PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-GCP-4381

Date: 25 March 2026

Queensland Government

CIVIL ENGINEERING SERVICES REPORT

PROPOSED TOWNHOUSE DEVELOPMENT
1 CLARKE STREET, SOUTHPORT

Prepared for Azure Project 47 Pty Ltd
C25064AR001

HURLEY
CONSULTING ENGINEERS

TABLE OF CONTENTS

Revision	Date	Author	Verifier	Approver
A	29/01/2026	ND	CT	CH
B	30/01/2026	ND	CT	CH
C	12/03/2026	CH	SH	CH

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

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).

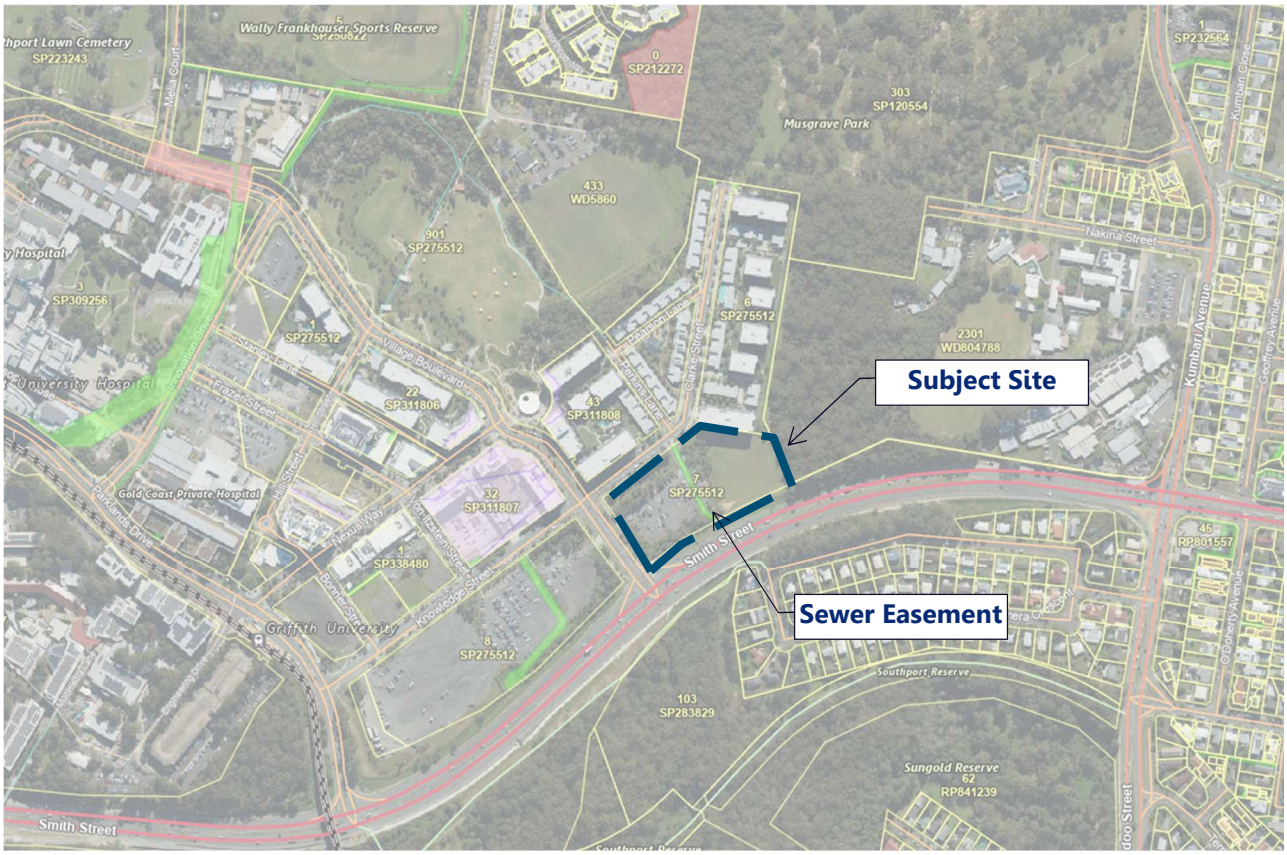


Figure 2.1 – Locality Plan
Image Source: QLD Globe 2025

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.

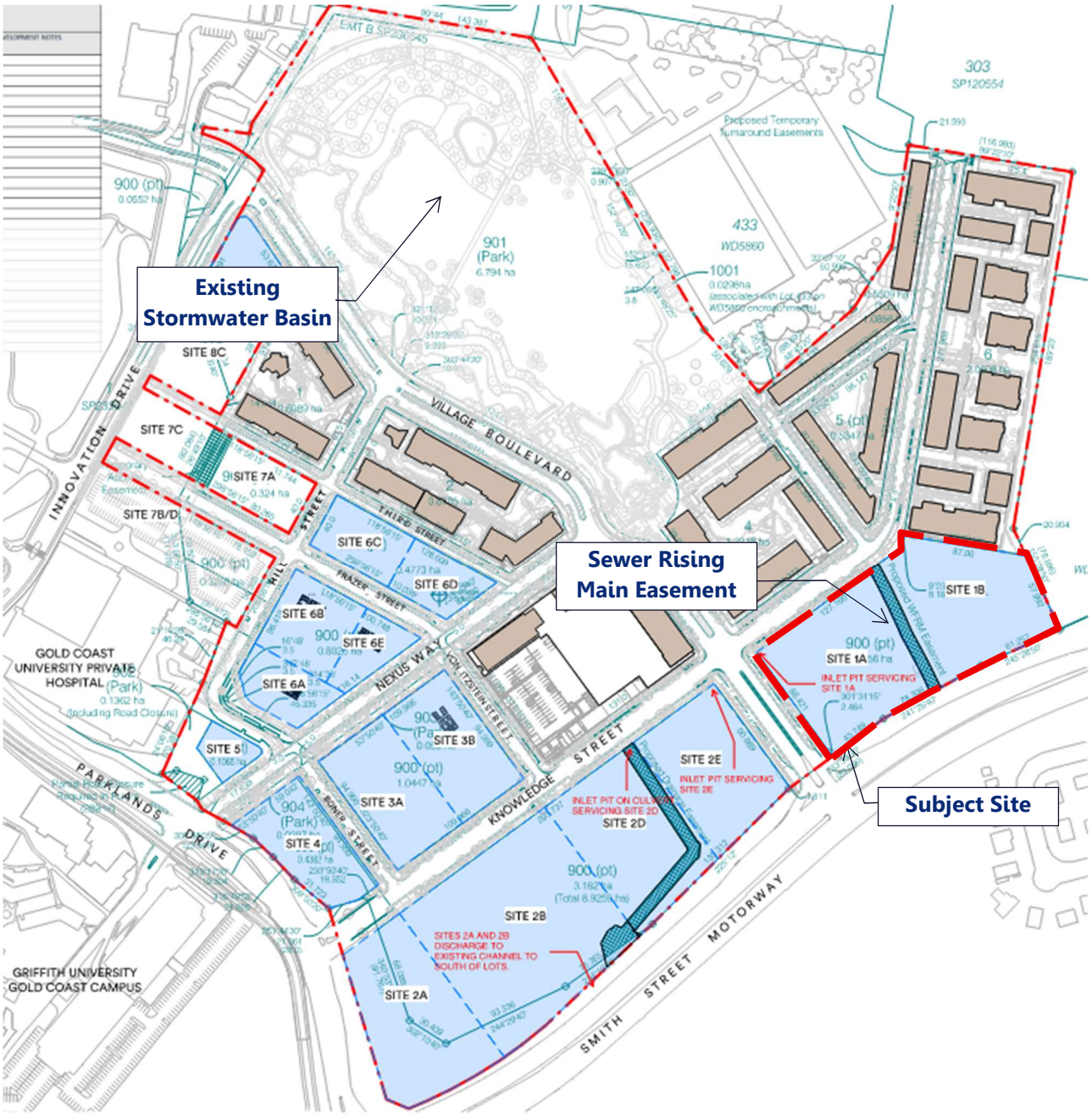


Figure 2.1. Lumina Masterplan Precinct

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 is proposed to facilitate the new driveway crossover. No permanent impacts are proposed to the existing car parking bays in Clarke Street.

There is an existing speed platform at the location of the new driveway that is proposed to remain for the development. Construction of the crossover will also include removal and replacement of the existing invert kerb to the east of the new crossover, construction of a pram ramp for the existing footpath and minor reshaping of the verge to a standard profile.

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.

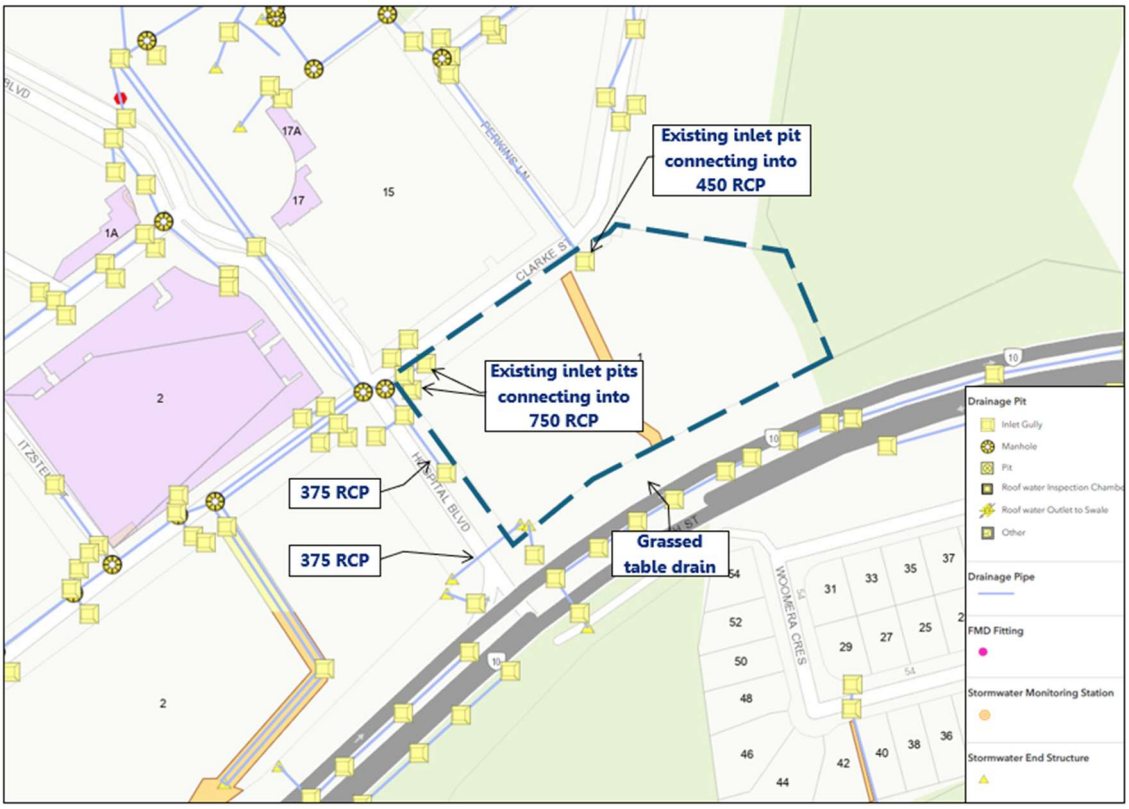


Figure 5.1 – Existing Stormwater Infrastructure

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.

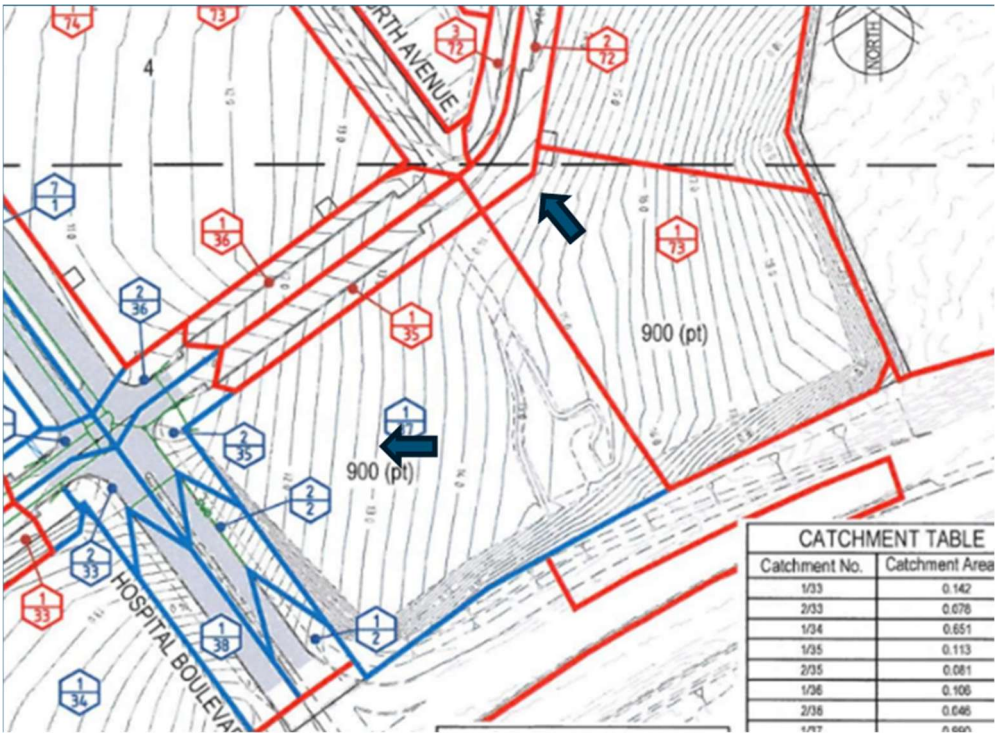


Figure 5.2 – Masterplan Stormwater Management Catchment – Site layout

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'.

The existing grassed table drain adjacent to Smith Street currently enters the south-western corner of the site before being captured by an existing culvert underneath Village Boulevard and draining further west. The current approval for apartments over the subject site proposed filling of the table drain and extension of the pipe system to avoid overland flows entering the subject site from Smith Street.

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.

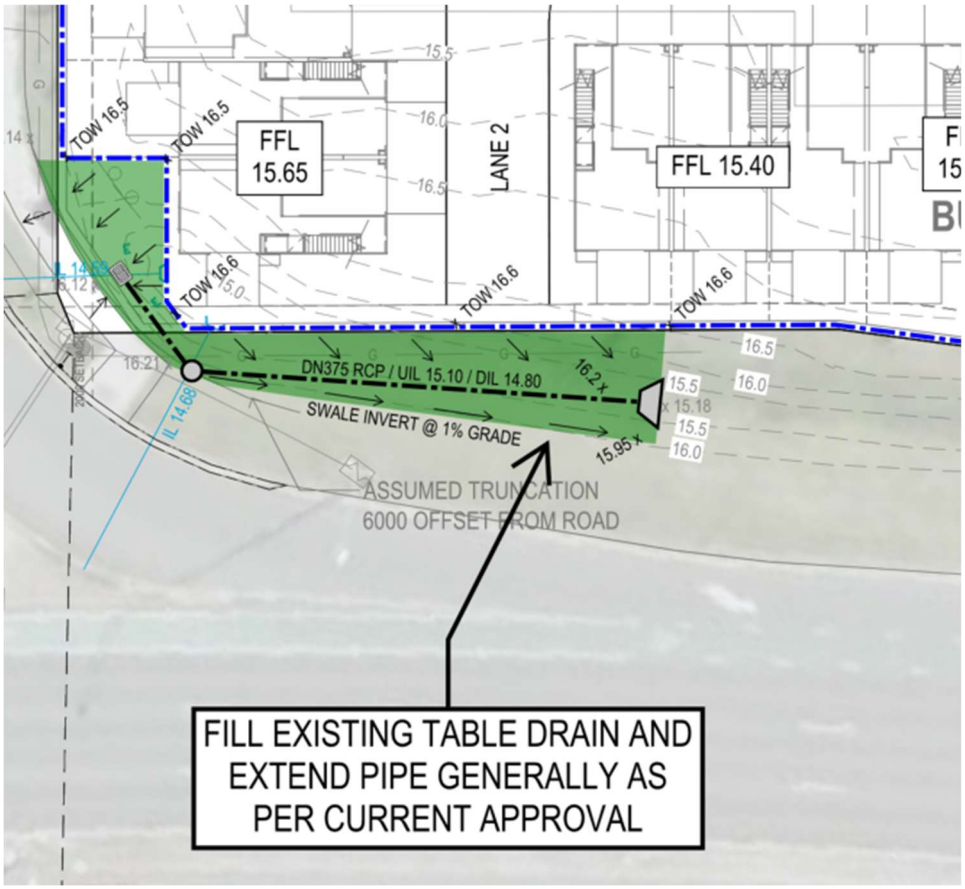


Figure 5.3 – Proposed Smith Street Pipe Extension

The proposed stormwater drainage and servicing layout is shown on the concept civil engineering plans enclosed in **Appendix B**.

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.

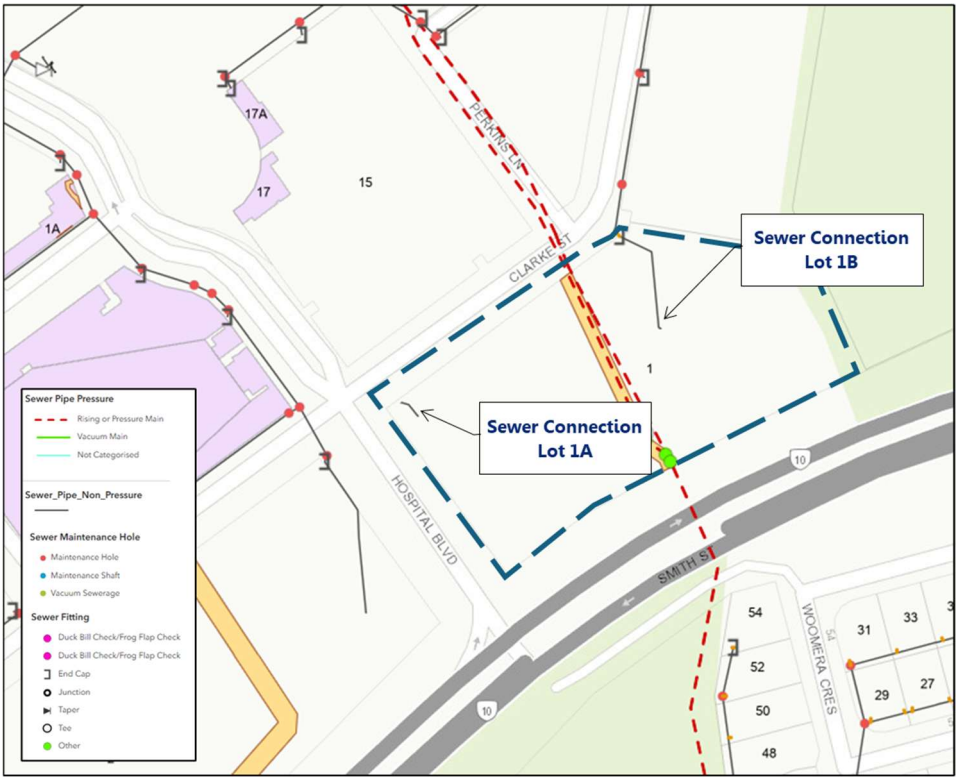


Figure 6.1 – Existing Sewer Infrastructure & Proposed Connection Location

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**.

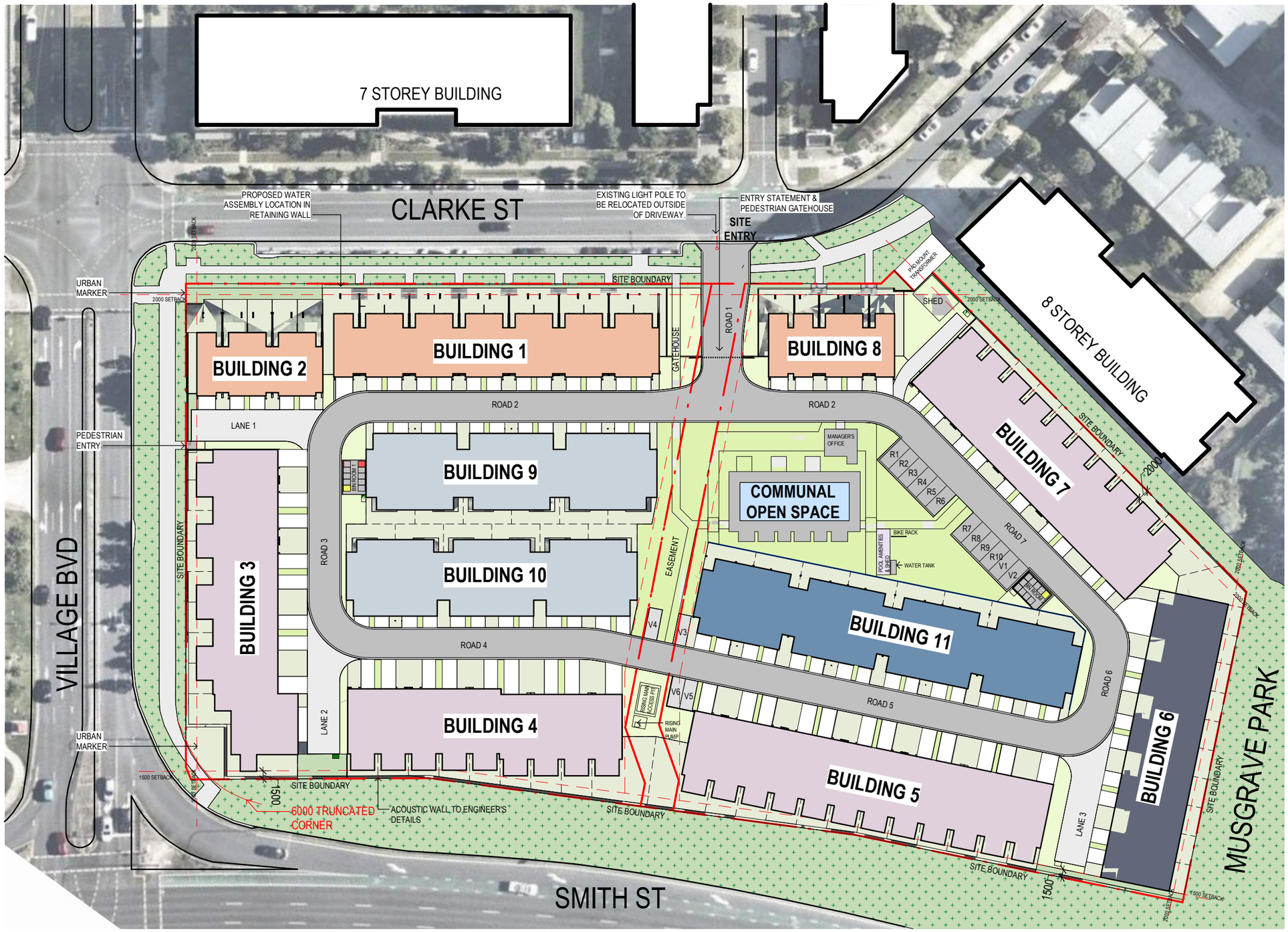
This report demonstrates general compliance with *PDA Guideline 13 - Engineering Standards* and will guide the future detailed civil design for the development. In particular, the civil works for this development will need to comply with AS3798 for earthworks, AS2980 for access and parking facilities, 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

SCALE 1:750 @ A3 SIZE

Our Solution

MASTERPLAN UNIT TYPES

PORTAVILLA

P1 P2

GOSHAWK

G (A) G (B)

MASON

M1 M2 M3

EMBER

E1

SCALE 1:600 @ A3 SIZE

Our Solution

SITE PLAN - PROPOSED

SCALE 1:600 @ A3 SIZE

Our Solution

PROPOSED PLAN - GROUND FLOOR

SCALE 1:600 @ A3 SIZE

Our Solution

PROPOSED PLAN - LEVEL 1

SCALE 1:600 @ A3 SIZE

Our Solution

PROPOSED PLAN - LEVEL 2

SCALE 1:600 @ A3 SIZE

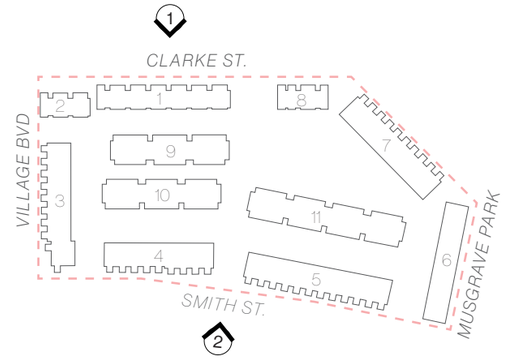
Our Solution

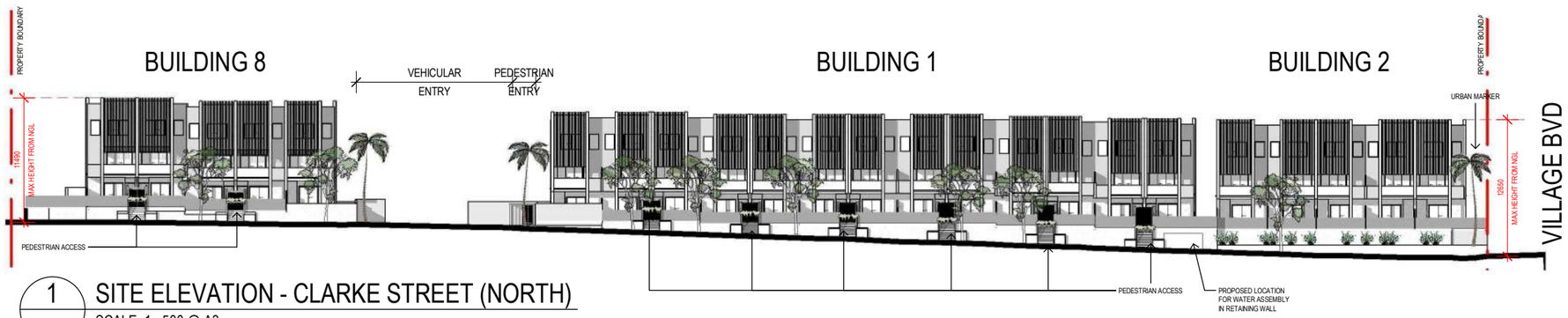
PROPOSED PLAN - ROOF

SCALE 1:600 @ A3 SIZE

Our Solution

SITE ELEVATIONS NORTH & SOUTH





1 / - SITE ELEVATION - CLARKE STREET (NORTH)

SCALE 1 : 500 @ A3

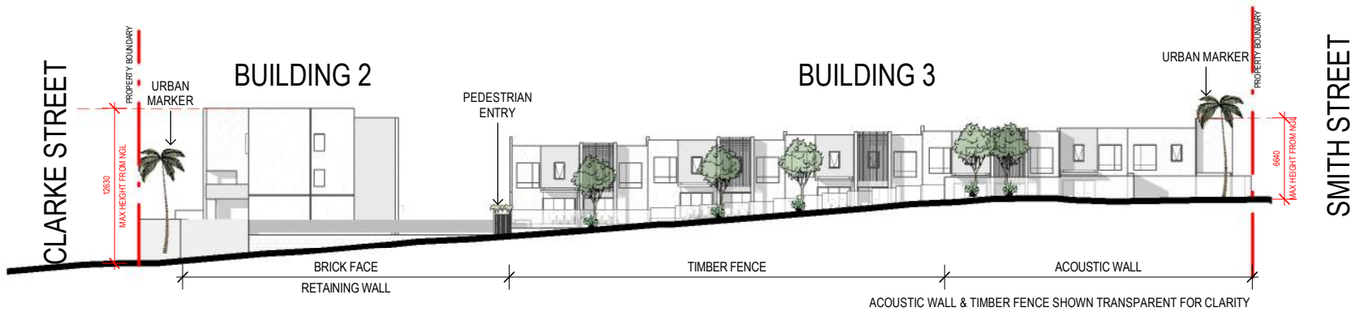
2 / - SITE ELEVATION - SMITH STREET (SOUTH)

SCALE 1 : 500 @ A3

SCALE 1:500 @ A3 SIZE

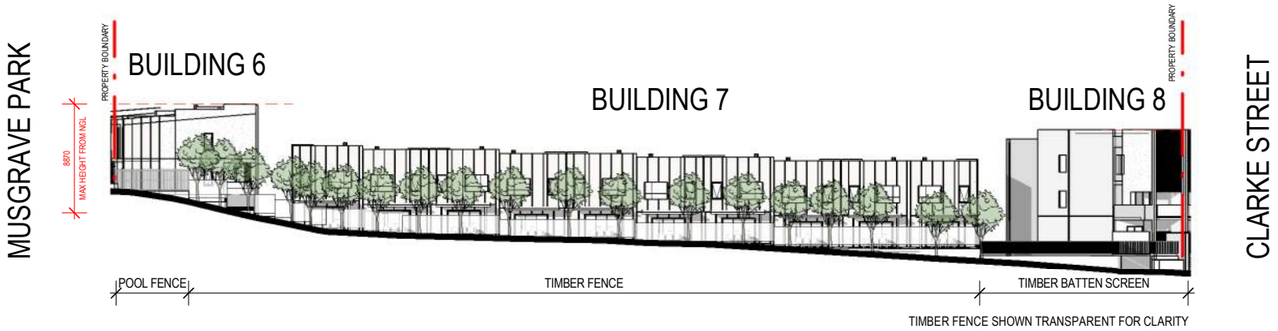
Our Solution

SITE ELEVATIONS WEST & EAST



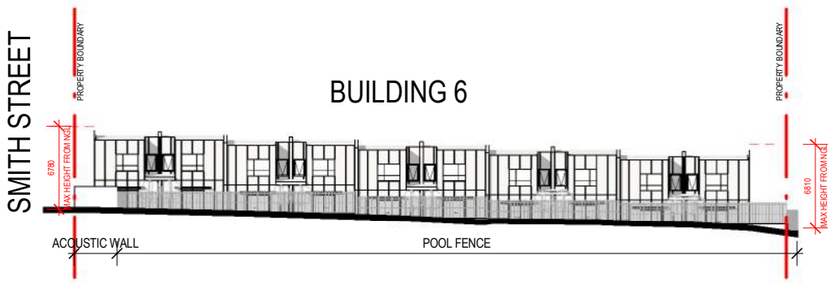
1 / - SITE ELEVATION - VILLAGE BOULEVARD (WEST)

SCALE 1 : 500 @ A3



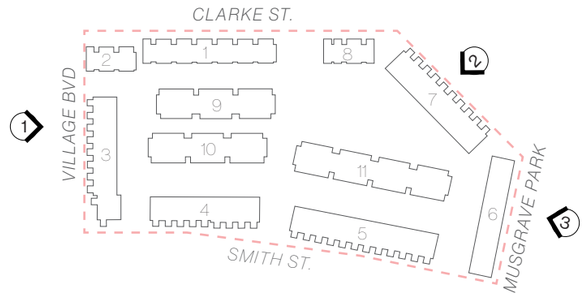
2 / - SITE ELEVATION - NORTHEAST

SCALE 1 : 500 @ A3



3 / - SITE ELEVATION - MUSGRAVE PARK (EAST)

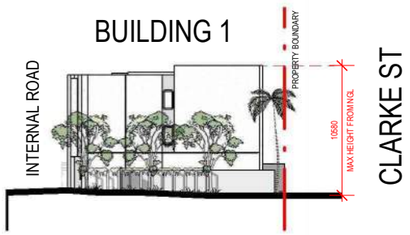
SCALE 1 : 500 @ A3



SCALE 1:500 @ A3 SIZE

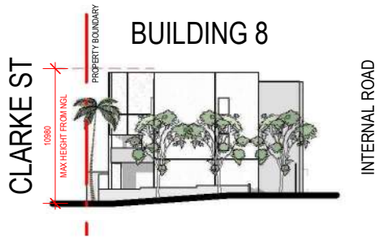
Our Solution

INTERNAL ROAD ELEVATIONS - ROAD 01-03



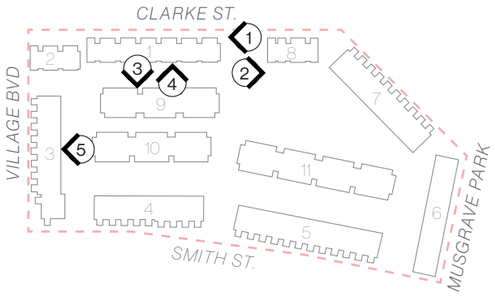
1 - ROAD 01 EAST ELEVATION

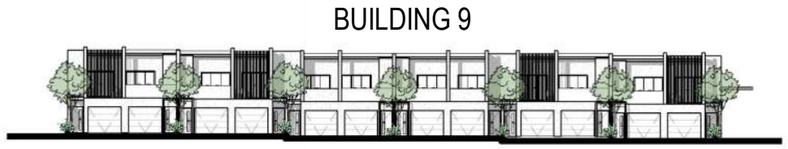
SCALE 1 : 500 @ A3



2 - ROAD 01 WEST ELEVATION

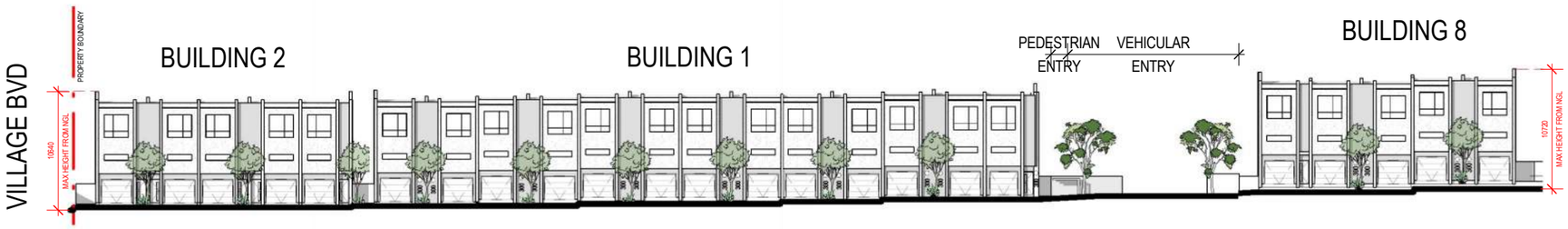
SCALE 1 : 500 @ A3





3 - ROAD 02 NORTH ELEVATION

SCALE 1 : 500 @ A3



4 - ROAD 02 SOUTH ELEVATION

SCALE 1 : 500 @ A3

5 - ROAD 03 EAST ELEVATION

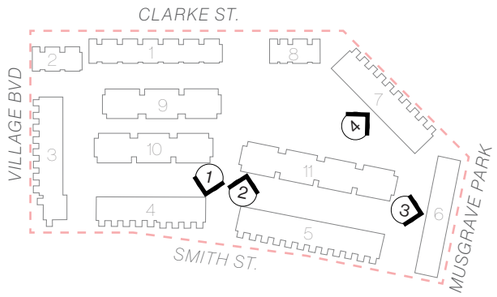
SCALE 1 : 500 @ A3

OVERALL

PLUS STUDIO

SCALE 1:500 @ A3 SIZE

INTERNAL ROAD ELEVATIONS - ROAD 04-07



BUILDING 5

BUILDING 4

1 - ROAD 04&05 NORTH ELEVATION

SCALE 1 : 500 @ A3

BUILDING 10

BUILDING 11

2 - ROAD 04&05 SOUTH ELEVATION

SCALE 1 : 500 @ A3

BUILDING 6

SMITH STREET

3 - ROAD 06 NORTHWEST ELEVATION

SCALE 1 : 500 @ A3

BUILDING 7

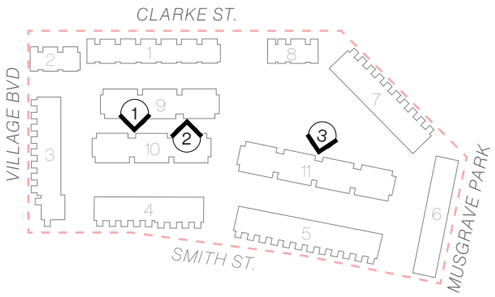
4 - ROAD 07 SOUTHWEST ELEVATION

SCALE 1 : 500 @ A3

SCALE 1:500 @ A3 SIZE

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

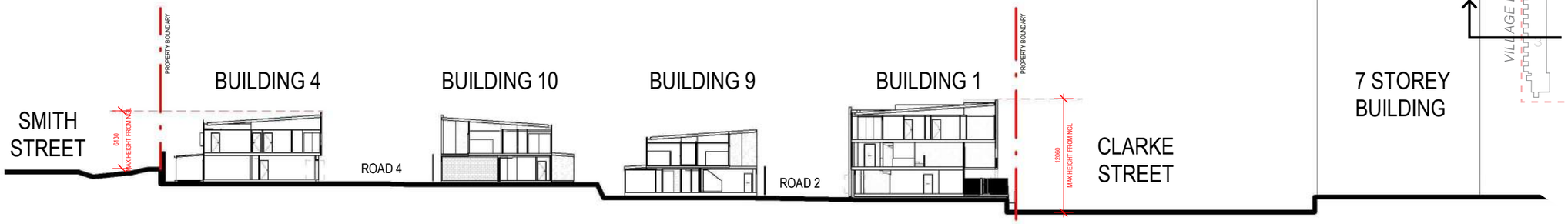
3 - BUILDING ELEVATION - BUIDLING 11 REAR

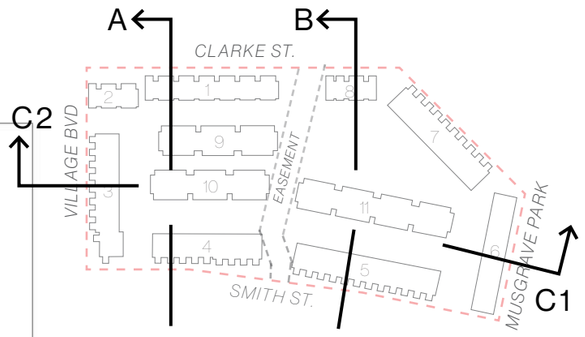
SCALE 1 : 500 @ A3

SCALE 1:500 @ A3 SIZE

Our Solution

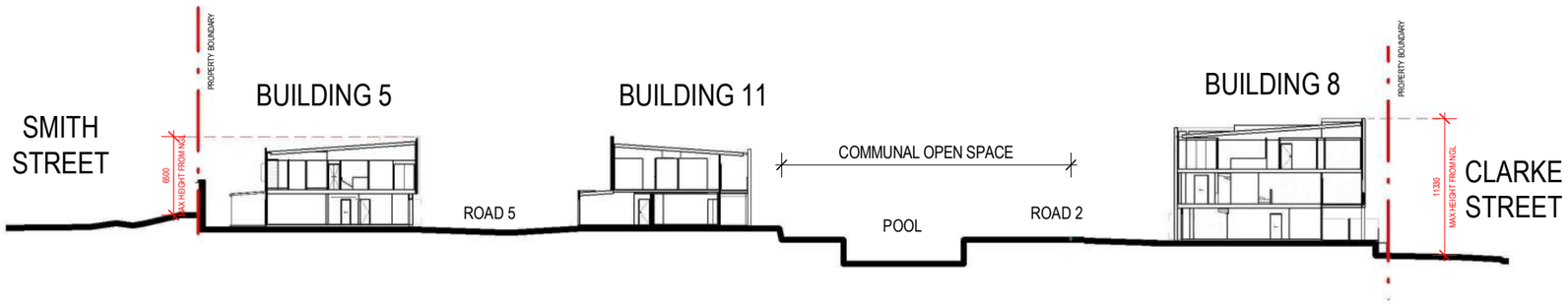
SITE SECTIONS





1 - Section A

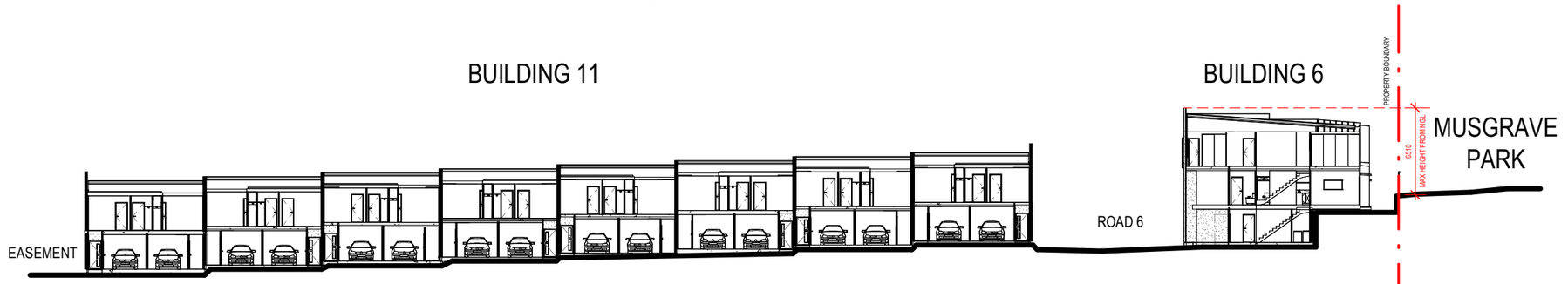
SCALE 1 : 500 @ A3



OVERALL

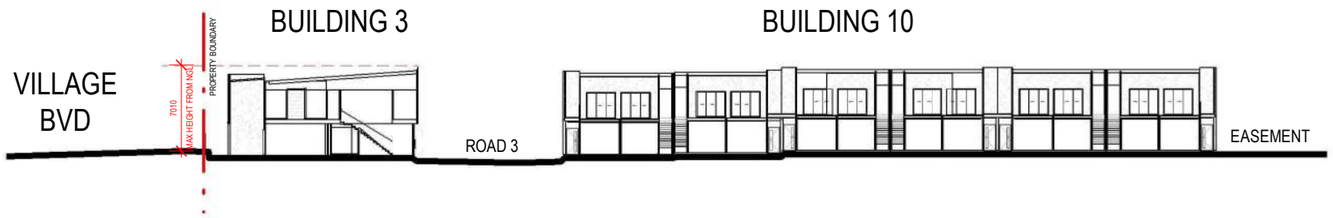
2 - Section B

SCALE 1 : 500 @ A3



3 - Section C1

SCALE 1 : 400 @ A3



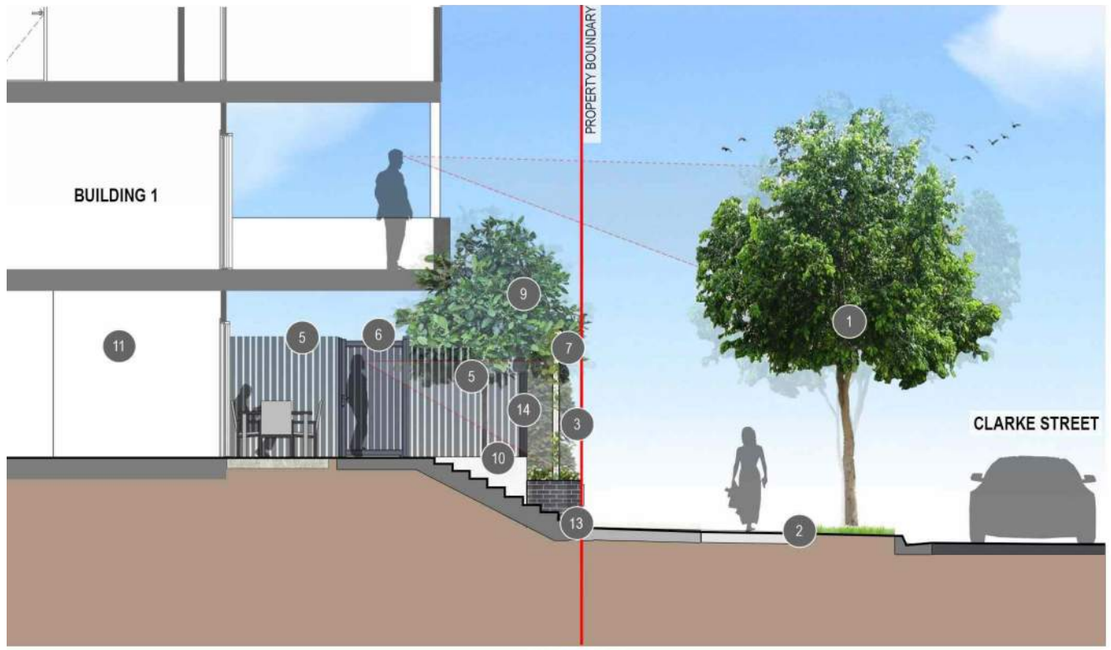
PLUS STUDIO

4 - Section C2

SCALE 1 : 500 @ A3

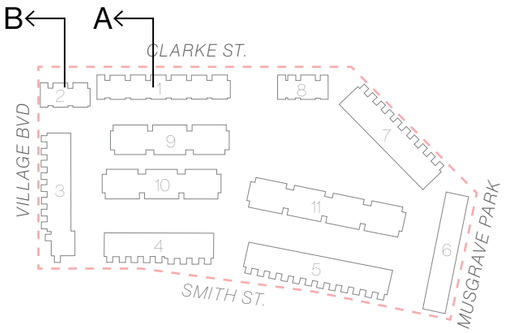
SCALE As indicated @ A3 SIZE

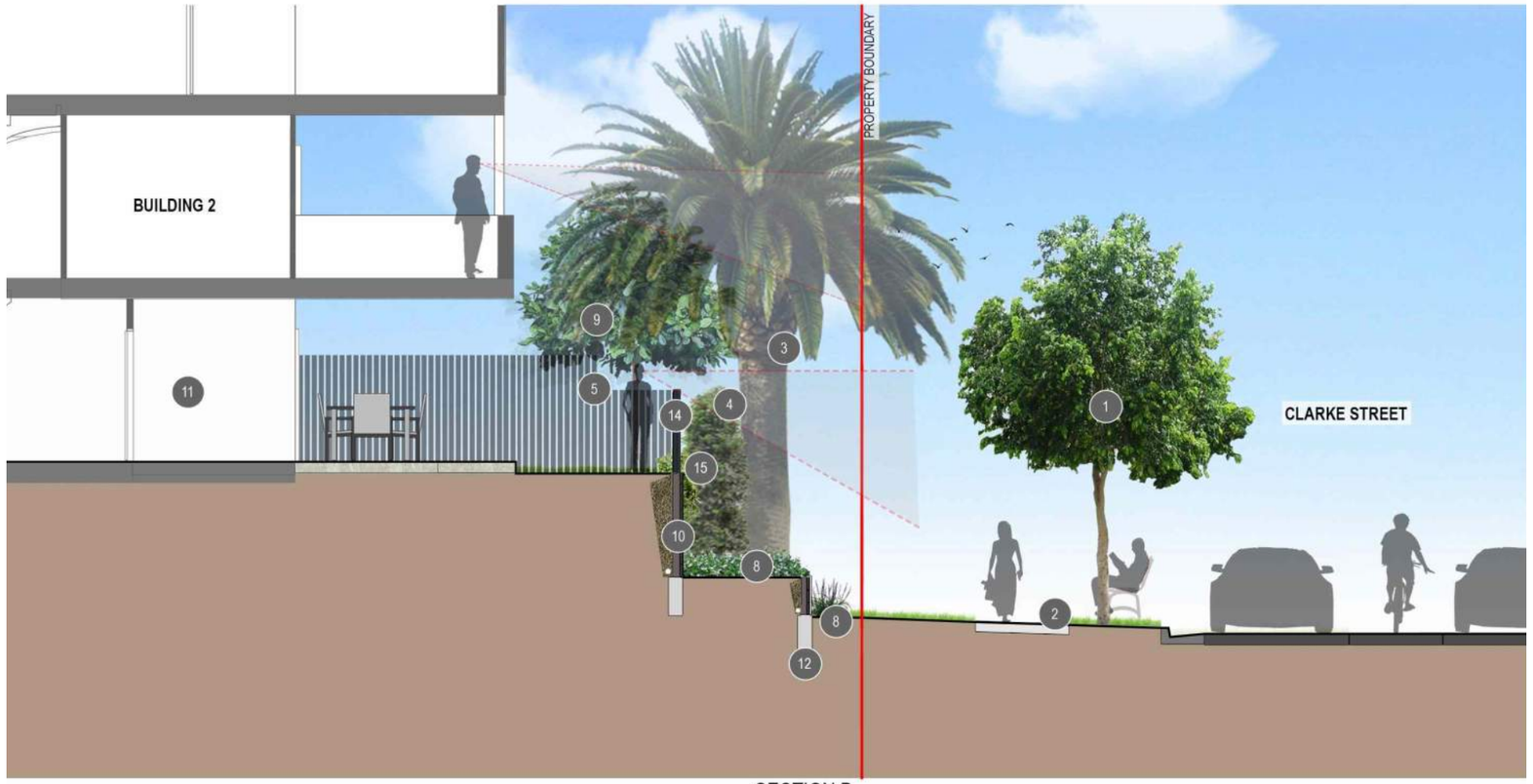
THRESHOLD SECTIONS



SECTION A

SCALE 1:50

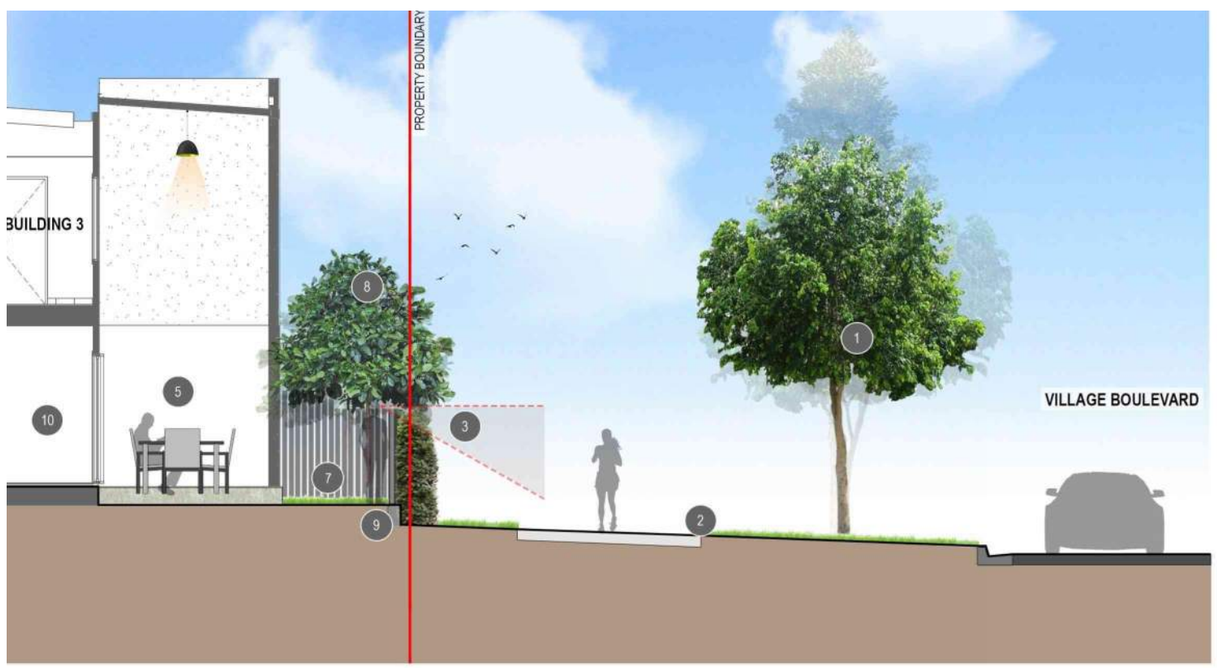




SECTION B

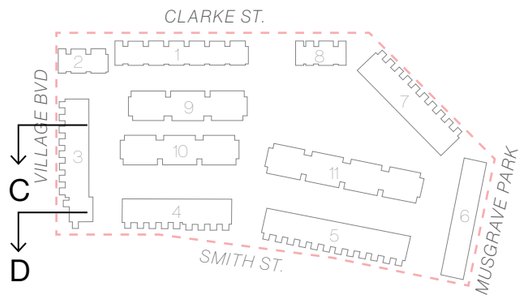
SCALE 1:50

THRESHOLD SECTIONS

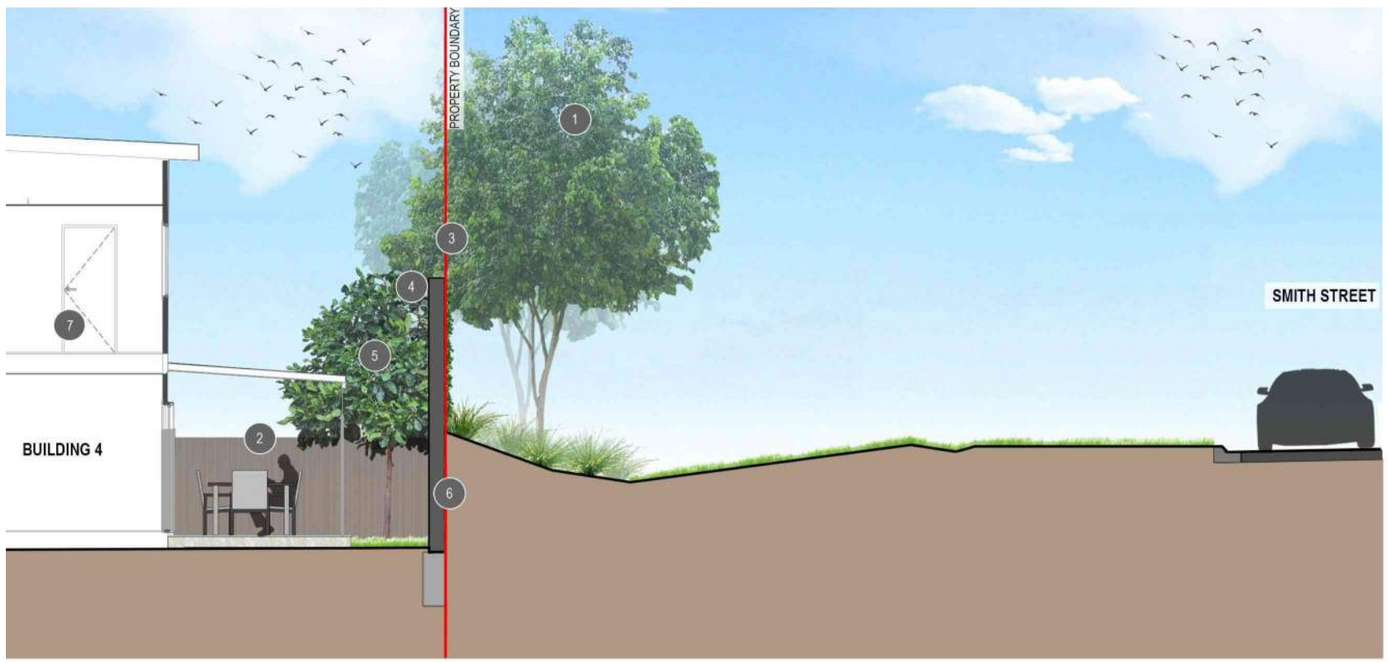


SECTION C
SCALE 1:50

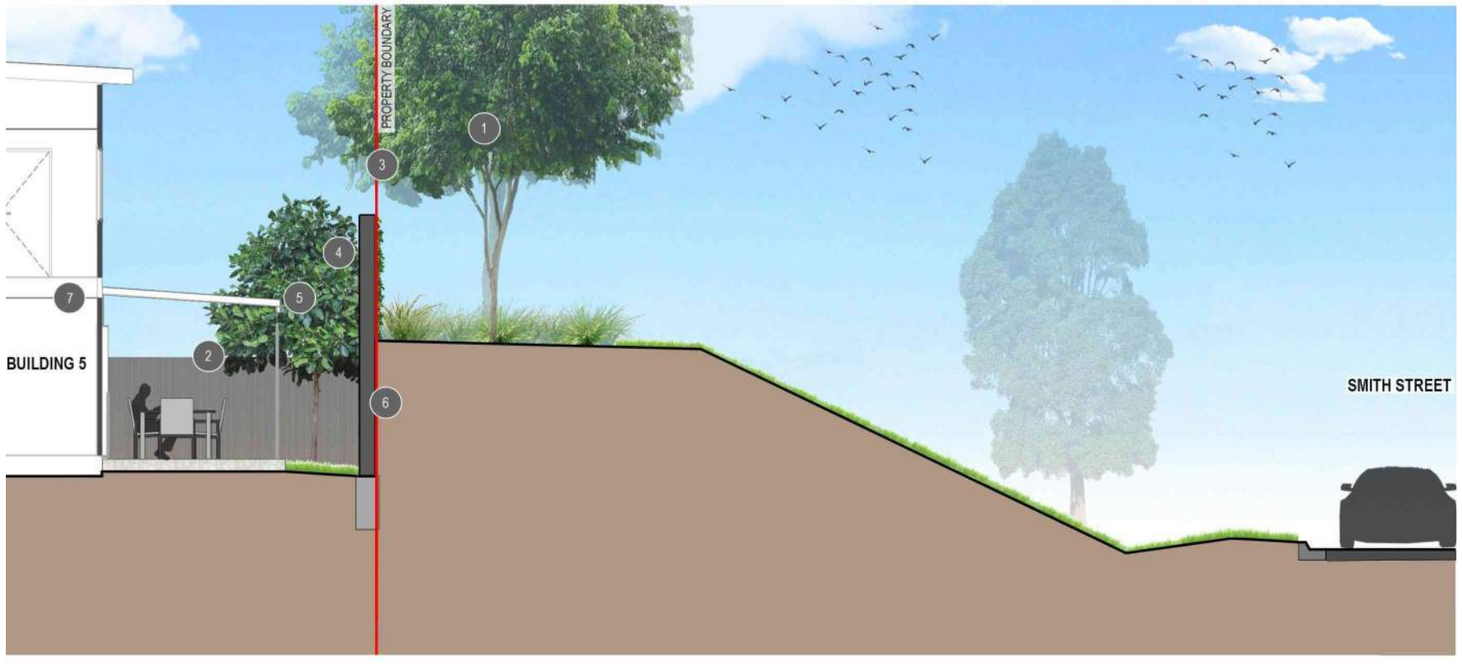
SECTION D
SCALE 1:50



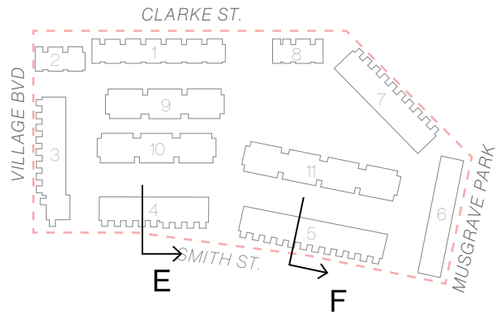
THRESHOLD SECTIONS



SECTION E
SCALE 1:50

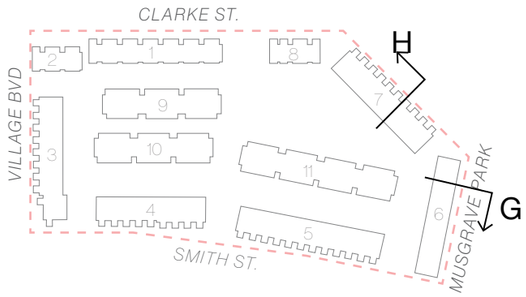


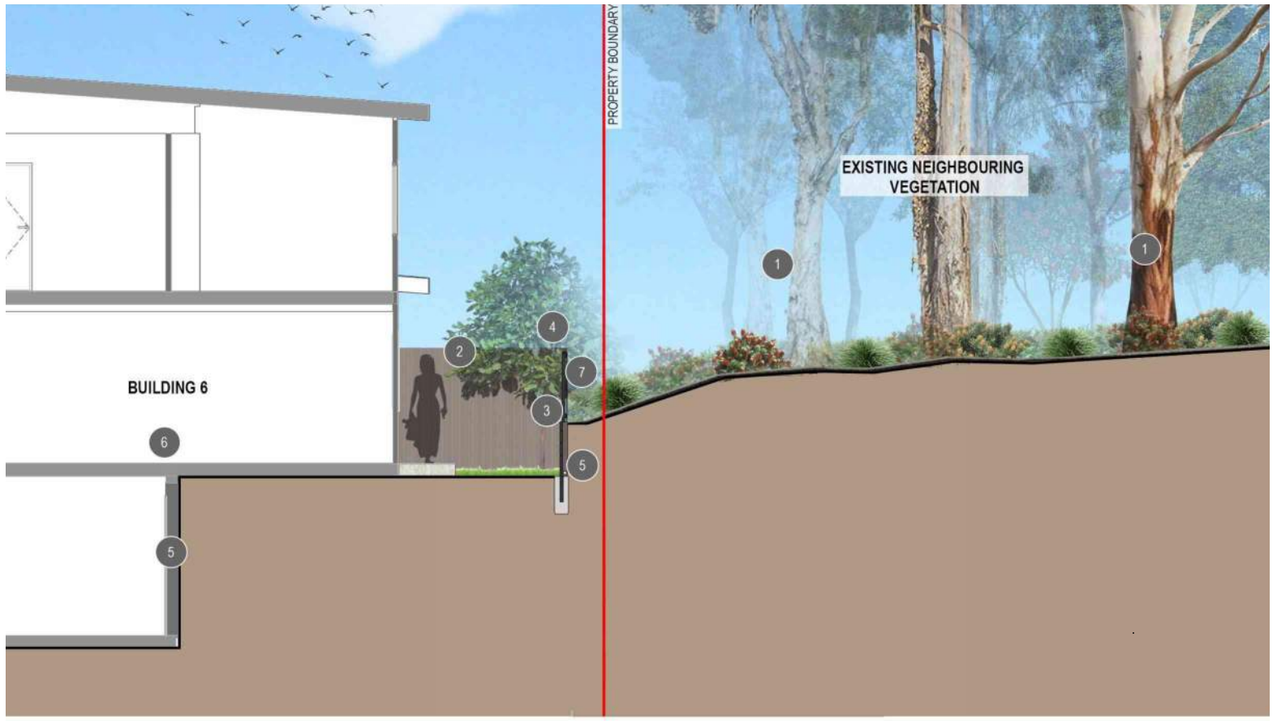
SECTION F
SCALE 1:50



Our Vision

THRESHOLD SECTIONS





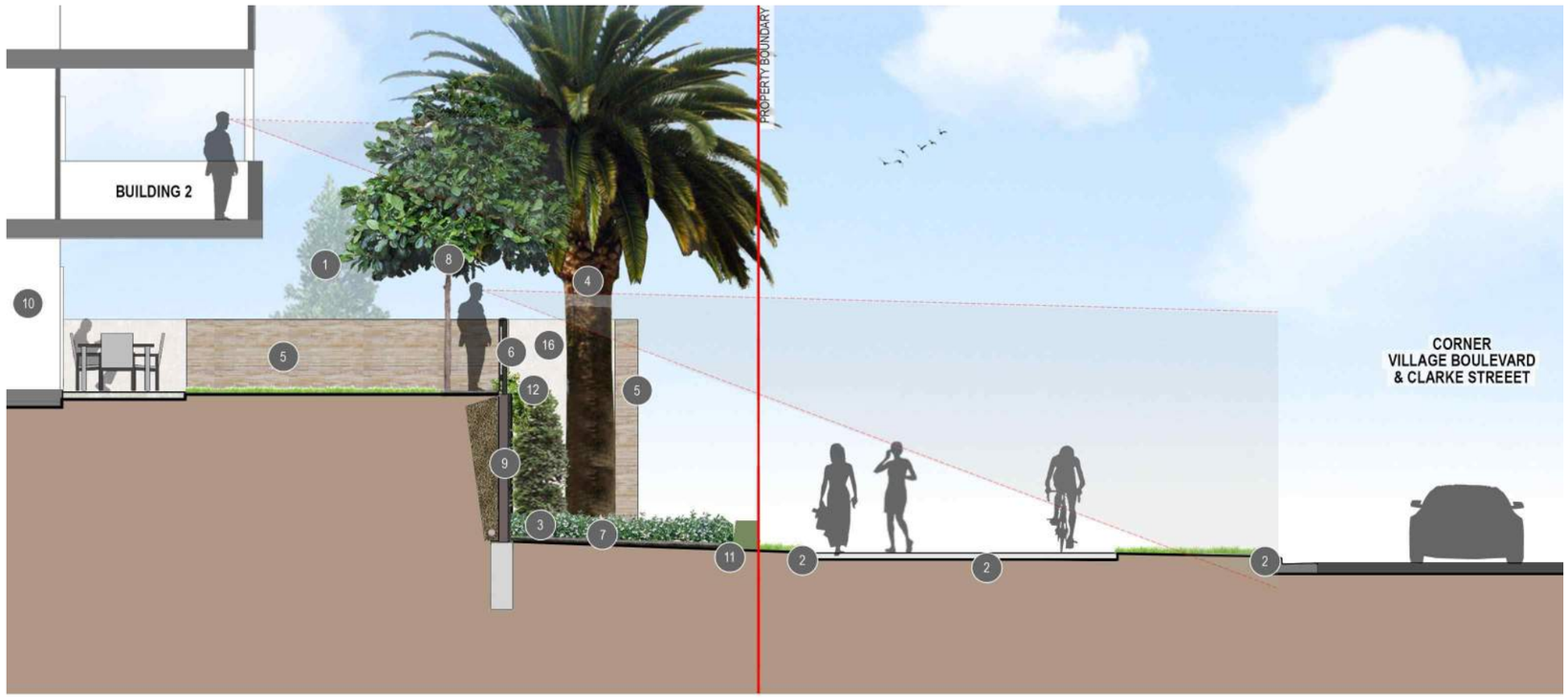
SECTION G

SCALE 1:50

SECTION H

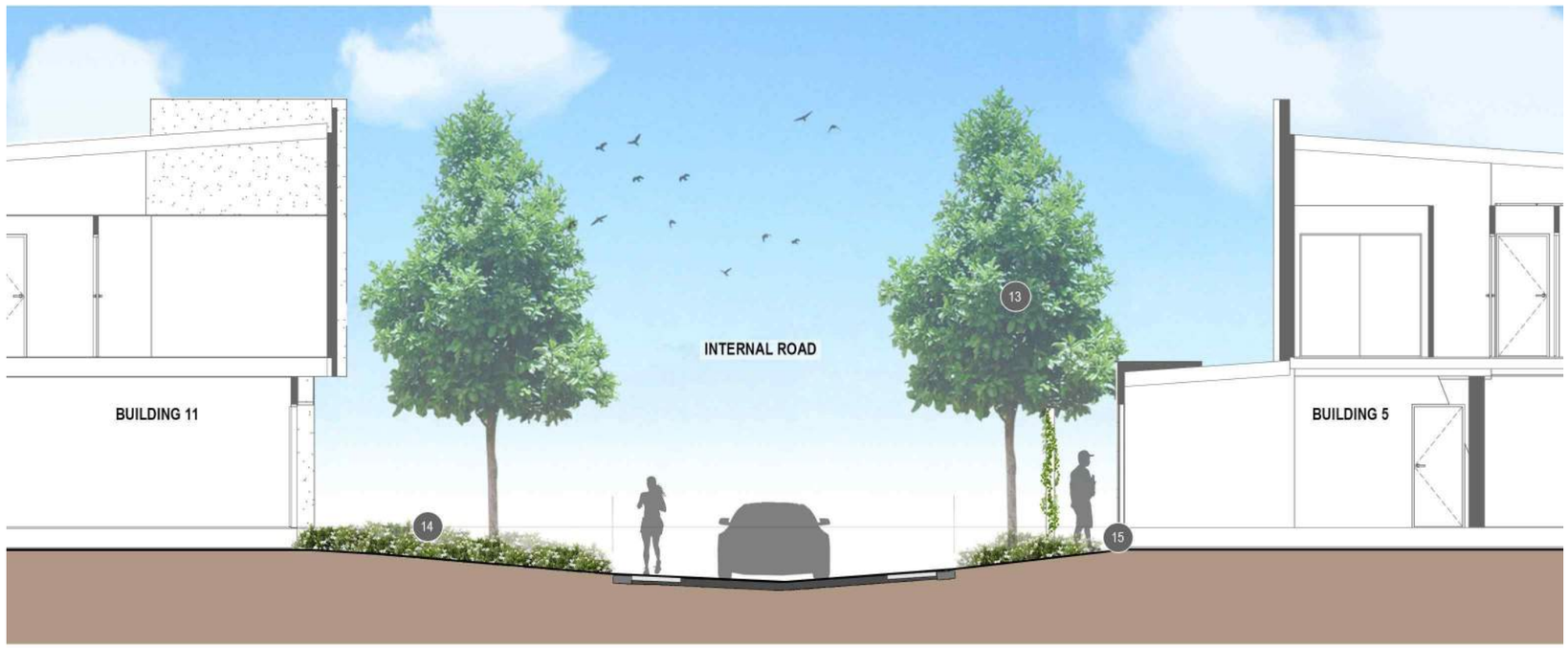
SCALE 1:50

THRESHOLD SECTIONS



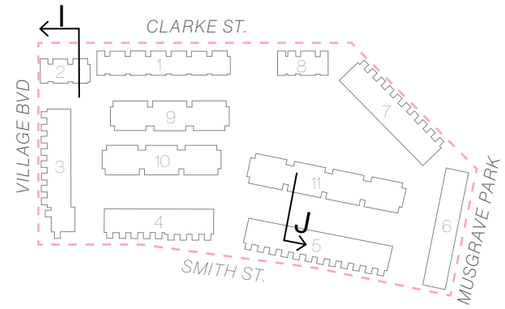
SECTION I

SCALE 1:50



SECTION J

SCALE 1:50



Appendix B – Concept Civil Engineering Plans

CLARKE ST

SMITH ST

VILLAGE BVD

MUSGRAVE PARK

- PROPOSED SEWER CONNECTION TO EXISTING 150mm STUB
- CONNECT TO EXISTING STORMWATER PIT AND CONVERT DOME TOPPED COVER TO 600x600 COVER WITH FLUSH BOLT DOWN GRATE IN LANDSCAPE AREA.
- EXISTING CONCRETE FOOTPATH
- CONNECT TO EXISTING DN150 WATER SERVICE AND PROVIDE WATER METER WITHIN ACCESSIBLE CABINET IN RETAINING WALL
- PROPOSED 9.00m WIDE CONCRETE CROSS OVER (FOR DETAILS REFER TO GCCC STD DRAWING NO. 05-02-301)
- SITE ENTRY
- REMOVE EXISTING CONCRETE INVERT AND REPLACE WITH BARRIER KERB AND PRAM RAMP TO MATCH ADJACENT KERBS. VERGE PROFILE TO BE MODIFIED TO SUIT NEW TOP OF KERB LEVELS
- EXISTING SPEED PLATFORM TO REMAIN
- RELOCATE EXISTING INLET PIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN) AND CONNECT TO EXISTING DRAINAGE PIPE.
- CONSTRUCT NEW 900x600 FIELD INLET OVER EXISTING LINE
- REMOVE EXISTING STORMWATER LINES AND HEADWALLS
- CONSTRUCT NEW MAINTENANCE MANHOLE OVER EXISTING STORMWATER LINE
- REDUNDANT RISING MAIN TO BE REMOVED WHERE IN CONFLICT WITH PROPOSED STRUCTURES AND SERVICES

ROAD 2 · LANE 1 · LANE 2 · LANE 3 · BIN ROOM 1 · MANAGER'S OFFICE · RISING MAIN ACCESS PIT · RISING MAIN ODOUR FILTER

PROPOSED 10m WIDE EASEMENT · EXISTING 6m WIDE EASEMENT · EXISTING DN1000 PE100 SDR13.6 SEWER RISING MAIN · REDUNDANT OD980 MSCL RISING MAIN

PROPOSED LEGEND

- PROPOSED PAVEMENT
- PROPOSED EASEMENT
- SWD — PROPOSED STORMWATER
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER RETICULATION
- RWD — PROPOSED ROOFWATER
- PROPOSED RETAINING WALL

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

CONCEPT CIVIL SERVICING LAYOUT PLAN

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

REV	ISSUE DATE	REVISION
3	13.03.26	KERB CHANGES AT DRIVEWAY
2	29.01.26	DEVELOPMENT APPLICATION
1	21.11.25	CONCEPT DESIGN

CONSULTANT: HURLEY CONSULTING ENGINEERS

DEVELOPED BY: ĀZURE AZD.COM.AU

PROJECT:
PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

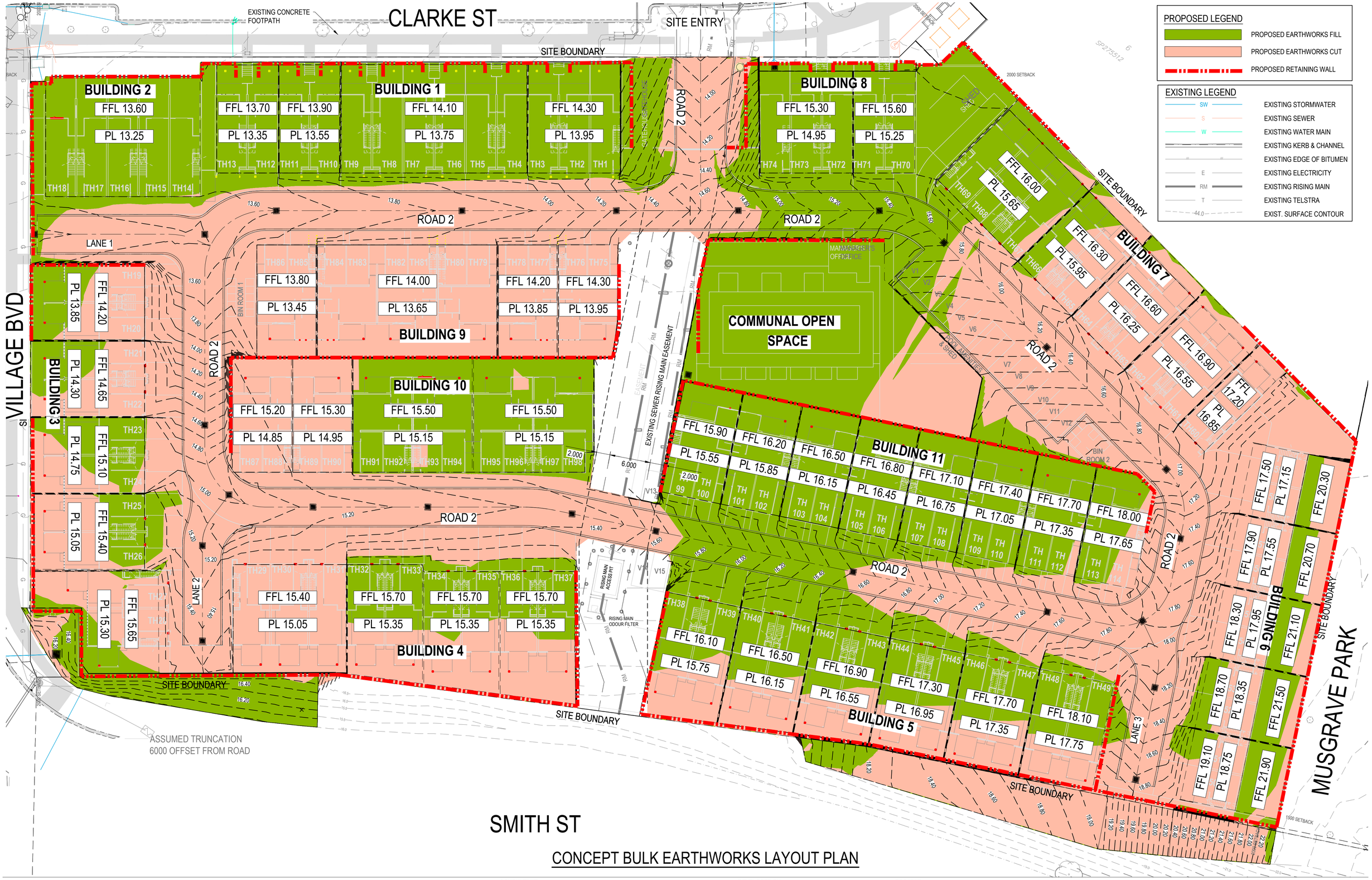
ADDRESS:
1 CLARKE STREET, SOUTHPORT

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: **3**



CONCEPT BULK EARTHWORKS LAYOUT PLAN

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

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

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 BULK EARTHWORKS LAYOUT PLAN

DRAWING No.: **C25064A-SK-C-00.0011**

REVISION: **3**

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

CITY OF GOLDCOAST.

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.

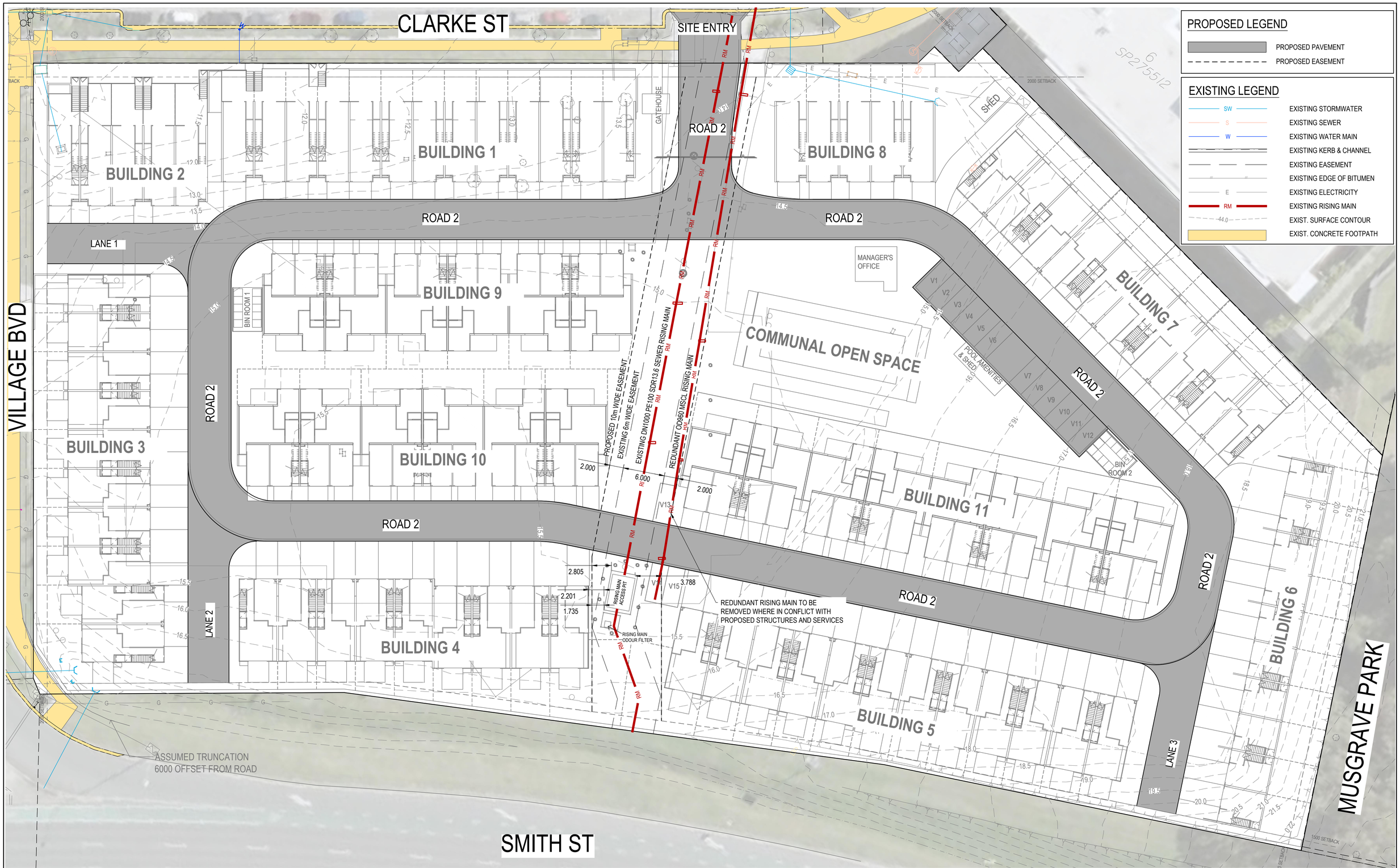
If you could please confirm the above by return email as soon as you can it would be greatly appreciated.

Thanks

Craig Hurley
Director / Principal Engineer

craig@hurleyce.com
0432 418 815
Level 1, 73-77 Russell Street, West End QLD 4101

HURLEY CONSULTING ENGINEERS



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

RISING MAIN EASEMENT LAYOUT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK
A	CONCEPT DESIGN	18.11.25	EC	CH	CH

LOT DESCRIPTION: AHD
LEVEL DATUM: AHD
APPROVED FOR AND ON BEHALF OF HURLEY CONSULTING ENGINEERS PTY LTD:
NAME: CRAIG HURLEY
RPEQ NO: 15957

ORIENTATION & SCALES:
0 2.5 5 10 15
Full Size 1:250 ; Half Size 1:500
Scale (m)
DO NOT SCALE FROM DRAWING

NOTES:
THESE DRAWINGS REMAIN THE PROPERTY OF HURLEY CONSULTING ENGINEERS PTY LTD AND MUST NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THESE DRAWINGS HAVE BEEN PREPARED FOR EXCLUSIVE USE BY OUR CLIENT. NO RESPONSIBILITY IS TAKEN FOR ANY THIRD PARTY THAT RELIES UPON OR USES THIS INFORMATION.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS NOTED OR INSTRUCTED OTHERWISE BY HURLEY CONSULTING ENGINEERS.

EXISTING SERVICES ARE SHOWN FOR INFORMATION ONLY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ALL EXISTING SERVICES IN THE VICINITY OF THE SITE SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.

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