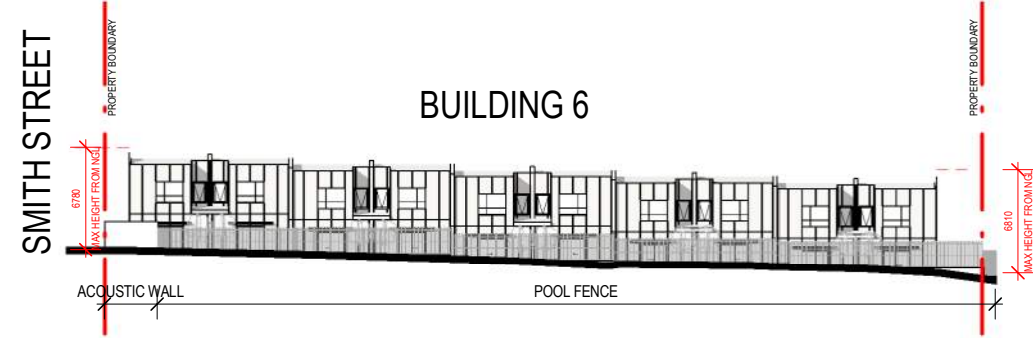
SITE ELEVATIONS WEST & EAST



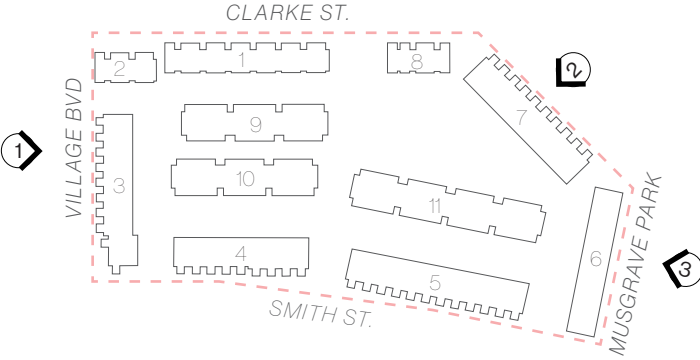
1 SITE ELEVATION - VILLAGE BOULEVARD (WEST)
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2 SITE ELEVATION - NORTHEAST
SCALE 1 : 500 @ A3

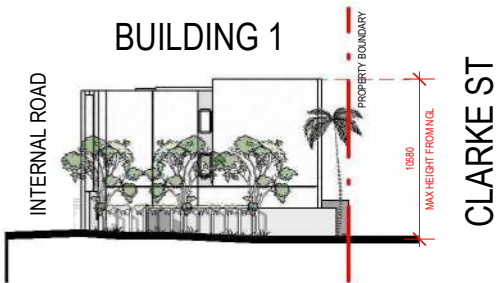
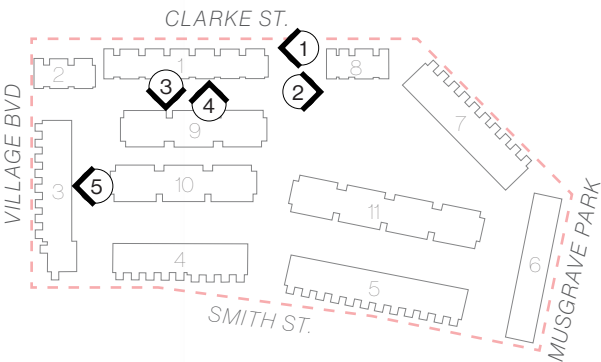


3 SITE ELEVATION - MUSGRAVE PARK (EAST)
SCALE 1 : 500 @ A3



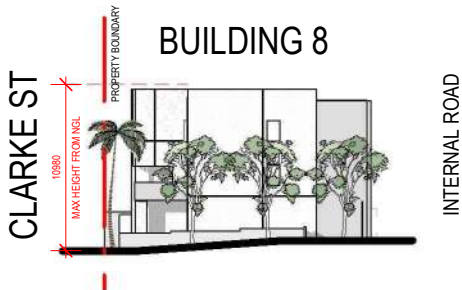
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



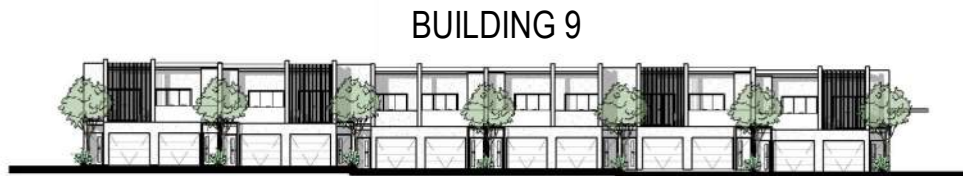
1 ROAD 01 EAST ELEVATION

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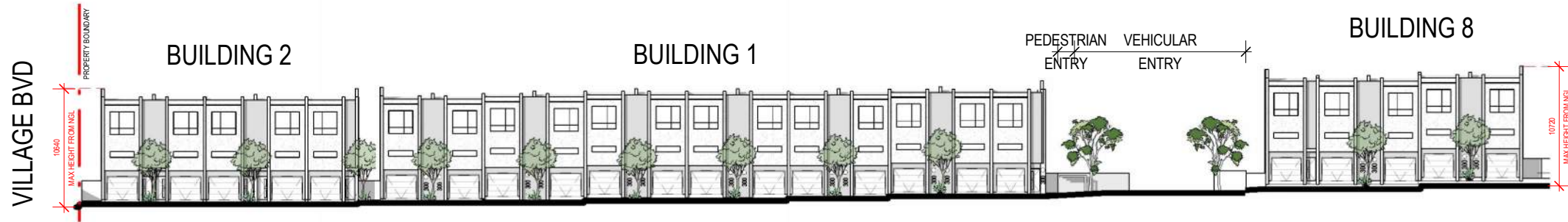
2 ROAD 01 WEST ELEVATION

SCALE 1 : 500 @ A3



3 ROAD 02 NORTH ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 02 SOUTH ELEVATION

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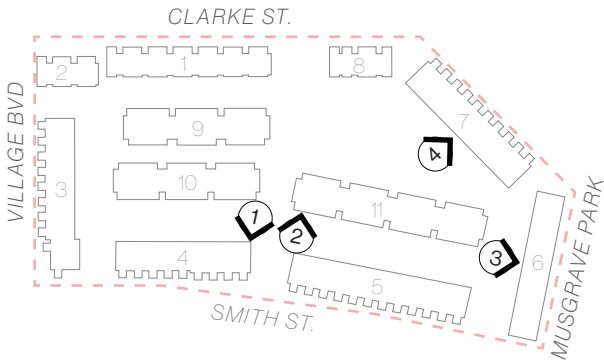


5 ROAD 03 EAST ELEVATION

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Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 04-07



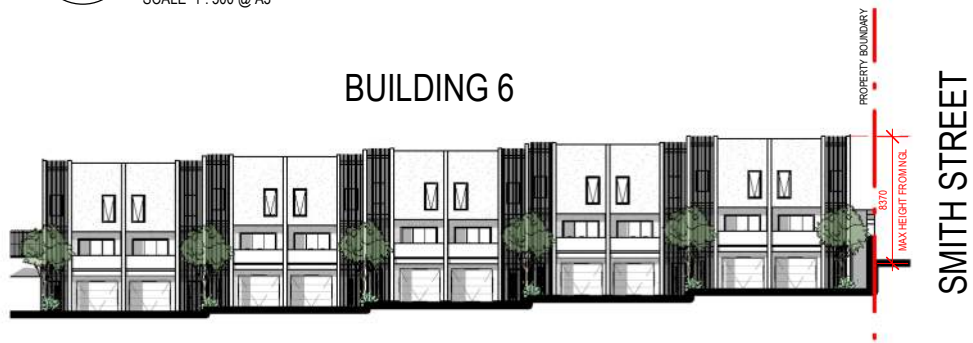
1 ROAD 04&05 NORTH ELEVATION

SCALE 1 : 500 @ A3



2 ROAD 04&05 SOUTH ELEVATION

SCALE 1 : 500 @ A3



3 ROAD 06 NORTHWEST ELEVATION

SCALE 1 : 500 @ A3



4 ROAD 07 SOUTHWEST ELEVATION

SCALE 1 : 500 @ A3

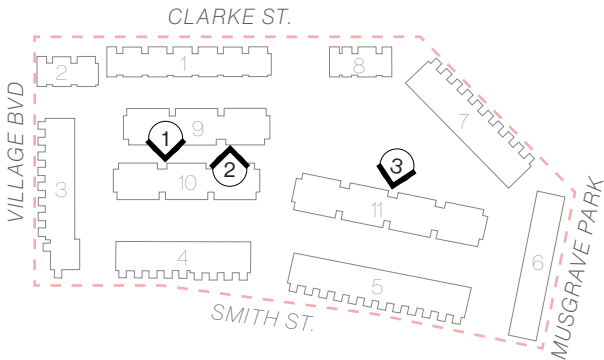
43

OVERALL

PLUS STUDIO

Our Solution

INTERNAL ROAD ELEVATIONS - BACKYARD



BUILDING 10



1 BUILDING ELEVATION - BUIDLING 9&10 BACK TO BACK -NORTH

SCALE 1 : 500 @ A3

BUILDING 9



2 BUILDING ELEVATION - BUIDLING 9&10 BACK TO BACK -SOUTH

SCALE 1 : 500 @ A3

BUILDING 11

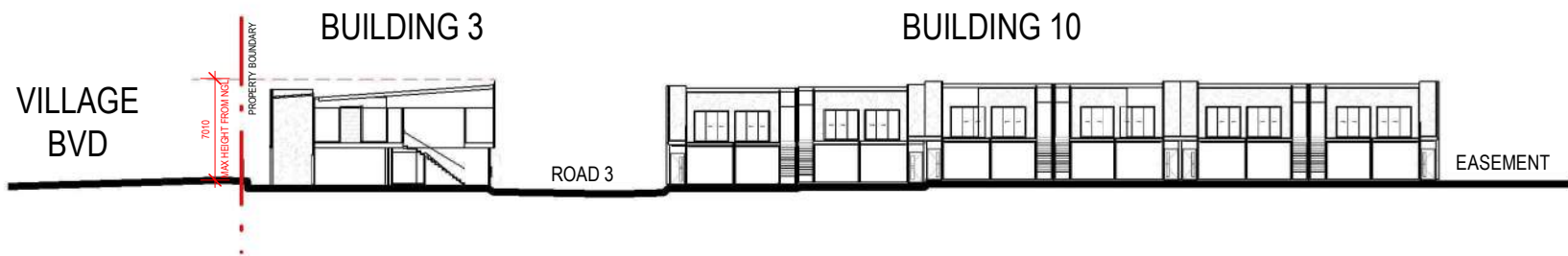
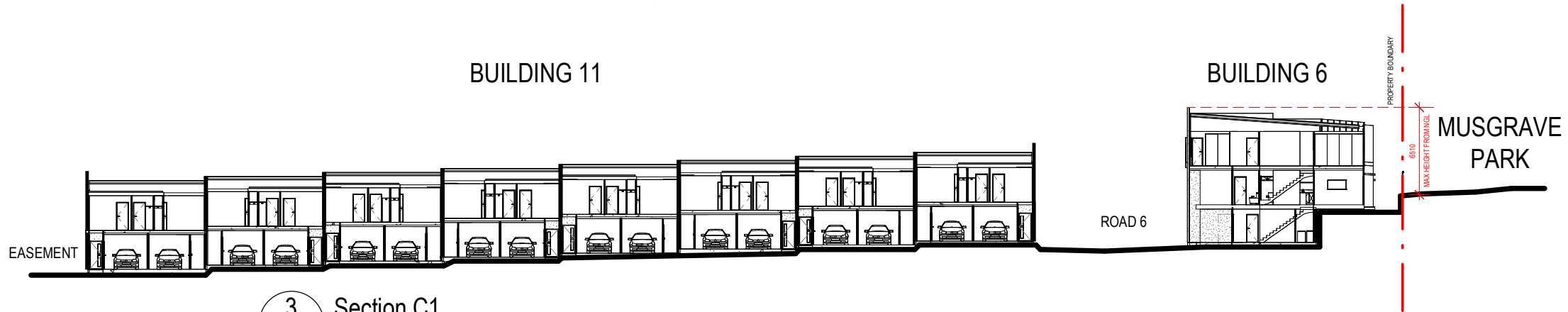
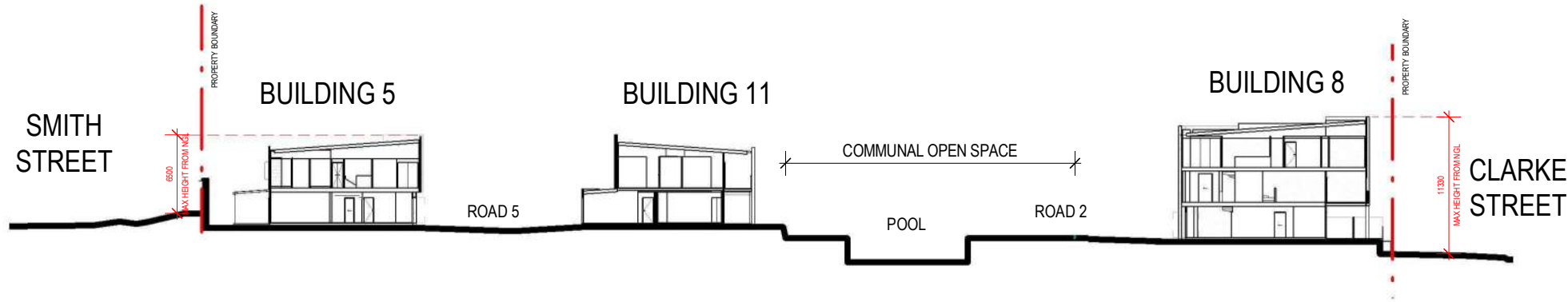
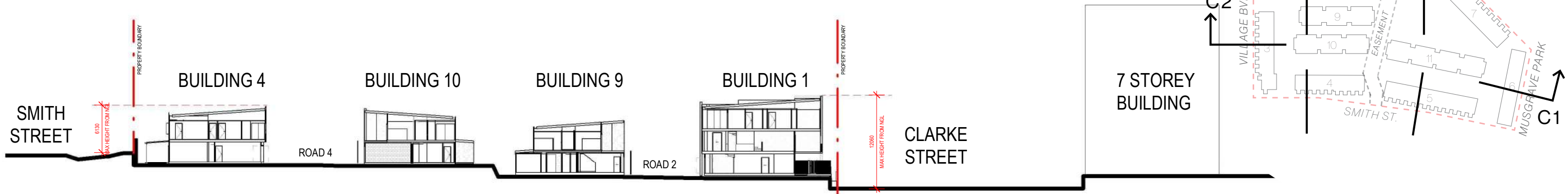


3 BUILDING ELEVATION - BUIDLING 11 REAR

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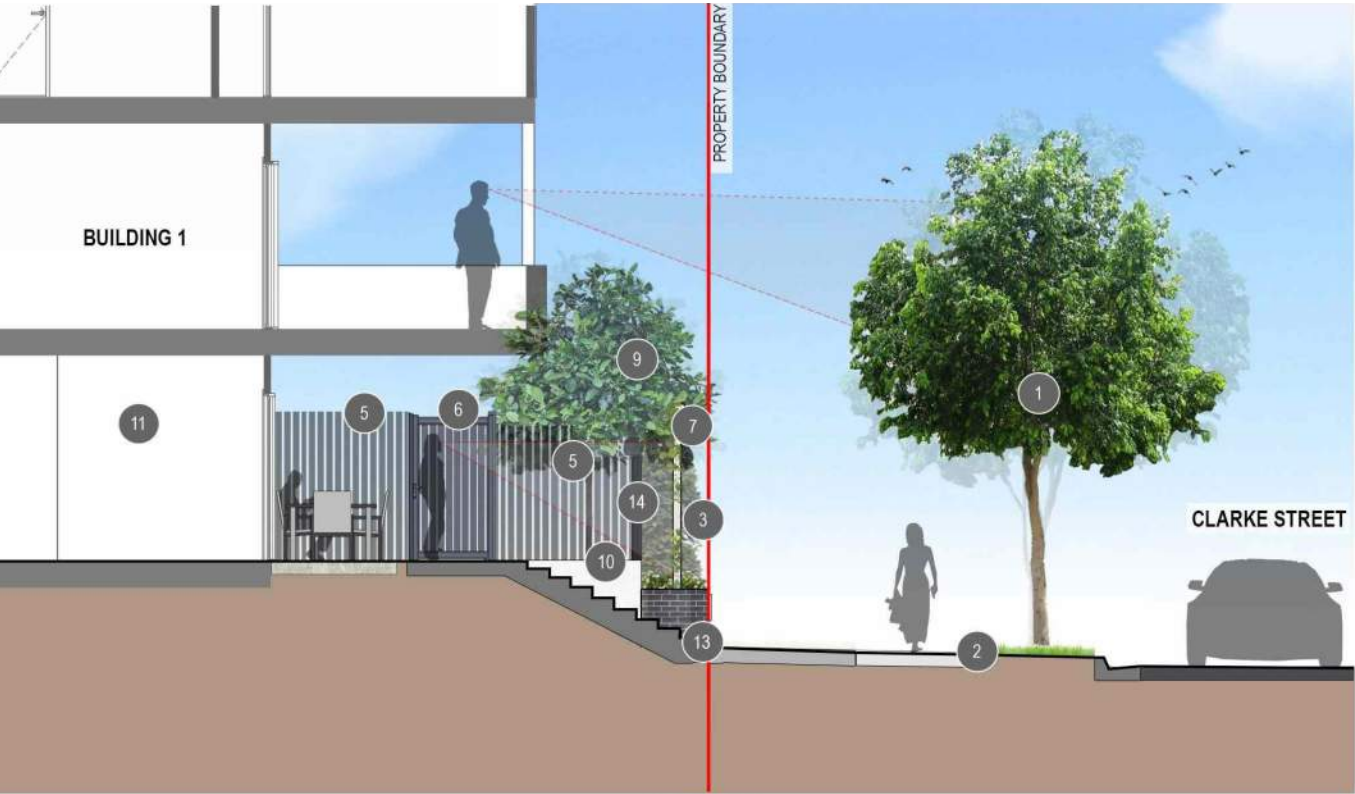
Our Solution

SITE SECTIONS

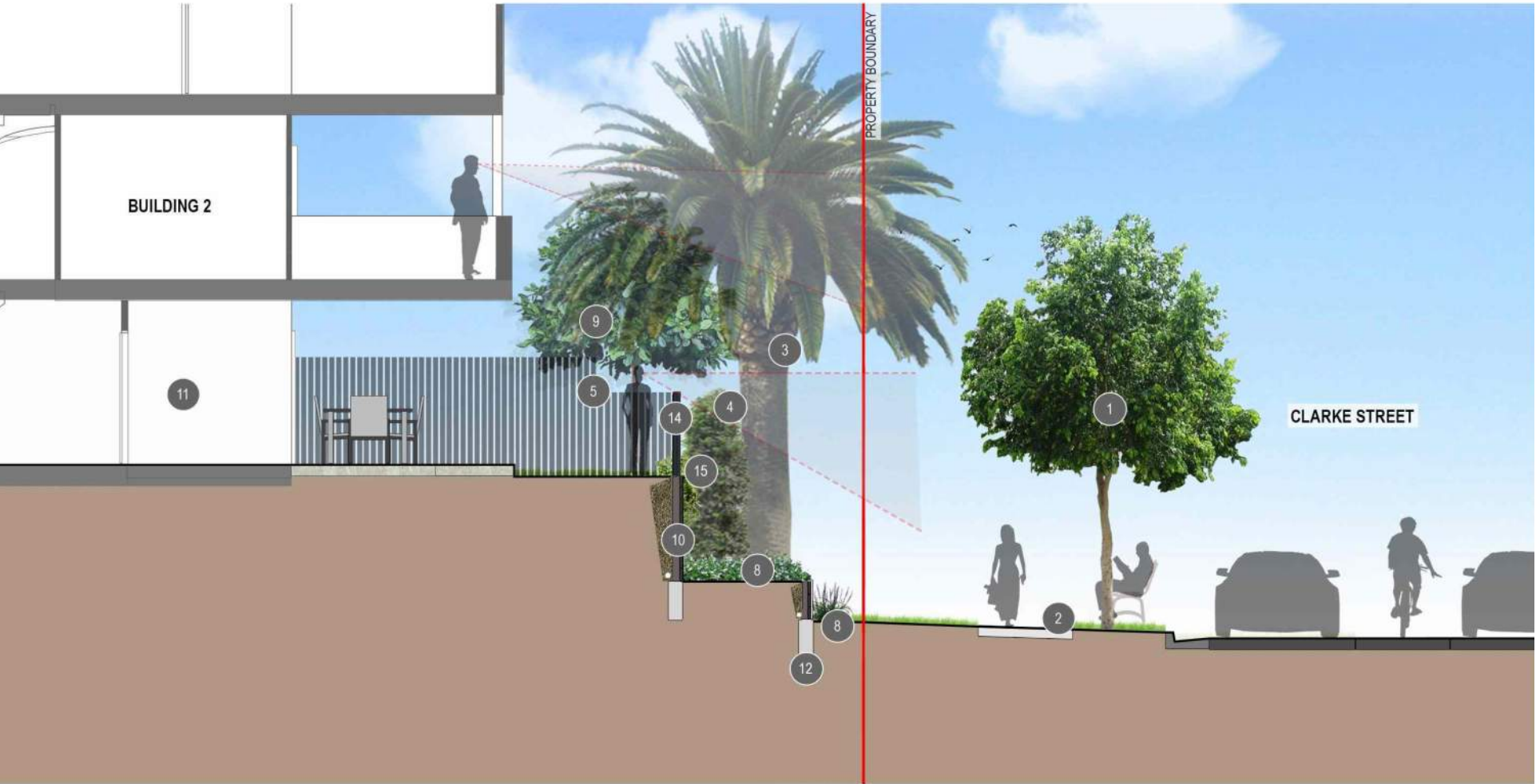
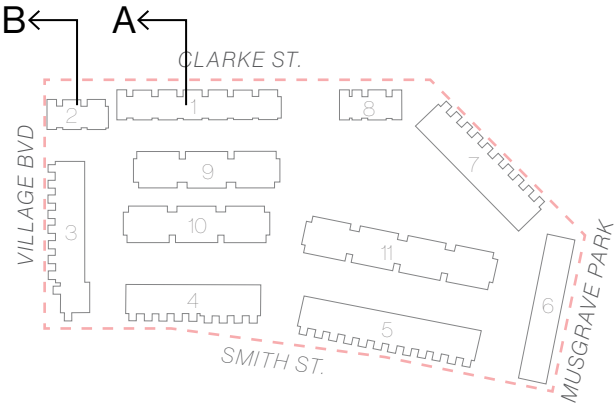


Our Vision

THRESHOLD SECTIONS



SECTION A
SCALE 1:50



SECTION B
SCALE 1:50

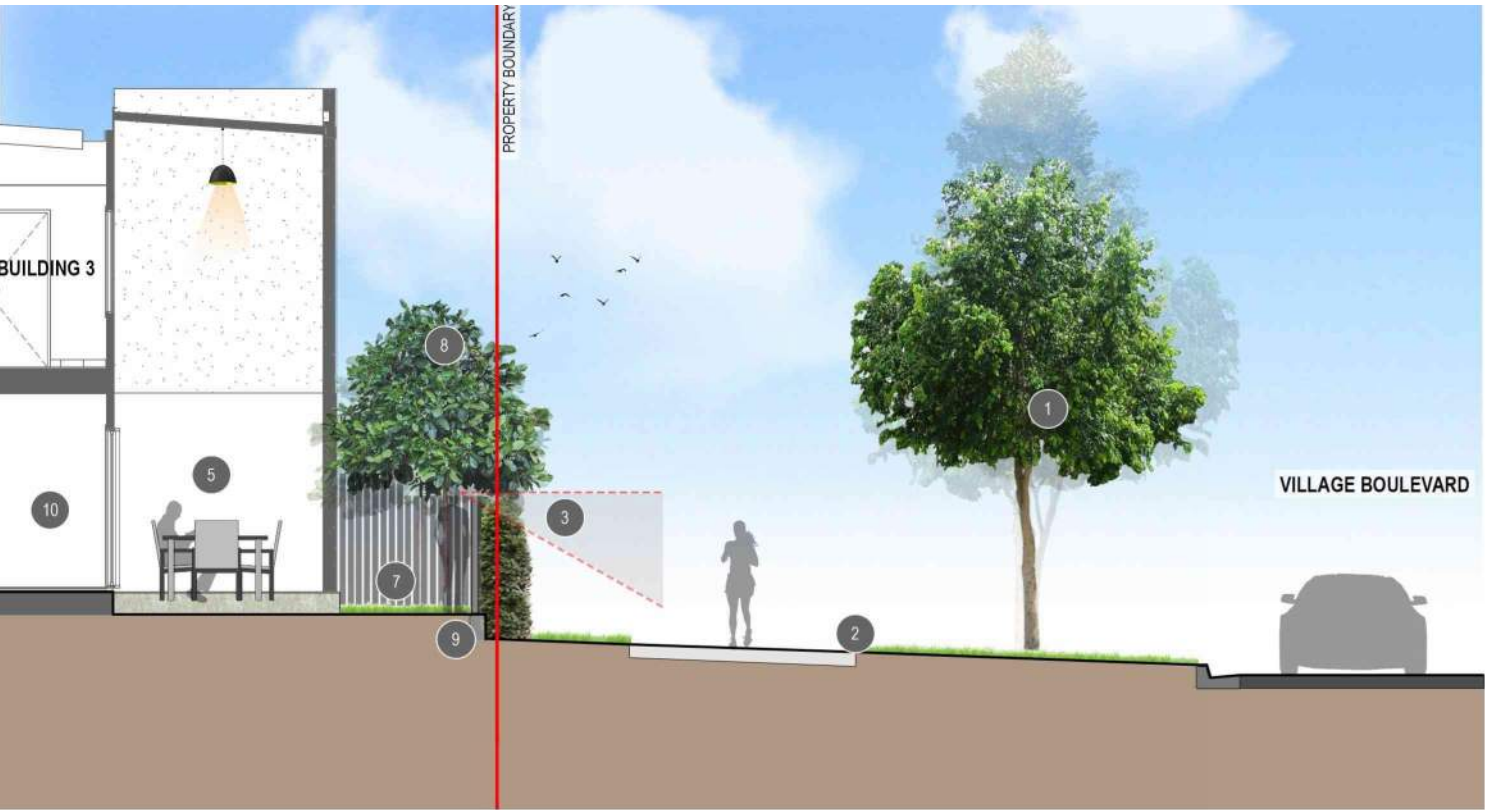
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OVERALL

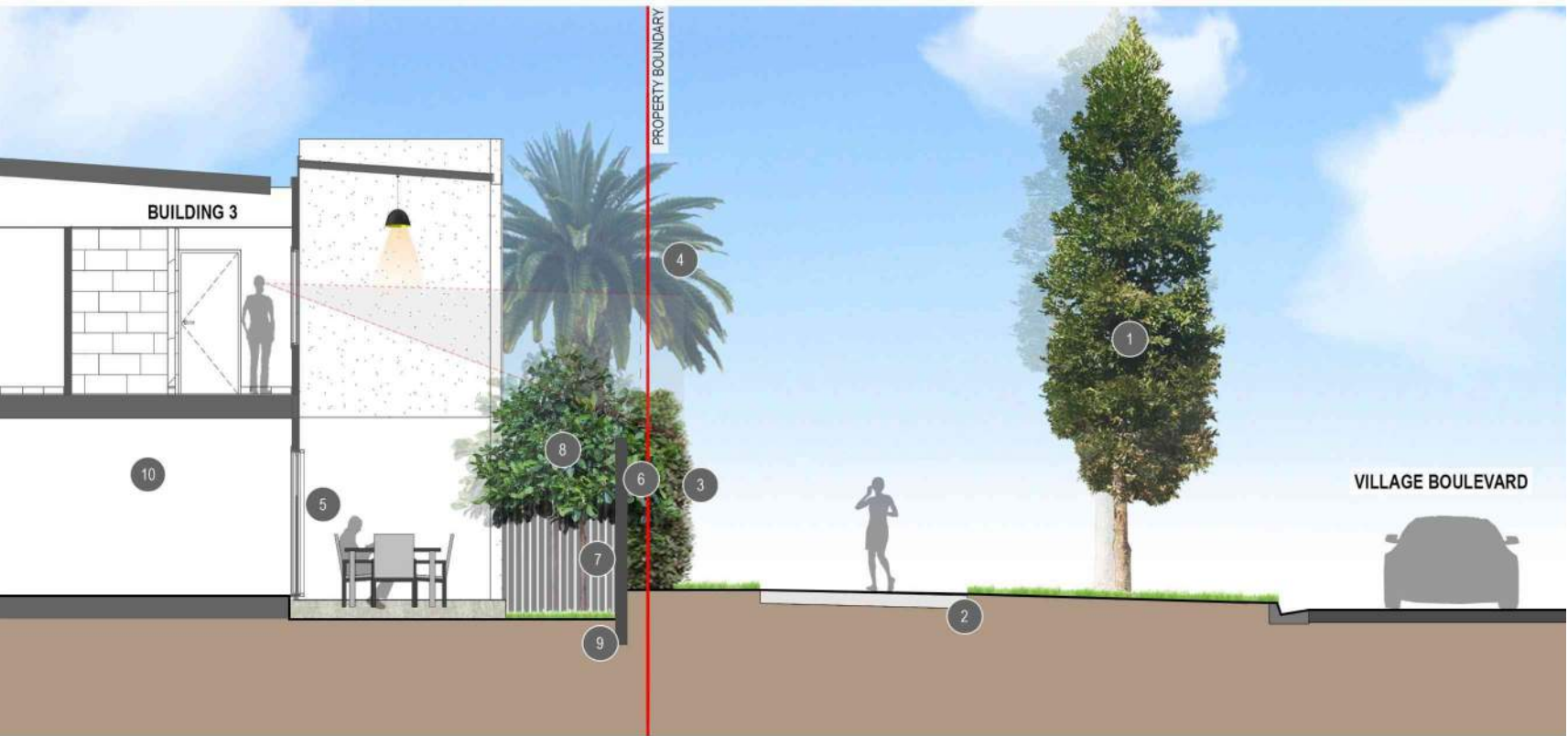
PLUS STUDIO

Our Vision

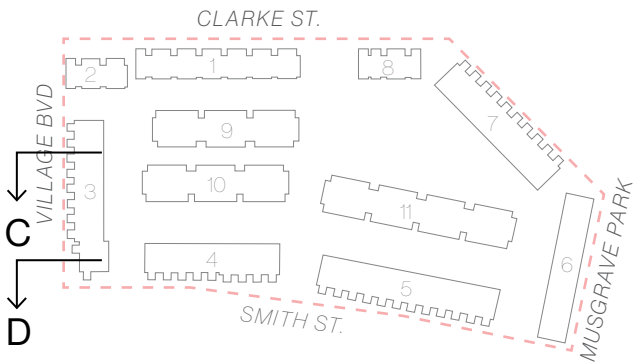
THRESHOLD SECTIONS



SECTION C
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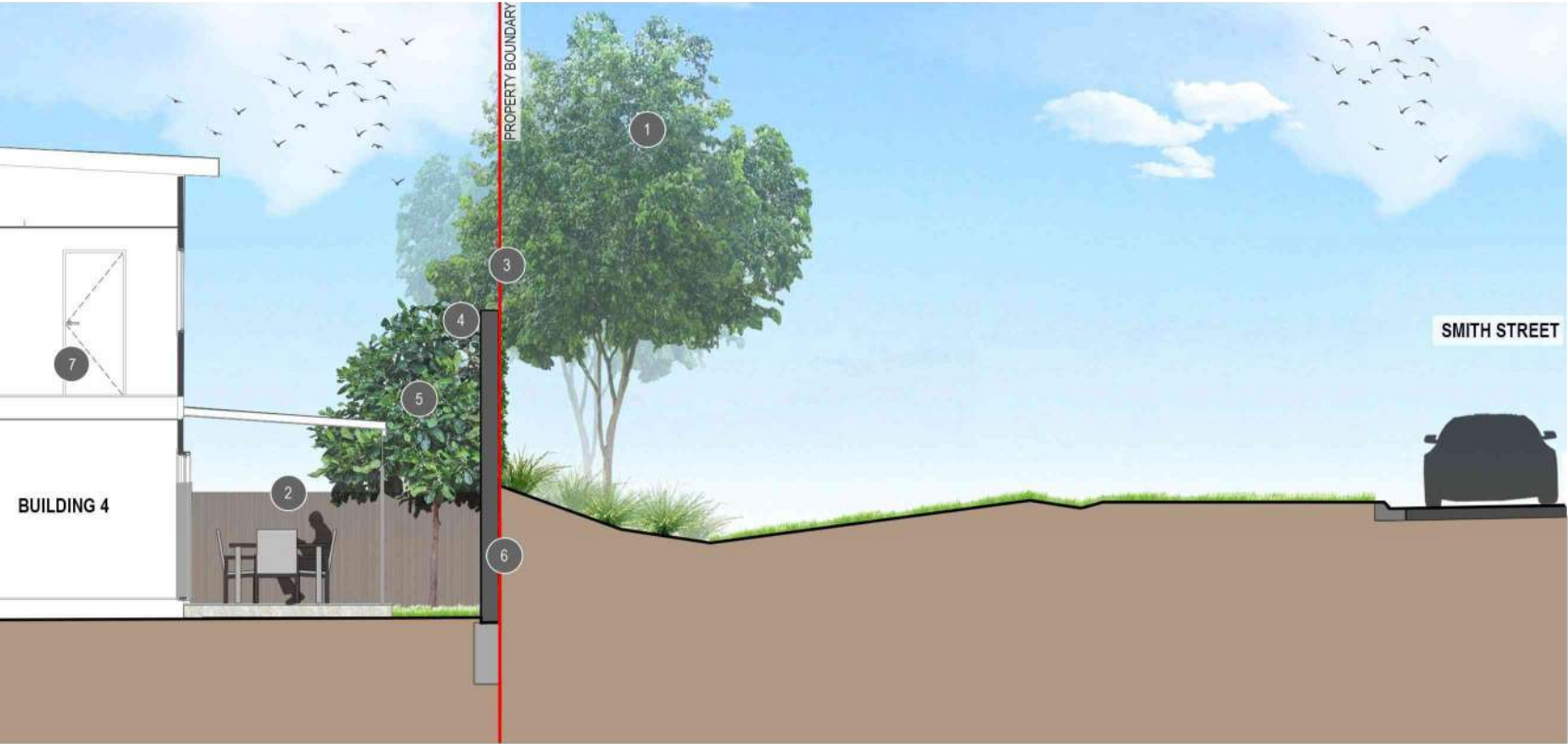


SECTION D
SCALE 1:50



Our Vision

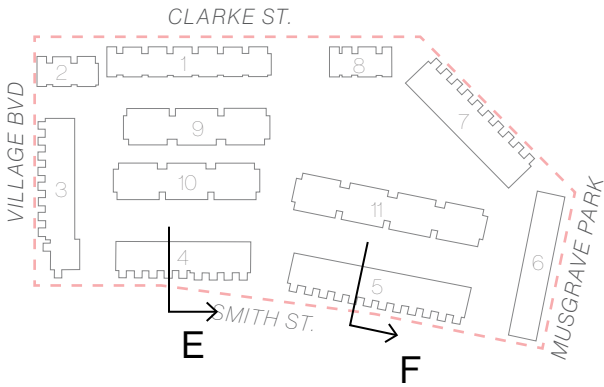
THRESHOLD SECTIONS



SECTION E
SCALE 1:50

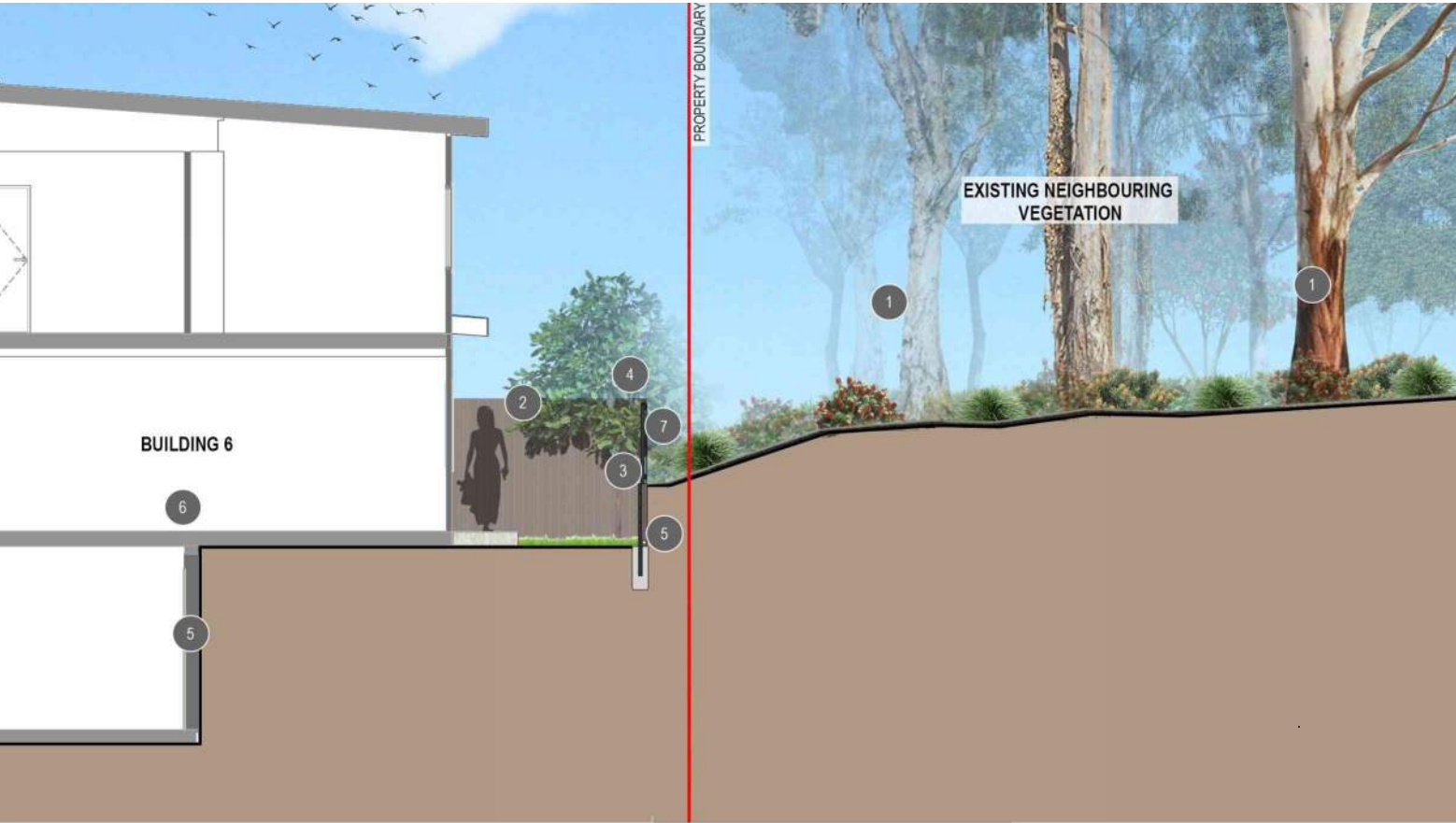


SECTION F
SCALE 1:50



Our Vision

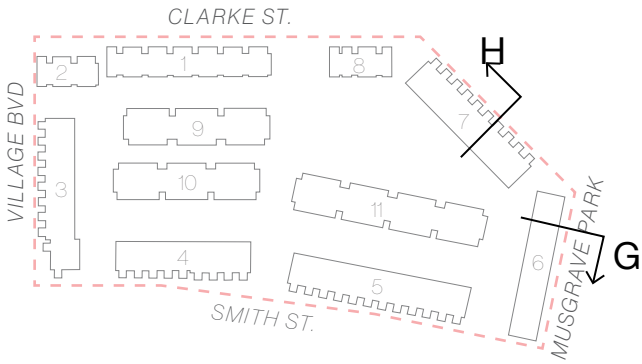
THRESHOLD SECTIONS



SECTION G
SCALE 1:50

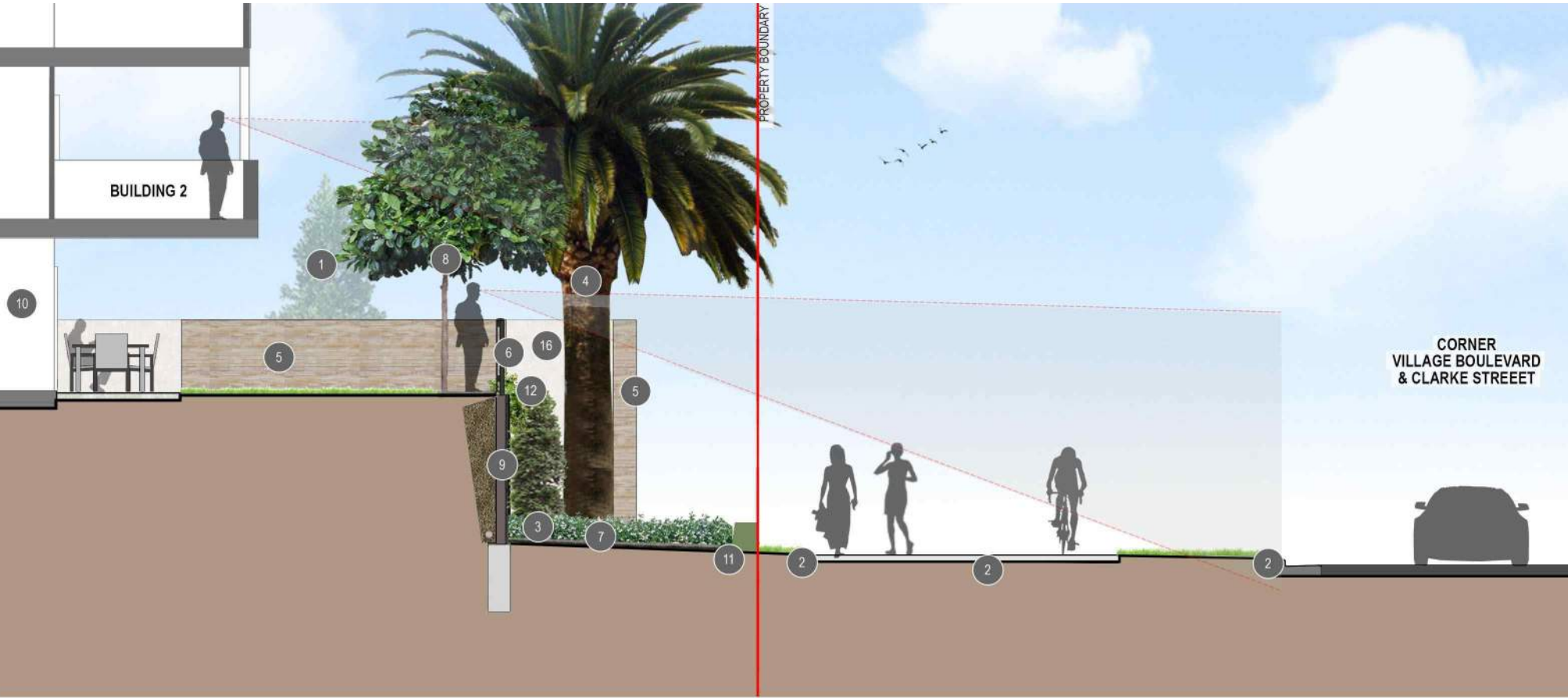


SECTION H
SCALE 1:50



Our Vision

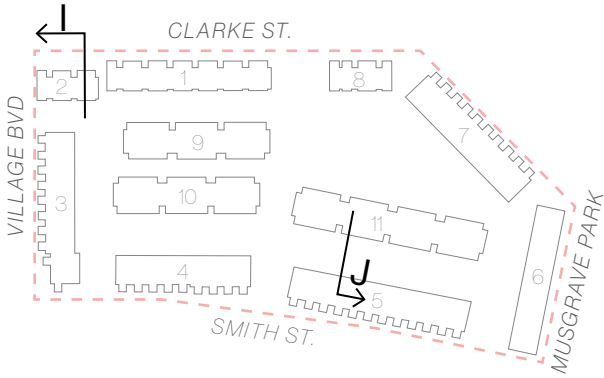
THRESHOLD SECTIONS



SECTION I
SCALE 1:50



SECTION J
SCALE 1:50

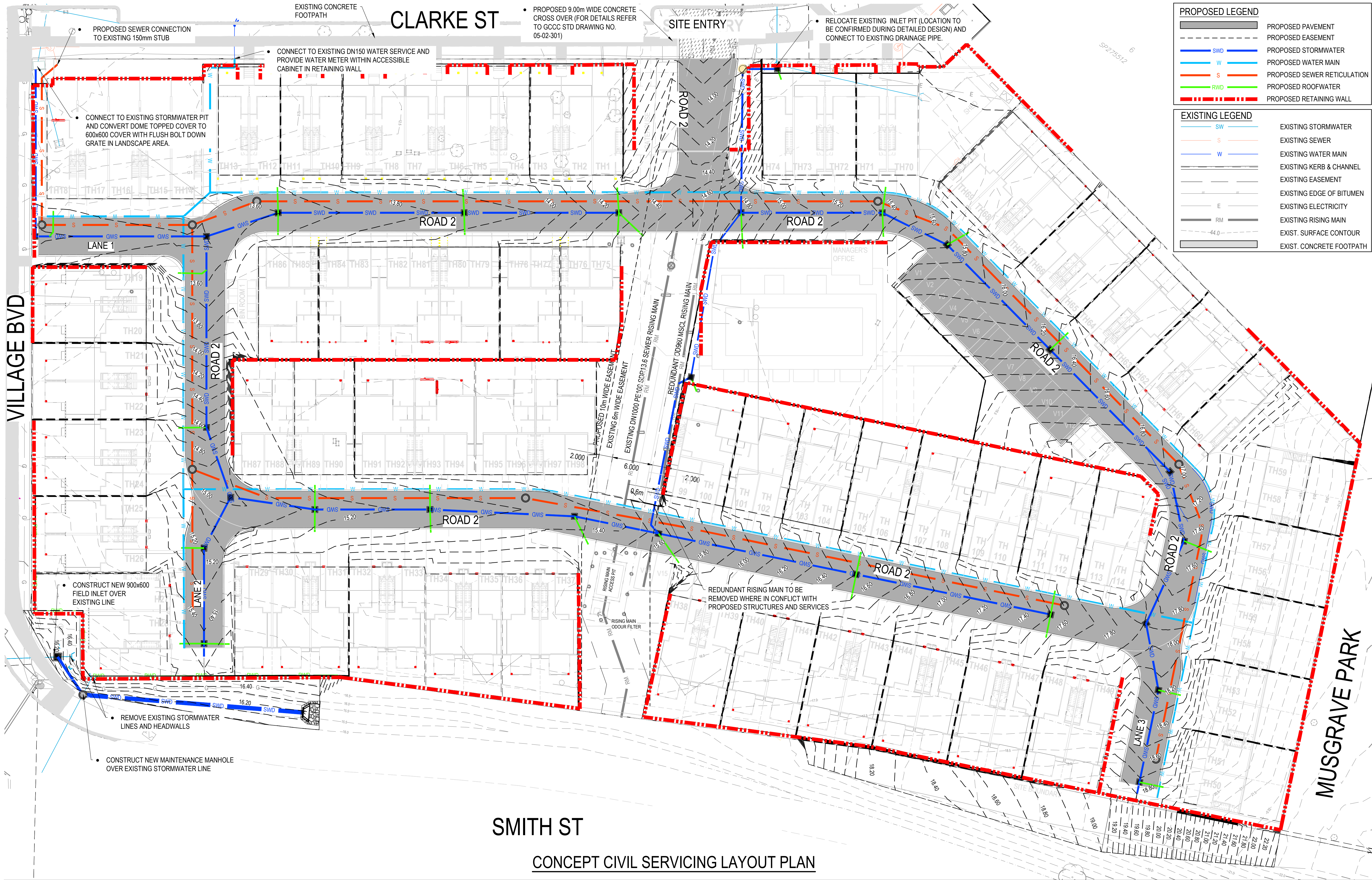


50

OVERALL

PLUS STUDIO

Appendix B – Concept Civil Engineering Plans



SMITH ST

CONCEPT CIVIL SERVICING LAYOUT PLAN

CONSULTANT:



HURLEY
CONSULTING ENGINEERS

DEVELOPED BY:

ĀZURE
AZD.COM.AU

PROJECT:

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDRESS:

1 CLARKE STREET, SOUTHPORT

DRAWN BY:

CT

AZD JOB No.:

P25024

SCALE:

1:250

DRAWING TITLE:
CONCEPT CIVIL SERVICING LAYOUT PLAN

DRAWING No.:

C25064A-SK-C-00.0010

REVISION:

2

THIS DRAWING INCLUDES
COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE
PRODUCED IN COLOUR

REV	ISSUE DATE	REVISION
2	28.01.26	DEVELOPMENT APPLICATION
1	21.11.25	CONCEPT DESIGN



SMITH ST

CONCEPT BULK EARTHWORKS LAYOUT PLAN

CONSULTANT:



DEVELOPED BY:



PROJECT:

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDRESS:

1 CLARKE STREET, SOUTHPORT

DRAWN BY:

CT

AZD JOB No.:

P25024

SCALE:

1:250

DRAWING TITLE:

CONCEPT BULK EARTHWORKS LAYOUT PLAN

DRAWING No.:

C25064A-SK-C-00.0011

REVISION:

3

THIS DRAWING INCLUDES COLOURED INFORMATION COPIES OF THIS DRAWING MUST BE PRODUCED IN COLOUR

3	29.01.26	DEVELOPMENT APPLICATION
2	07.12.25	CLIENT REVIEW
1	21.11.25	CONCEPT DESIGN
REV	ISSUE DATE	REVISION

Appendix C – Council Water & Sewer Correspondence

Craig Hurley

From: THOMAS Roman <RTHOMAS@goldcoast.qld.gov.au>
Sent: Friday, 30 January 2026 12:52 PM
To: Craig Hurley
Cc: Zac Dracakis; Claudia Heiner
Subject: RE: 1 Clarke Street, Southport - Sewer Rising Main & Easement

Hey Craig,

Thanks for sending this through and I agree this is an accurate summary of our previous discussions on this matter.

Cheers

Regards,

Roman Thomas
MBA, BEng (Hons) (Civil), BBus (Mgt), JP (Qual), MIEAust, CPEng, NER, RPEQ
Manager Engineering and Landscape Assessment
City Development

M: 0466 925 609
cityofgoldcoast.com.au



From: Craig Hurley <craig@hurleyce.com>
Sent: Friday, 30 January 2026 12:02 PM
To: THOMAS Roman <RTHOMAS@goldcoast.qld.gov.au>
Cc: Zac Dracakis <zac@azd.com.au>; Claudia Heiner <c.heiner@tpalliance.com.au>
Subject: 1 Clarke Street, Southport - Sewer Rising Main & Easement

Hi Roman

Thanks for your time on the phone just now. As discussed I am hoping to briefly summarise our recent discussions to support the development application to EDQ for the above project.

- Council has provided ‘in principle’ agreement for the attached sewer easement extents following service location. This is the same plan provided on 26 November 2025.
- Council has suggested that the applicant engage with an odour expert to provide advice on the proximity between the air valve and the adjacent dwellings, noting that the air valve vent is currently already fitted with an odour filter.
- We will provide further information on the water meter enclosure, and services / lightweight structures (fences, gates etc.) within the easement as part of the detailed design phase.

If you could please confirm the above by return email as soon as you can it would be greatly appreciated.

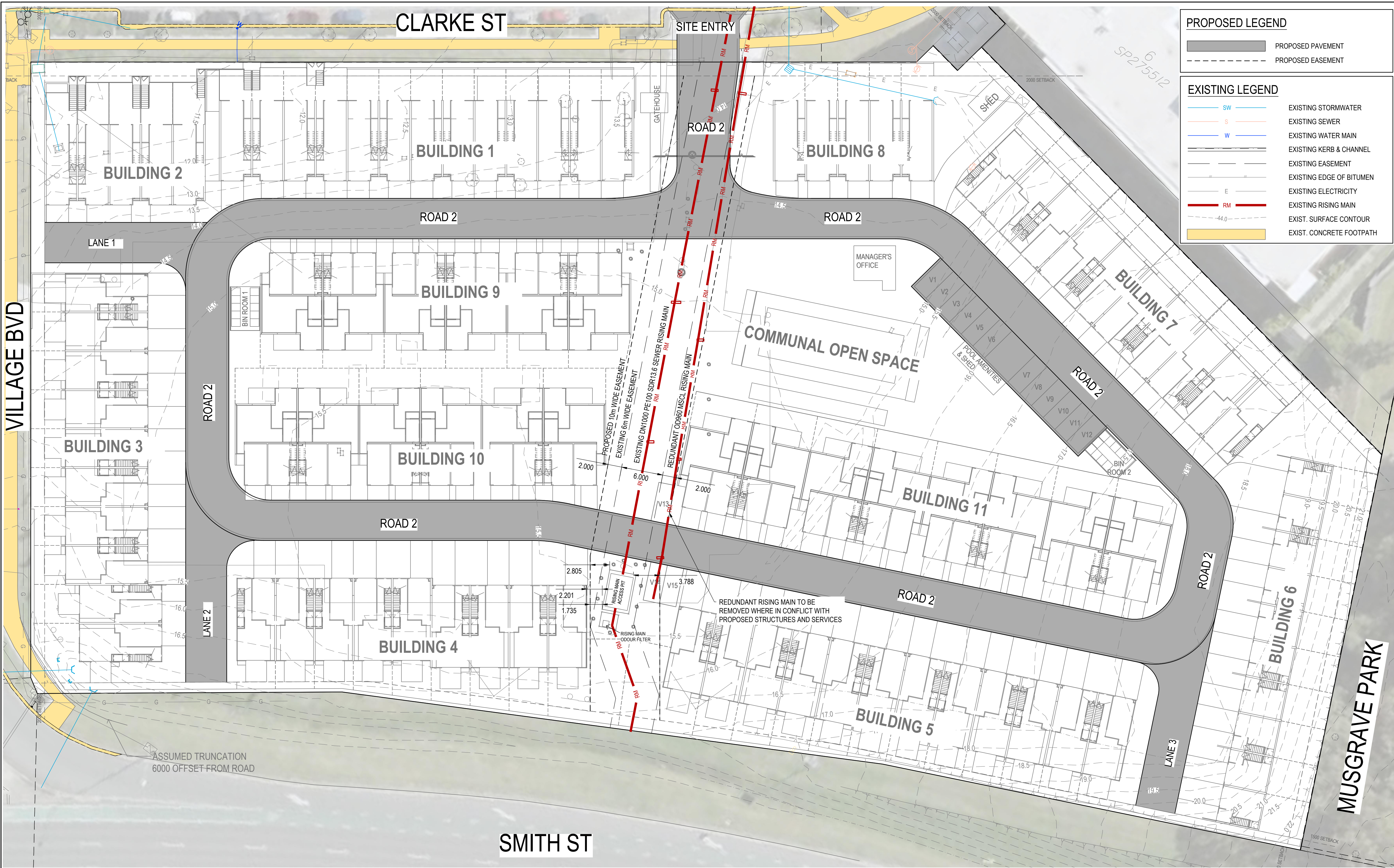
Thanks

Craig Hurley
Director / Principal Engineer
craig@hurleyce.com
0432 418 815
Level 1, 73-77 Russell Street, West End QLD 4101



Council of the City of Gold Coast - confidential communication

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PROPOSED LEGEND

PROPOSED PAVEMENT

PROPOSED EASEMENT

EXISTING LEGEND

SW

EXISTING STORMWATER

S

EXISTING SEWER

W

EXISTING WATER MAIN

EXISTING KERB & CHANNEL

EXISTING EASEMENT

EXISTING EDGE OF BITUMEN

E

EXISTING ELECTRICITY

RM

EXISTING RISING MAIN

-44.0-

EXIST. SURFACE CONTOUR

EXIST. CONCRETE FOOTPATH

SMITH ST

RISING MAIN EASEMENT LAYOUT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	LOT DESCRIPTION:
A	CONCEPT DESIGN	18.11.25	EC	CH	CH	AHD LEVEL DATUM: AHD
						APPROVED FOR AND ON BEHALF OF HURLEY CONSULTING ENGINEERS PTY LTD:
						NAME: CRAIG HURLEY RPEQ NO.: 15957

ORIENTATION & SCALES:

02.551015

Full Size 1:250 ; Half Size 1:500

Scale (m)

DO NOT SCALE FROM DRAWING

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HURLEY
CONSULTING ENGINEERS

PO BOX 417
CARINA QLD 4152

TELEPHONE: 0432 418 815
EMAIL: mail@hurleyce.com

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
1 CLARKE STREET, SOUTHPORT

CLIENT:
AZURE GROUP

DRAWING TITLE:
RISING MAIN EASEMENT LAYOUT PLAN

LOCAL GOVERNMENT AUTHORITY AND DEVELOPMENT APPLICATION NO:
GOLD COAST CITY COUNCIL
ECONOMIC DEVELOPMENT QUEENSLAND

ORIGINAL SIZE:
A1

DRAWING No.:
C25064A-SK-C100