

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1310

Date: 19-Dec-2022



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1481

Date: 14/04/2026



SERVICEABILITY REPORT

FOR THE PROPOSED GOLD COAST HEALTH & KNOWLEDGE PRECINCT

LOCATED AT
15 NEXUS WAY, SOUTHPORT

PREPARED FOR
NORTHWEST HEALTHCARE
PROPERTIES REIT

**BORNHORST
+ WARD**

Bornhorst & Ward Pty Ltd

A.B.N. 78 010 151 354

A.C.N. 010 151 354

Level 14, 133 Mary Street

Brisbane Qld 4000

Phone: (07) 3013 4699

E-mail: mail@bornhorstward.com.au

Bornhorst and Ward Project No: **21366**

If you have any queries regarding this proposal, then please contact: **ANGUS LIVINGSTONE**

Revision	Date	Description	Author	Rev.	App.
A	May 2022	Preliminary Issue to Client	ST	AL	NR
B	Jul 2022	Revised Issue	ST	AL	NR

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1. INTRODUCTION

Bornhorst and Ward has been commissioned to investigate and report on the serviceability requirements pertaining to the proposed Gold Coast Health and Knowledge Precinct located at 15 Nexus Way, Southport (Lot 12 on SP275512). The proposal consists of constructing an 8 level Health and Knowledge Precinct with 3 levels of basement carparking. Plans of the proposed development layout can be seen in Appendix A.

This document reports on the existing and proposed civil works and infrastructure required as part of the proposed development. The engineering requirements for this proposal shall be in accordance with Engineering Best Management Practices, City of Gold Coast (CoGC) City Plan v8 and the State Planning Policy 2017.

This report outlines the preliminary design methodology in support of a Development Application and should be read in conjunction with other documents issued by the consultant team.

2. SITE CHARACTERISTICS

2.1 LOCATION AND EXISTING FEATURES

The development site, located at 15 Nexus Way has the following existing characteristics:

- The site is bounded by proposed 'Piazza Landscape' to the north-east; Nexus Way to the south-east; and Hill Street to the south-west and north-west;
- The existing site is undeveloped and predominantly consists of paved and gravelled surfaces, with some vegetated area;
- The total area of the site is approximately 0.247 ha;
- There is no existing access to the site;
- There are no existing easements within the site extents;
- An unnamed waterway, which connects to Biggera Creek, has been identified approximately 320m to the north-east of the site.

Refer to Figure 1 for locality details.



Figure 1: Site Locality Plan

2.2 PROPOSED DEVELOPMENT

The following points outline information regarding the proposed development:

- A reconfiguration of lot (ROL) and a material change of use (MCU);
- It is proposed to construct an 8 level Health and Knowledge Precinct with 3 levels of basement carparking;
- Access to the site is proposed to be achieved via a new vehicular crossover to Hill Street.

Refer to the development drawings in Appendix A for further details of the proposed development.

2.3 TOPOGRAPHY AND CATCHMENT CHARACTERISTICS

The existing topography and catchment characteristics are as follows:

- The high point of the existing site is at approximately RL 21.44m AHD located towards the southern boundary of the site;
- The development falls from the high point at an approximate grade of 5.14% to a low point of approximately RL 18.92m AHD in the north-eastern corner;
- During major storm events, runoff from the site discharges as overland flow over the northern boundary of the development site towards the proposed 'Piazza Landscape'.

See the survey plan in Appendix C for more information.

2.4 EXISTING FLOODING CONDITIONS

CoGC City Plan interactive mapping has been reviewed for the site and showed the following:

- No flood depths or designated flood levels exist for the development site, and no flood assessment is required.
- It is expected that the site is at a low risk of flood inundation.

Please refer to Figure 2 below for more details.



Figure 2: CoGC Interactive Flood Map

The site is located within the Gold Coast Parklands Redevelopment Precinct. As part of the early works, a Flooding and Hydraulics Report was prepared by Hyder (dated 20/08/2013). This report assumed that the entire Gold Coast Parklands Redevelopment Precinct was developed and showed that the proposed site is not subject to inundation during the 1 in 100 ARI flood event. Adopting the CoGC standard kerb ramp profile will ensure that no flow will enter the proposed basement via the ramp.

3. EXISTING AND PROPOSED CIVIL WORKS AND INFRASTRUCTURE

3.1 STORMWATER

3.1.1 Existing Infrastructure

CoGC Infrastructure Assets GIS mapping and detailed survey prepared by Bennett + Bennett was reviewed for the site and its surrounding area. The following stormwater infrastructure was noted:

- An existing 450mm dia. stormwater pipe is located within the Nexus Way road reserve.
- There are also 375mm dia. stormwater pipes within the Hill Street road reserve.
- There are two stormwater gully pits within Hill Street at the frontage of the site, in addition to a gully pit within Nexus Way.

Detailed survey prepared by Bennett + Bennett of the existing stormwater infrastructure can be found in Appendix C of this report.

3.1.2 Proposed Infrastructure

The following points outline the proposed stormwater infrastructure for the development site:

- Minor and major events will discharge from the site via a combination of piped flow and sheet flow;
- It is proposed to connect to the existing gully pit within Nexus Way;
- There will be an increase to the impervious area as a result of the development, however the proposed site was accounted for in the Gold Coast Parklands Redevelopment Stormwater Management Plan prepared by DesignFlow (dated August 2013). As part of the redevelopment works, an on-site detention system was designed and constructed to the north of the proposed development. Based on this, no further stormwater detention measures are required for the proposed development;
- As the proposed basement carpark is larger than 10 parking spaces, a hydrocarbon removal and litter separator device is proposed within the basement carpark, as per the CoGC City Plan requirements;
- Considering the development works area is greater than 850m², stormwater quality treatment measures are required for the site under the CoGC City Plan. However, the proposed site has been accounted for in the DesignFlow Stormwater Management Plan (mentioned above). The proposed site discharges to a GPT, sediment pond and bio-retention basin treatment system. Therefore, no further stormwater quality treatment measures are proposed.

Refer to the engineering drawings in Appendix B for further information.

3.2 EARTHWORKS

Excavation within the site will be required for provision of basement levels. It is expected that this will involve approximately 10.4m of cut below the existing surface level. Deeper excavation will be necessary to facilitate lift wells and further detailed excavation will also be required for the provision of services trenching and for the construction of footings. A detailed earthworks plan will be prepared as a part of the detailed design operational works lodgement. A Preliminary Earthworks Plan has been provided in Appendix B.

As the proposed development is to undertake filling and excavation below RL20.0m AHD, it is anticipated that Acid Sulphate Soils may be encountered. Therefore, it is recommended that an Acid Sulphate Soil investigation be completed as part of the detailed geotechnical investigation conducted for the site. If Acid Sulphate Soils are present, then an Acid Sulphate Soil Management Plan will be required.

All earthworks will be undertaken in accordance with the CoGC guidelines.

3.3 EROSION AND SEDIMENT CONTROL PLAN

A comprehensive Erosion and Sediment Control Plan (ESCP) including a construction process will be prepared for this development during the detailed design phase. The ESCP designs will be in accordance with the State Planning Policy 2017 and the CoGC guidelines.

3.4 ROADWORKS

The proposed road works are as follows:

- A new access to the site is proposed off Hill Street;
- All proposed road works will be undertaken in accordance with Gold Coast City Council Guidelines.

Refer to the development drawings in Appendix A for further information.

3.5 SEWER

3.5.1 Existing Infrastructure

CoGC Infrastructure Assets GIS mapping and detailed survey prepared by Bennett + Bennett was reviewed for the site and its surrounding area. The following existing sewer infrastructure was noted:

- An existing 150mm dia. sewer main drains north-east within the Nexus Way road reserve. This connects to an existing 225mm dia. sewer main which continues draining north-east away from the site;
- There is an existing 150mm dia. sewer property connection to the 225mm dia. sewer main currently servicing the property to the north of the development site.

Detailed survey prepared by Bennett + Bennett of the existing sewer infrastructure can be found in Appendix C of this report.

3.5.2 Proposed Infrastructure

The proposed sewer infrastructure for this development is as follows:

- A section of the existing 150mm dia. sewer main within Nexus Way is proposed to be upgraded to a 225mm dia. main. A new 225mm dia. property connection is proposed to service the development from the upgraded main.

Refer to Appendix B for preliminary drawings of the proposed sewer works.

3.6 WATER

3.6.1 Existing Infrastructure

CoGC Infrastructure Assets GIS mapping and detailed survey prepared by Bennett + Bennett was reviewed for the site and its surrounding area. The following existing water infrastructure was noted:

- There is an existing 150mm dia. water reticulation main within the Hill Street road reserve;
- The development area currently has no water connections.

Detailed survey prepared by Bennett + Bennett of the existing water infrastructure can be found in Appendix C of this report.

3.6.2 Proposed Infrastructure

The proposed water infrastructure for the development is as follows:

- A new connection from the existing 150mm dia. water reticulation main within the Hill Street road reserve will be constructed to service the development site for both fire and domestic uses.

Refer to Appendix B for preliminary drawings of the proposed water works.

3.7 ELECTRICITY

The Energex Asset Plans from a Dial Before You Dig investigation indicate the following:

- Underground electrical infrastructure is located within the Hill Street and Nexus Way road reserves.

Energex Asset Plans of the existing electrical infrastructure can be found in Appendix C of this report.

Electrical services required for the proposed development including assessment of the existing infrastructure capacity will be designed and determined by an electrical engineer and will be assessed by Energex during the detailed design phase of the development.

3.8 COMMUNICATIONS

The Telstra, Optus, Uecomm and NBN Asset Plans from a Dial Before You Dig investigation indicate the following:

- Below ground communications infrastructure exists within the Nexus Way road reserve.

Telstra, Optus, Uecomm and NBN Asset Plans of the existing communications infrastructure can be found in Appendix C of this report.

All works required to provide communication services to the proposed development will be undertaken with the relevant service providers approval and coordination.

3.9 GAS

The APA Asset Plans from a Dial Before You Dig investigation indicate the following:

- A high pressure natural gas infrastructure exists in the Hill Street and Nexus Way road reserves.

APA Asset Plans of the existing gas infrastructure can be found in Appendix C of this report. All works required to provide gas services to the proposed development will be undertaken by the appropriate consultant with APA Group's approval and coordination.

4. CITY OF GOLD COAST COUNCIL CODES

The relevant City of Gold Coast Council Codes with respect to engineering aspects for assessment of the Development Application have been addressed. The codes will assist in assessing operational works requirements. The codes addressed in this report include: -

- Acid Sulfate Soils Overlay Code.

The completed codes can be found attached in Appendix D of this Report.

5. SUMMARY

This reporting relating to the proposed Gold Coast Health and Knowledge Precinct development located at 14 Hill Street has shown the following:

- The proposed development site has no flood levels or flags for building or development purposes and is expected to be low risk. The Flooding and Hydraulics Report prepared by Hyder (dated 20/08/2013) showed that the proposed site is not subject to inundation during the 1 in 100 ARI flood event.
- A new stormwater connection is proposed from the existing gully pit within Nexus Way to the development site.
- The proposed site was accounted for in the Gold Coast Parklands Redevelopment Stormwater Management Plan prepared by DesignFlow (dated August 2013). As part of the redevelopment works, an on-site detention and stormwater quality treatment system was designed and constructed to the north of the proposed development. A hydrocarbon removal and litter separator device will be provided within the basement carpark. However, no further stormwater detention or quality treatment measures are required or proposed.
- Earthworks will be required for carpark basement construction.
- Access to the site is proposed to be achieved via a new vehicular crossover to Hill Street.
- Sewer and water connections to the existing surrounding infrastructure is proposed to service the development. CoGC will be required to confirm the suitability of these connections and the capacity of the existing network.
- There is existing electrical, gas and telecommunications surrounding the site which may be used to service the development.

APPENDIX A
DEVELOPMENT DRAWINGS



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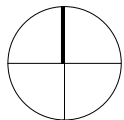
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B	FOR INFORMATION	27.06.22	AH	NC
C	FOR INFORMATION	29.06.22	AH	NC
D	FOR INFORMATION	06.07.22	AH	NC
E	DRAFT TENDER ISSUE	13.07.22	AH	NC
F	FOR INFORMATION	20.07.22	AH	NC

Architect/ Designer
dwp
www.dwp.com

Client
NorthWest Healthcare Properties REIT

Location
**LOT6A, NEXUS WAY,
SOUTHPORT, QLD 4215**

Project
**GCHKP - RESEARCH
DEVELOPMENT CENTRE
of EXCELLENCE**

Drawing
**SITE PLAN - PROPOSED
LEVEL 0**

Scale (A1)
1 : 250

Date Printed
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Project Number
20-0579

Drawing Number
AC1104



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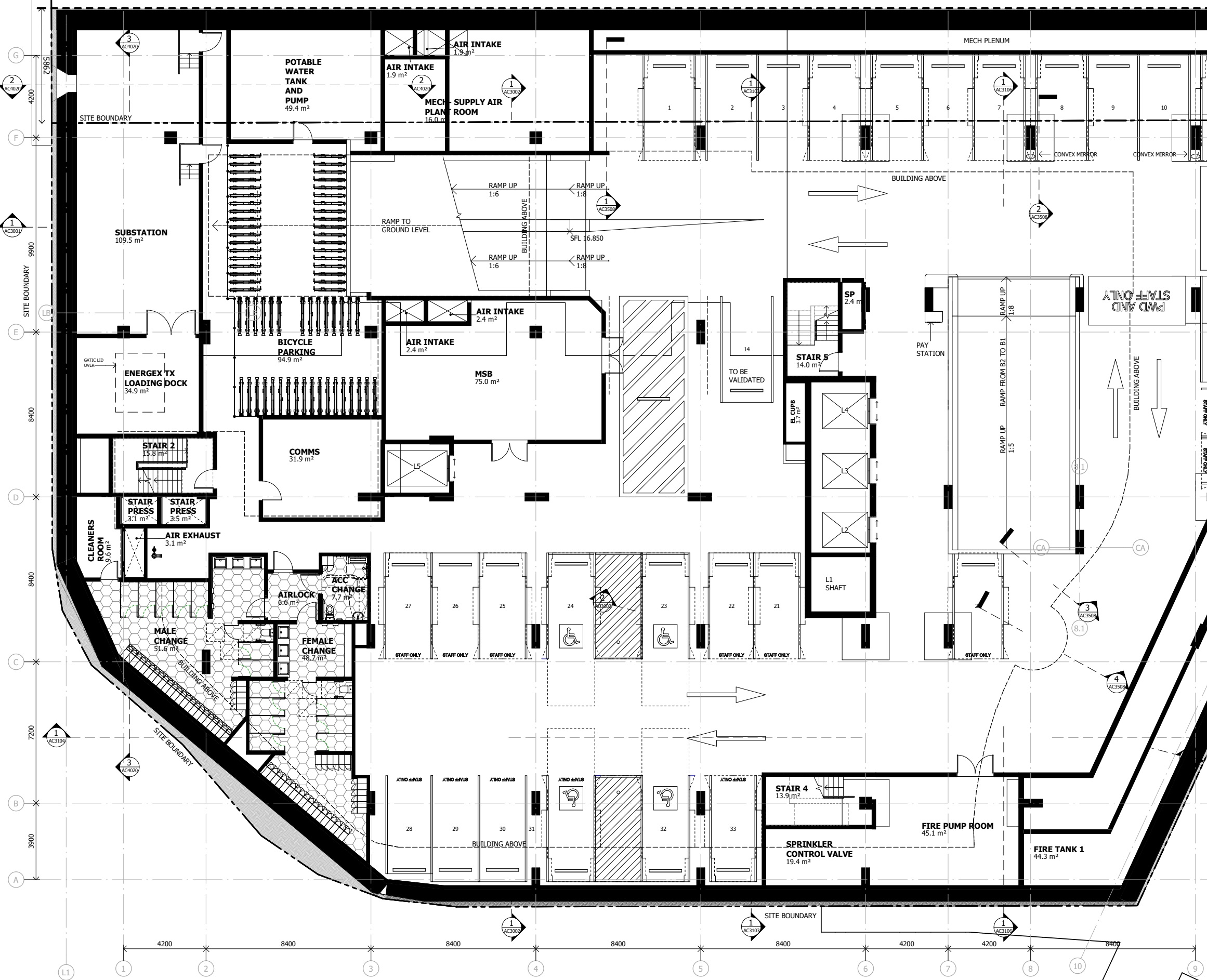
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NOTE:
- BUILDING SPRINKLER PROTECTED THROUGHOUT

PARKING SCHEDULE	
Description	Count
B1	
ACCESSIBLE PARKING SPACE	4
PARKING SPACE: 90°/ CLASS 2/ C1	19
PARKING SPACE: 90°/ CLASS 2/ C1 (STAFF ONLY)	5
PARKING SPACE: 90°/SMALL CAR	5
	33
B2	
PARKING SPACE: 90°/ CLASS 2/ C1	50
PARKING SPACE: 90°/ CLASS 2/ C1 (STAFF ONLY)	11
PARKING SPACE: 90°/ TANDEM	4
PARKING SPACE: 90°/SMALL CAR	5
	70
B3	
PARKING SPACE: 90°/ CLASS 2/ C1	67
PARKING SPACE: 90°/ TANDEM	4
PARKING SPACE: 90°/SMALL CAR	6
	77
GRAND TOTAL: 180	180

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G	FOR INFORMATION	20.07.22	AH	NC

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Client
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Location
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SOUTHPORT, QLD 4215

Project
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Drawing
LEVEL B1 GENERAL ARRANGEMENT PLAN

Scale (A1)
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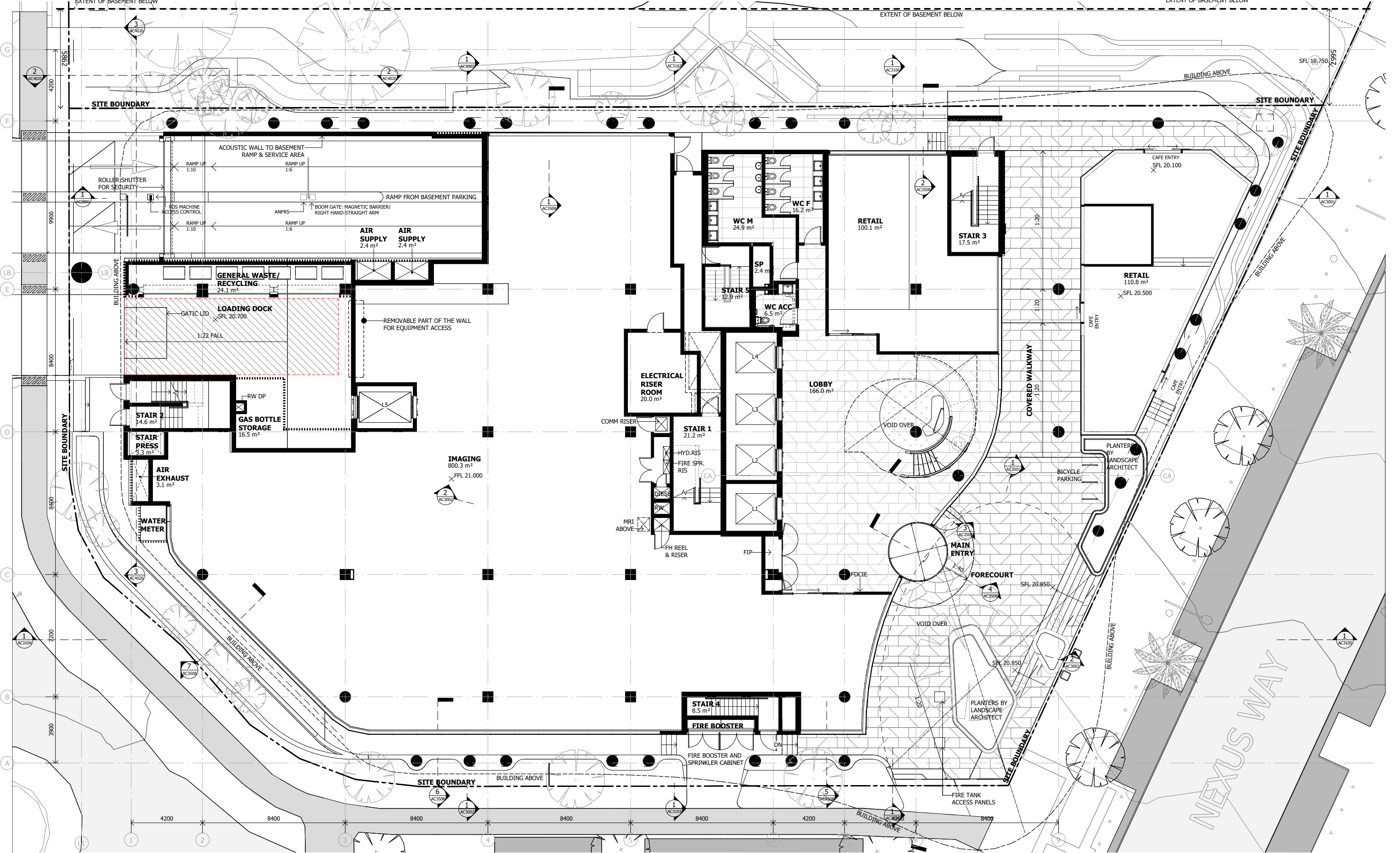
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Drawing Number
AC1203

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Drawing
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ARRANGEMENT PLAN**

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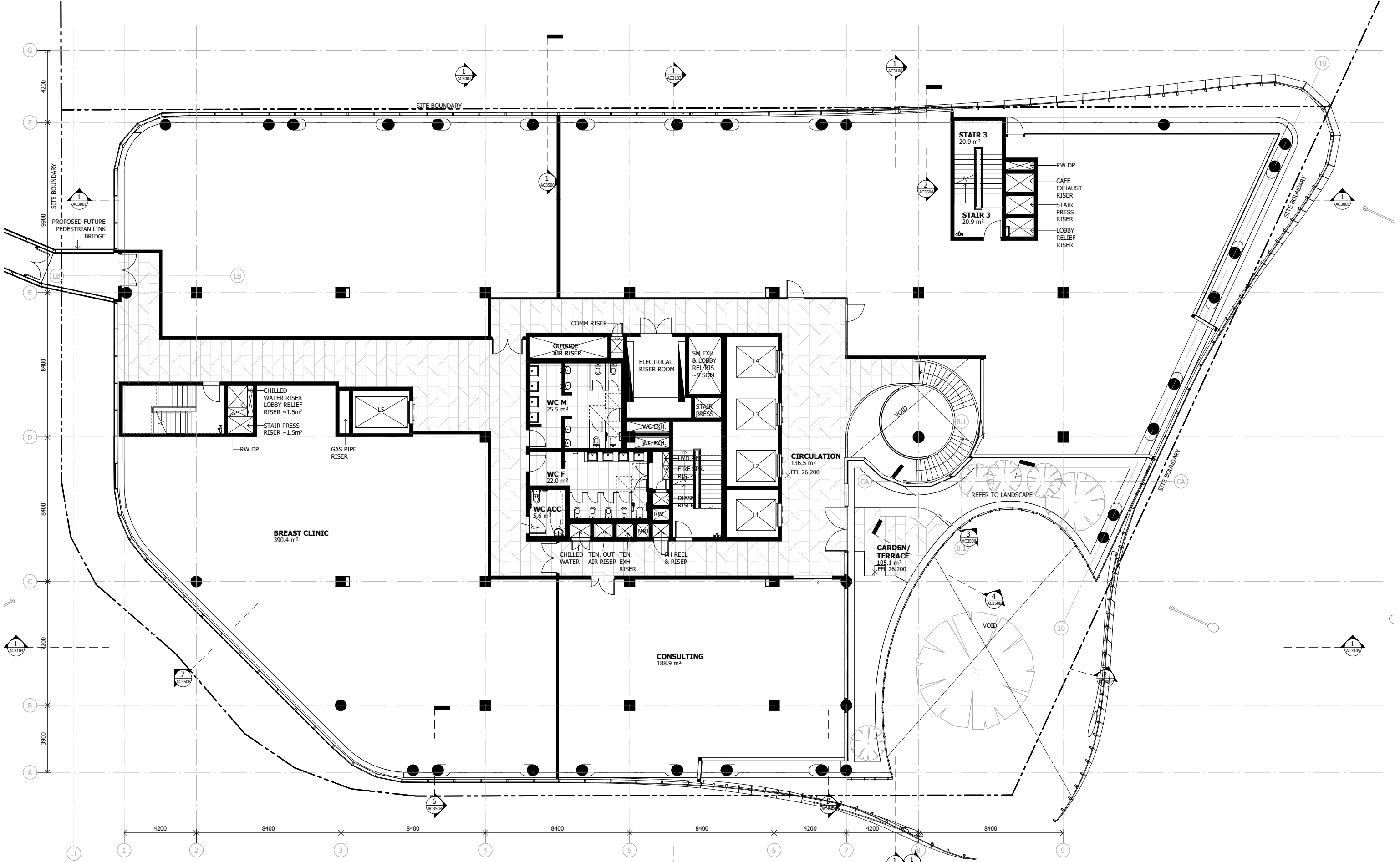
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Drawing Number
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F	FOR INFORMATION	05.07.22	AH	NC	
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Drawing
**LEVEL 1 GENERAL
ARRANGEMENT PLAN**

Scale (A1)
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Project Number
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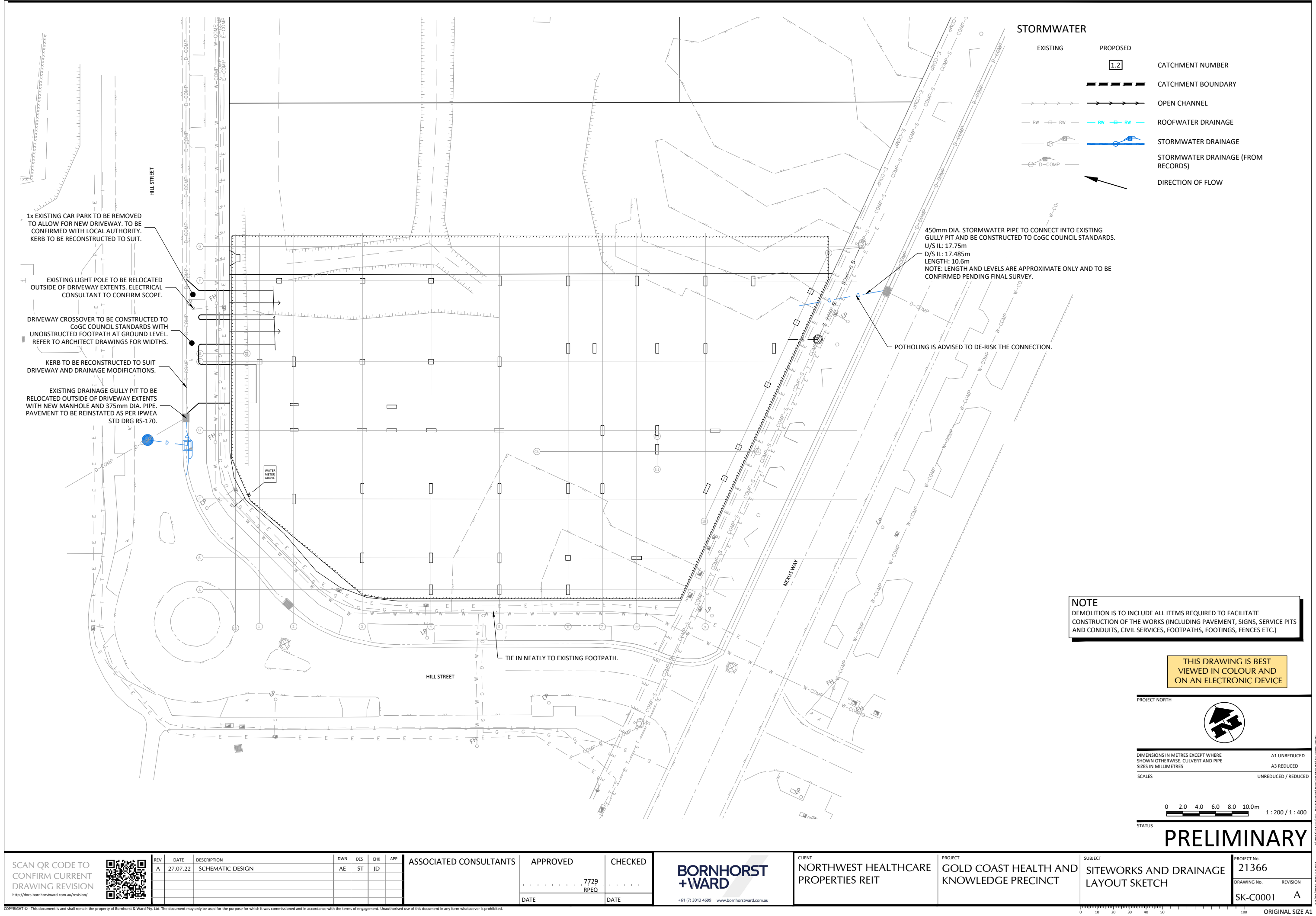
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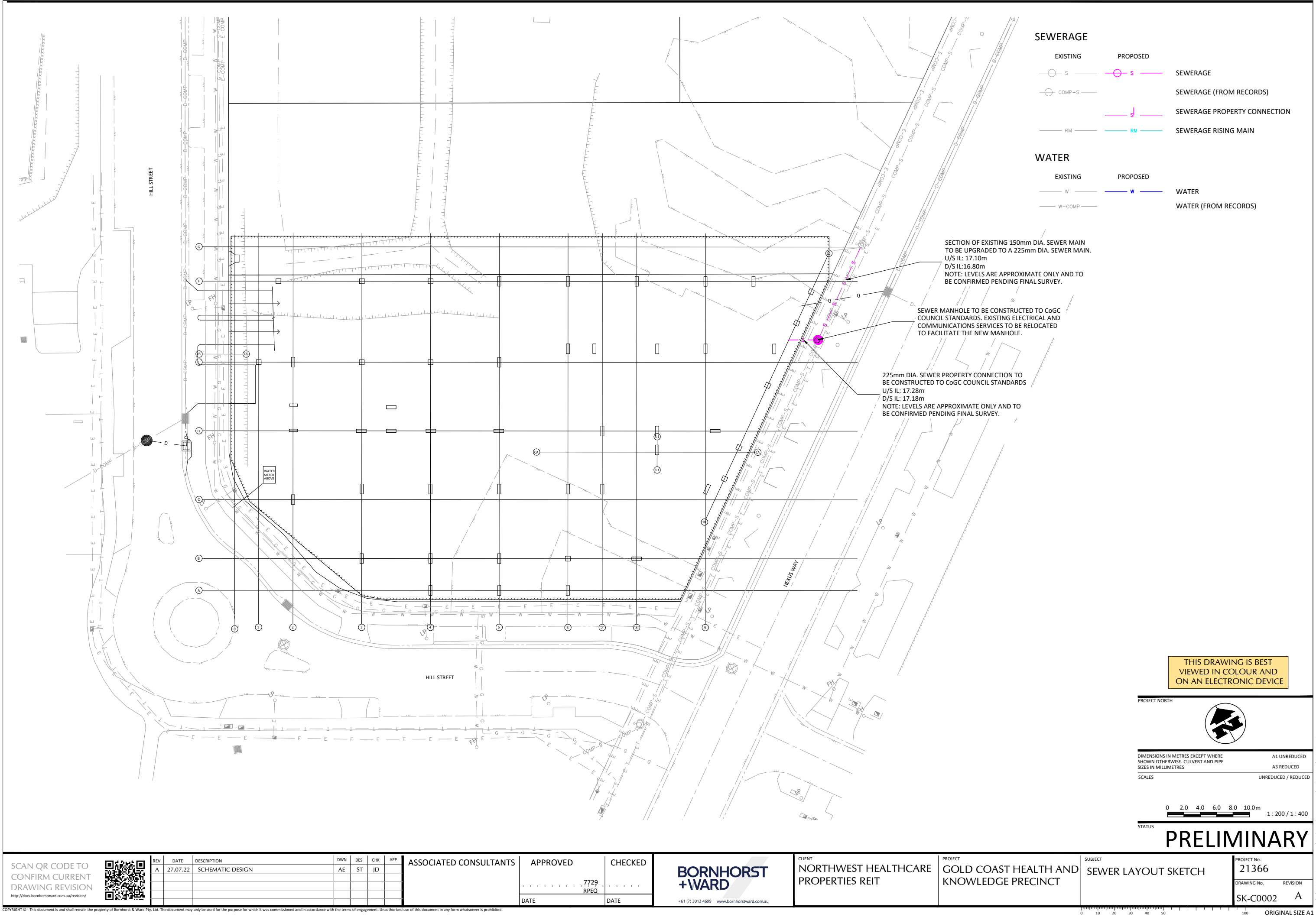
Issue
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File Name: Autodesk Docs\20-0579_Gold Coast Health & Knowledge Precinct\20-0579-AR-GCHKP-CENTRAL-R22.rvt

APPENDIX B
ENGINEERING DRAWINGS





SEWERAGE

- EXISTING PROPOSED
- S S
 - COMP-S COMP-S
 - RM RM
 - S S
 - S S
 - RM RM
- SEWERAGE
- SEWERAGE (FROM RECORDS)
- SEWERAGE PROPERTY CONNECTION
- SEWERAGE RISING MAIN

WATER

- EXISTING PROPOSED
- W W
 - W-COMP W-COMP
 - W W
 - W W
- WATER
- WATER (FROM RECORDS)

SECTION OF EXISTING 150mm DIA. SEWER MAIN TO BE UPGRADED TO A 225mm DIA. SEWER MAIN.
U/S IL: 17.10m
D/S IL: 16.80m
NOTE: LEVELS ARE APPROXIMATE ONLY AND TO BE CONFIRMED PENDING FINAL SURVEY.

SEWER MANHOLE TO BE CONSTRUCTED TO CoGC COUNCIL STANDARDS. EXISTING ELECTRICAL AND COMMUNICATIONS SERVICES TO BE RELOCATED TO FACILITATE THE NEW MANHOLE.

225mm DIA. SEWER PROPERTY CONNECTION TO BE CONSTRUCTED TO CoGC COUNCIL STANDARDS
U/S IL: 17.28m
D/S IL: 17.18m
NOTE: LEVELS ARE APPROXIMATE ONLY AND TO BE CONFIRMED PENDING FINAL SURVEY.

THIS DRAWING IS BEST VIEWED IN COLOUR AND ON AN ELECTRONIC DEVICE

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

SCALES

0 2.0 4.0 6.0 8.0 10.0m

1: 200 / 1: 400

STATUS

PROJECT NORTH

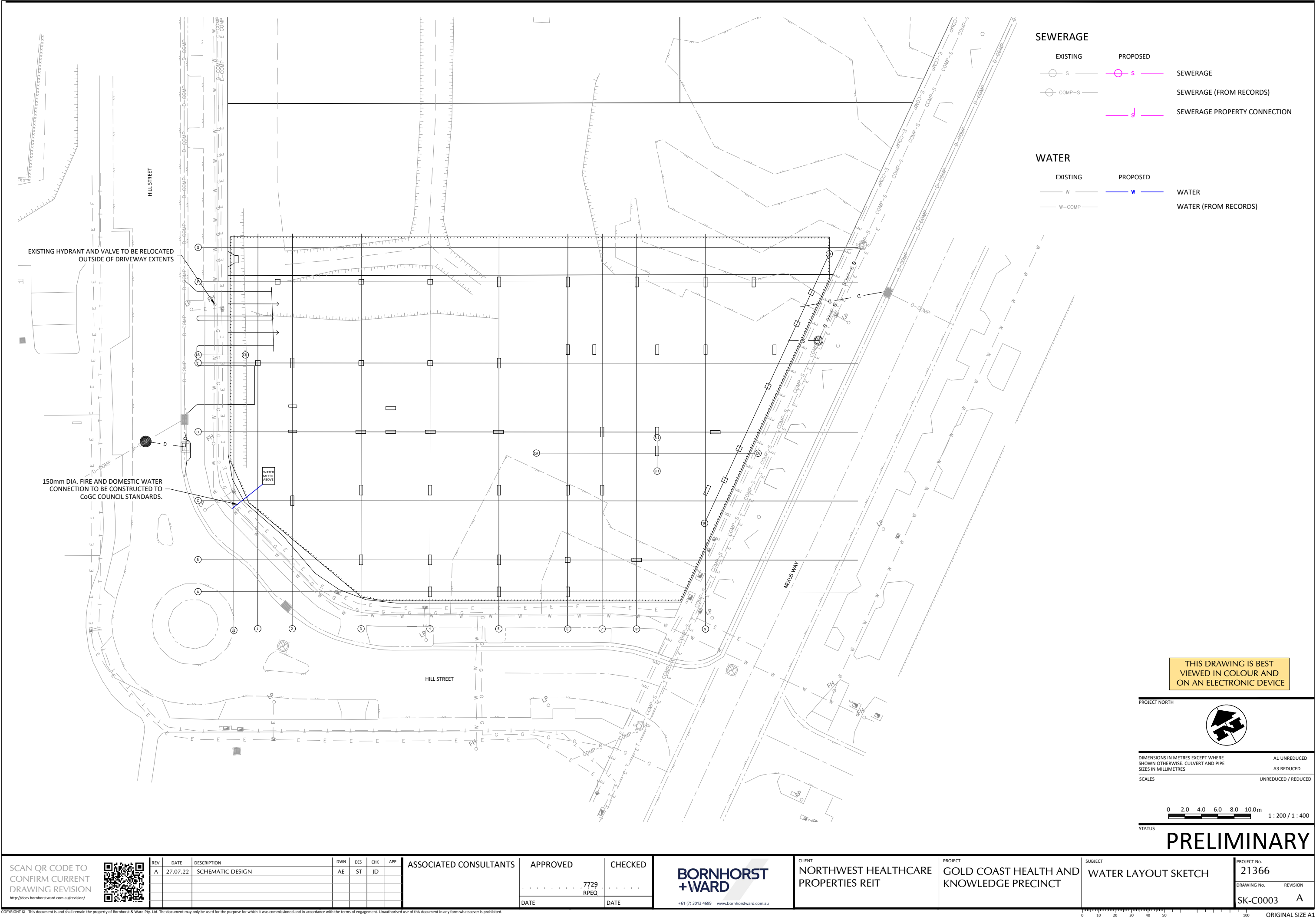
A1 UNREDUCED

A3 REDUCED

UNREDUCED / REDUCED

PRELIMINARY

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												DATE	DATE						DRAWING No.	
																			REVISION	
																			SK-C0002 A	
																			ORIGINAL SIZE A1	



SEWERAGE

- EXISTING PROPOSED
- S — — S — SEWERAGE
- COMP-S — — COMP-S — SEWERAGE (FROM RECORDS)
- S — — S — SEWERAGE PROPERTY CONNECTION

WATER

- EXISTING PROPOSED
- W — — W — WATER
- W-COMP — — W-COMP — WATER (FROM RECORDS)

THIS DRAWING IS BEST
VIEWED IN COLOUR AND
ON AN ELECTRONIC DEVICE

PROJECT NORTH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMETRES

SCALES

0 2.0 4.0 6.0 8.0 10.0m

1: 200 / 1: 400

STATUS

PROJECT NORTH

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A3 REDUCED

UNREDUCED / REDUCED

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GOLD COAST PARKLANDS
REDEVELOPMENT PRECINCT
DETENTION AND
BIO-RETENTION SYSTEM FOR
STORMWATER QUANTITY AND
QUALITY TREATMENT.

GOLD COAST PARKLANDS
REDEVELOPMENT PRECINCT
SEDIMENT POND FOR
STORMWATER QUALITY
TREATMENT.

GOLD COAST PARKLANDS
REDEVELOPMENT PRECINCT
GPT FOR STORMWATER
QUALITY TREATMENT.

**BORNHORST
+WARD**

+61 (7) 3013 4699 www.bornhorstward.com.au

PROJECT

**GOLD COAST HEALTH &
KNOWLEDGE PRECINCT**

SUBJECT

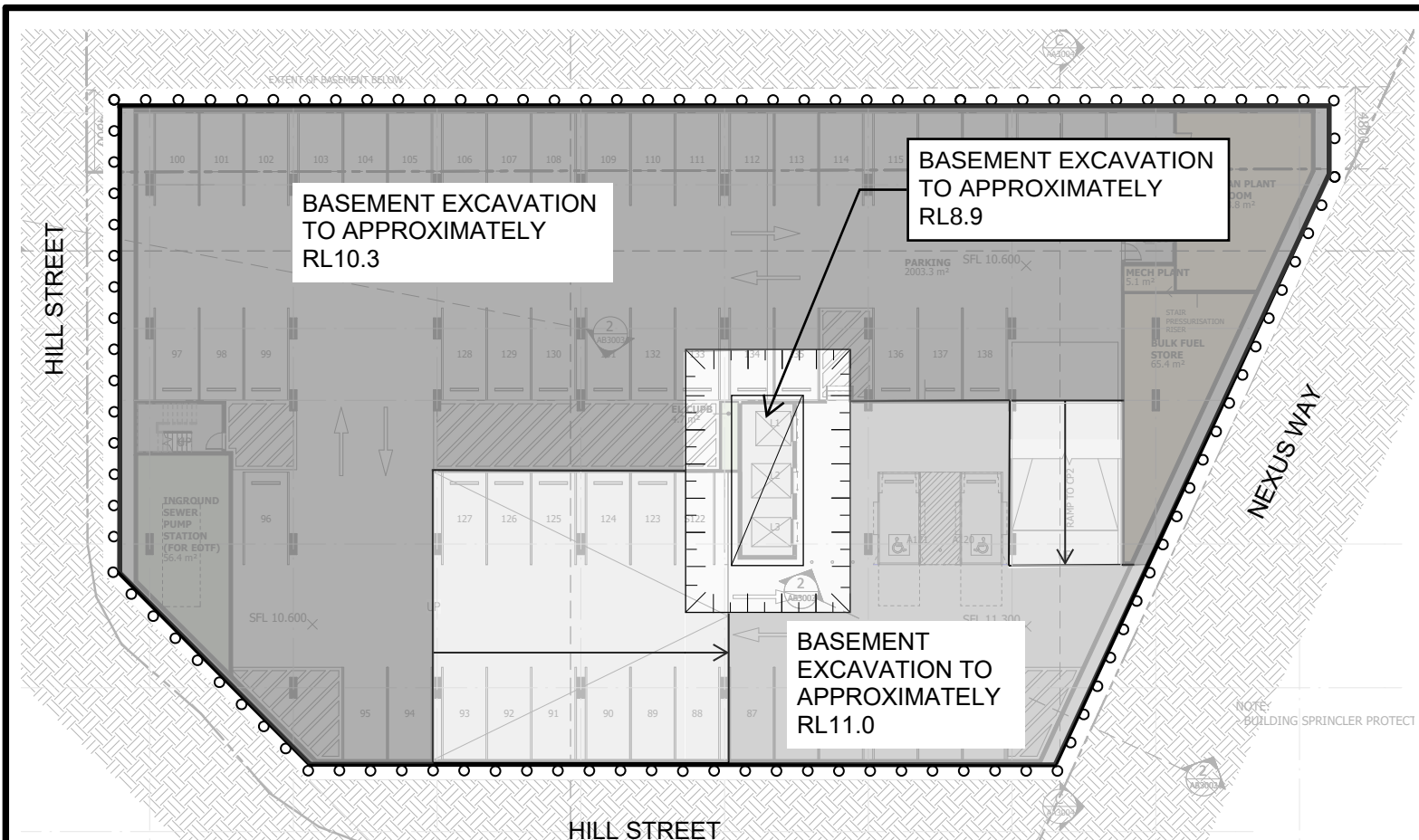
**PRELIMINARY EXTERNAL
STORMWATER LAYOUT**

PROJECT No.
21366

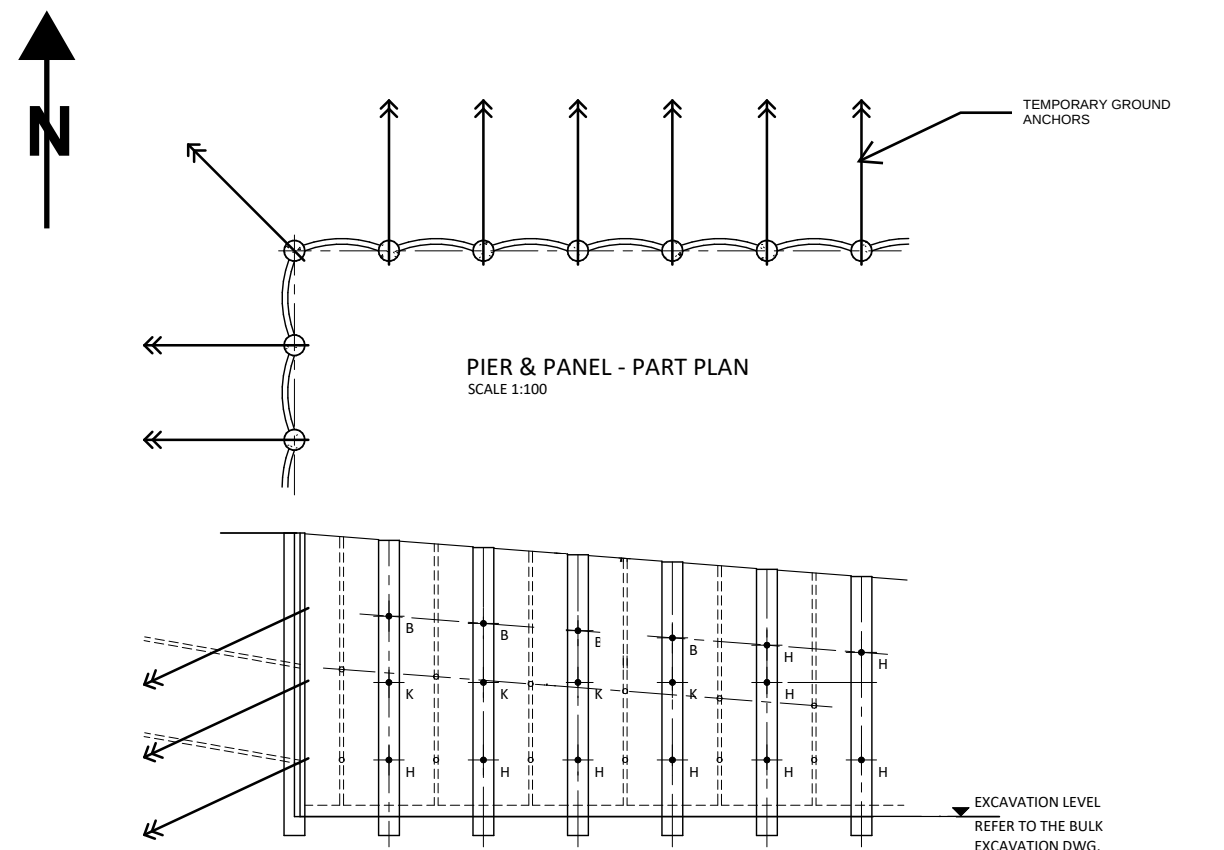
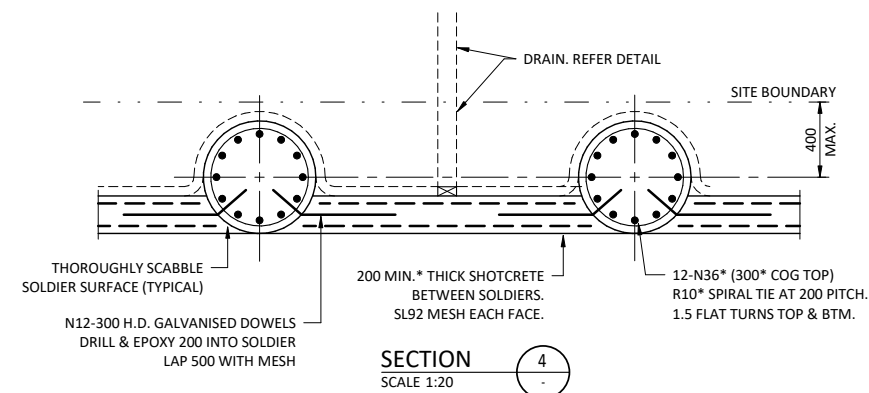
DRAWING No.
SK-C1001

REVISION
B

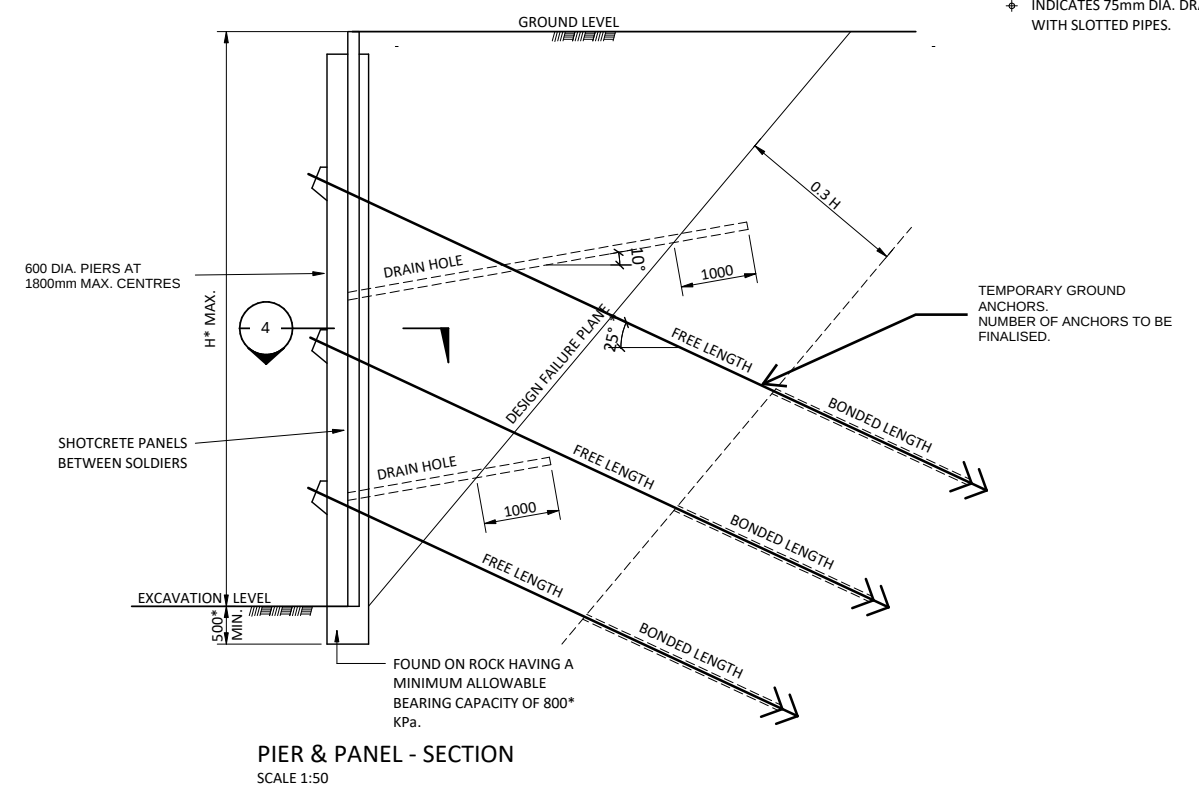
0 10 20 30 40 50 ORIGINAL SIZE A3



SHORING AND EARTHWORKS PLAN



- LEGEND:**
- ◆ INDICATES ROCK ANCHOR
 - ◆ INDICATES 75mm DIA. DRAIN HOLES WITH SLOTTED PIPES.



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PROJECT
**GOLD COAST HEALTH &
KNOWLEDGE PRECINCT**

SUBJECT
**SHORING AND EARTHWORKS
PLAN AND DETAILS**

PROJECT No.
21366

DRAWING No. REVISION
SK-C1002 A

0 10 20 30 40 50 ORIGINAL SIZE A3

APPENDIX C

EXISTING SERVICES INFORMATION

LEGEND:

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

NOTES:

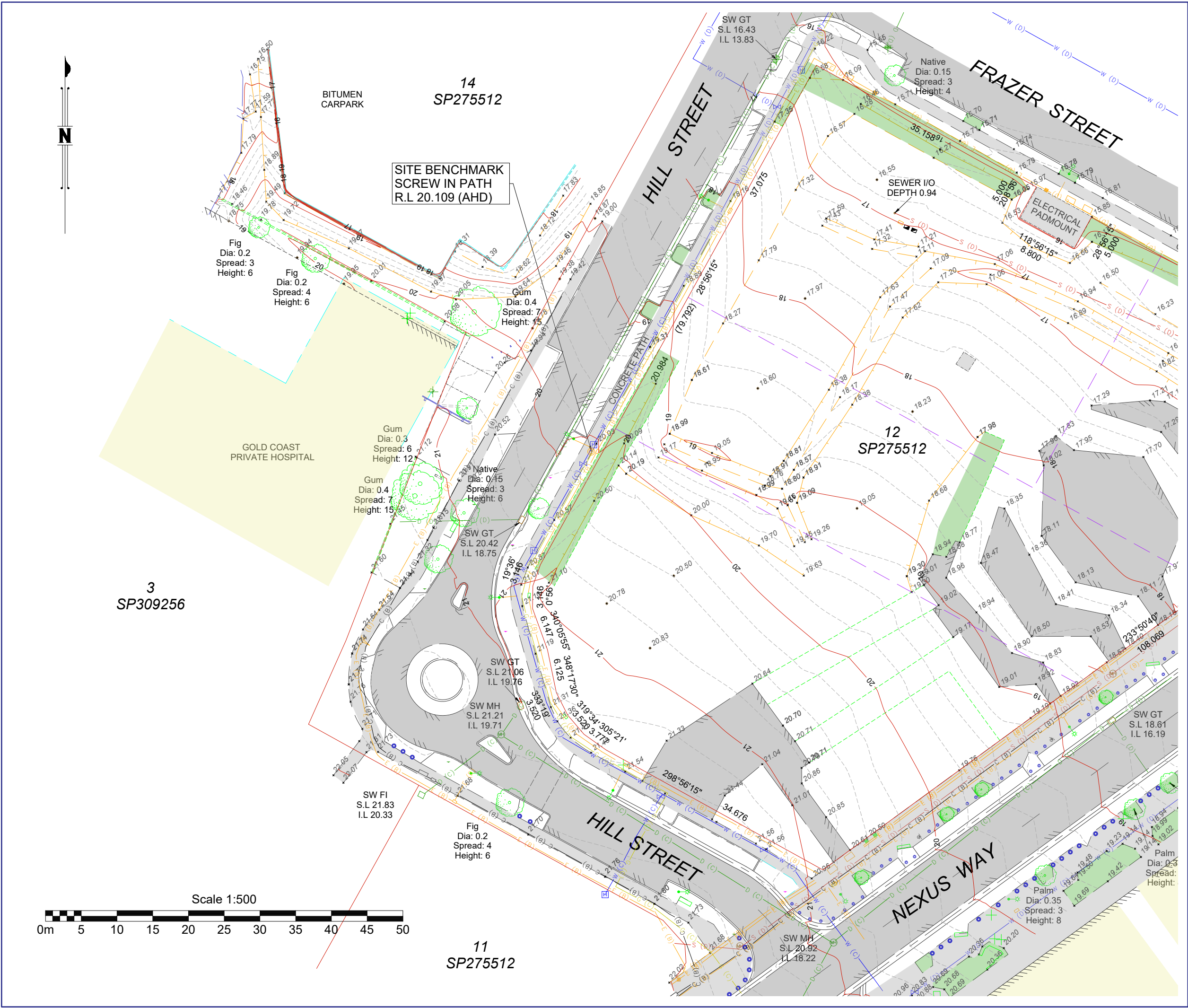
1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PM200150 R.L. 25.253 AHD situated in Parklands Drive
4. All boundaries are vide title and subject to confirmation by survey.
5. The location of underground services are in accordance with AS488:2019, The Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Area vide title : 7488m²
7. This plan is only for information purposes compiled from surveys completed on 09/12/2019, 02/09/2021 & 28/10/2021
8. Proposed areas & measurements are subject to final survey.
9. Refer to digital data for 3D information.

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

Title:

VERIFICATION PLOT
LOT 12 on SP277512
15 Nexus Way, Southport

Client:	Northwest healthcare properties REIT		
Locality:	Southport		
Local Gov:	Council of the City of Gold Coast		
Surveyed By:	BH	Approved:	CRD
Date Created:	03/06/22	Scale:	1:500
File Ref:	200083		
Plan No:	200083_002_VER	Rev:	C



N

Scale 1:500



LEGEND:

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

NOTES:

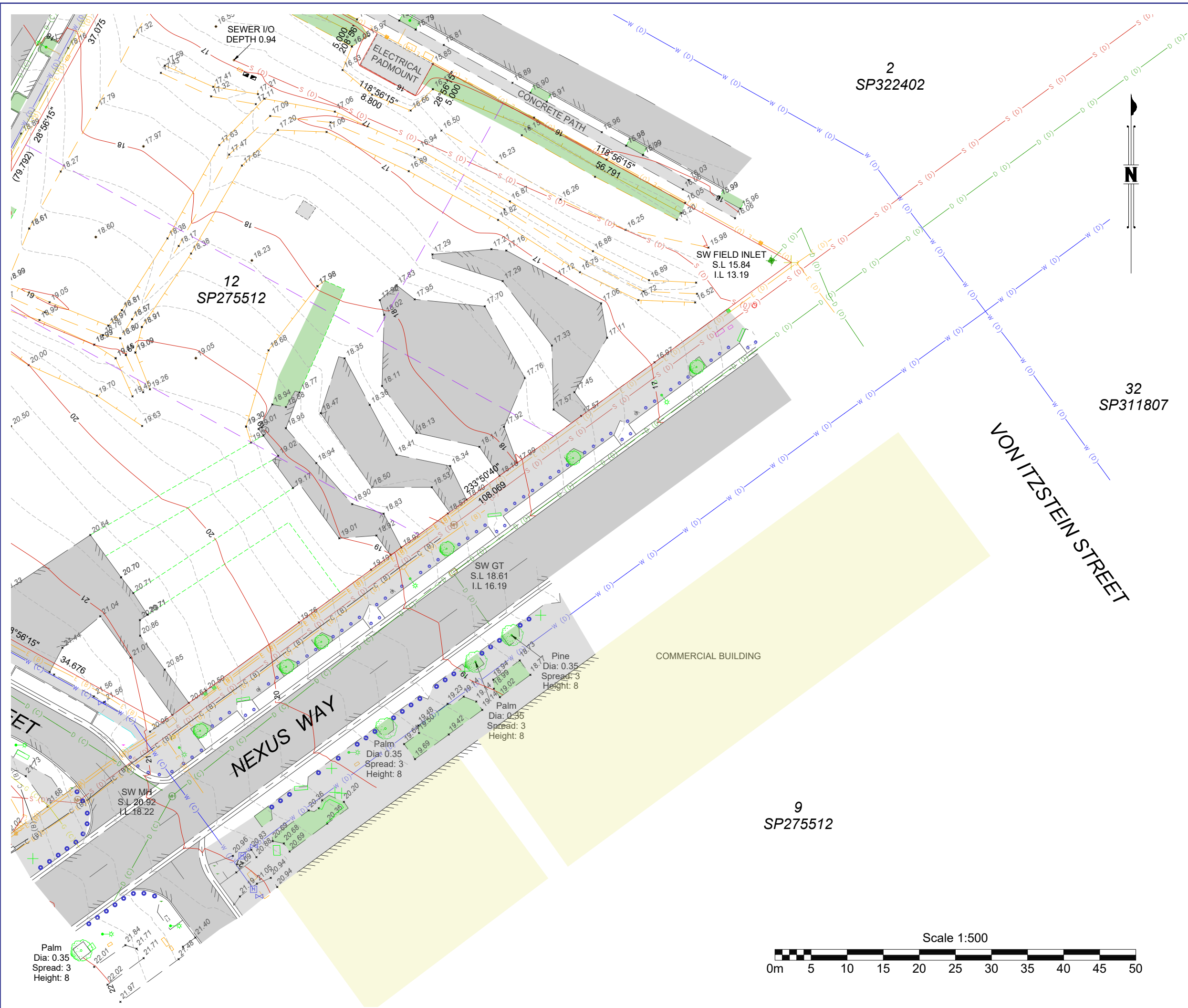
1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PM200150 R.L 25.253 AHD situated in Parklands Drive
4. All Boundaries are vide title and subject to confirmation by survey.
5. The location of underground services are in accordance with AS5488:2019, The Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Area vide title : 7488m²
7. This plan is only for information purposes compiled from surveys completed on 09/12/2019, 02/09/2021 & 28/10/2021
8. Proposed areas & measurements are subject to final survey.
9. Refer to digital data for 3D information.

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

Title:

VERIFICATION PLOT
LOT 12 on SP275512
15 Nexus Way, Southport

Client:	Northwest healthcare properties REIT		
Locality:	Southport		
Local Gov:	Council of the City of Gold Coast		
Surveyed By:	BH	Approved:	CRD
Date Created:	03/06/22	Scale:	1:1000
File Ref:	200083		
Plan No:	200083_002_VER Rev: C		



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

For Emergency Situations
please call 13 19 62

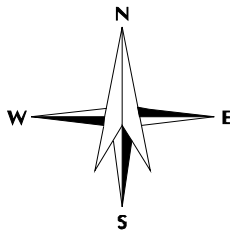


DBYD

Sequence: 211002120
Date: 05/05/2022
Scale: 1:500
Tile No: 3

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

AS5488 Category “D” Plan



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

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

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

For Emergency Situations
please call 13 19 62

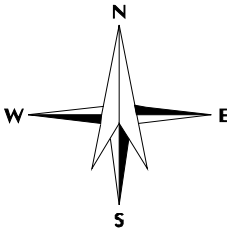


DBYD

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Tile No: 4

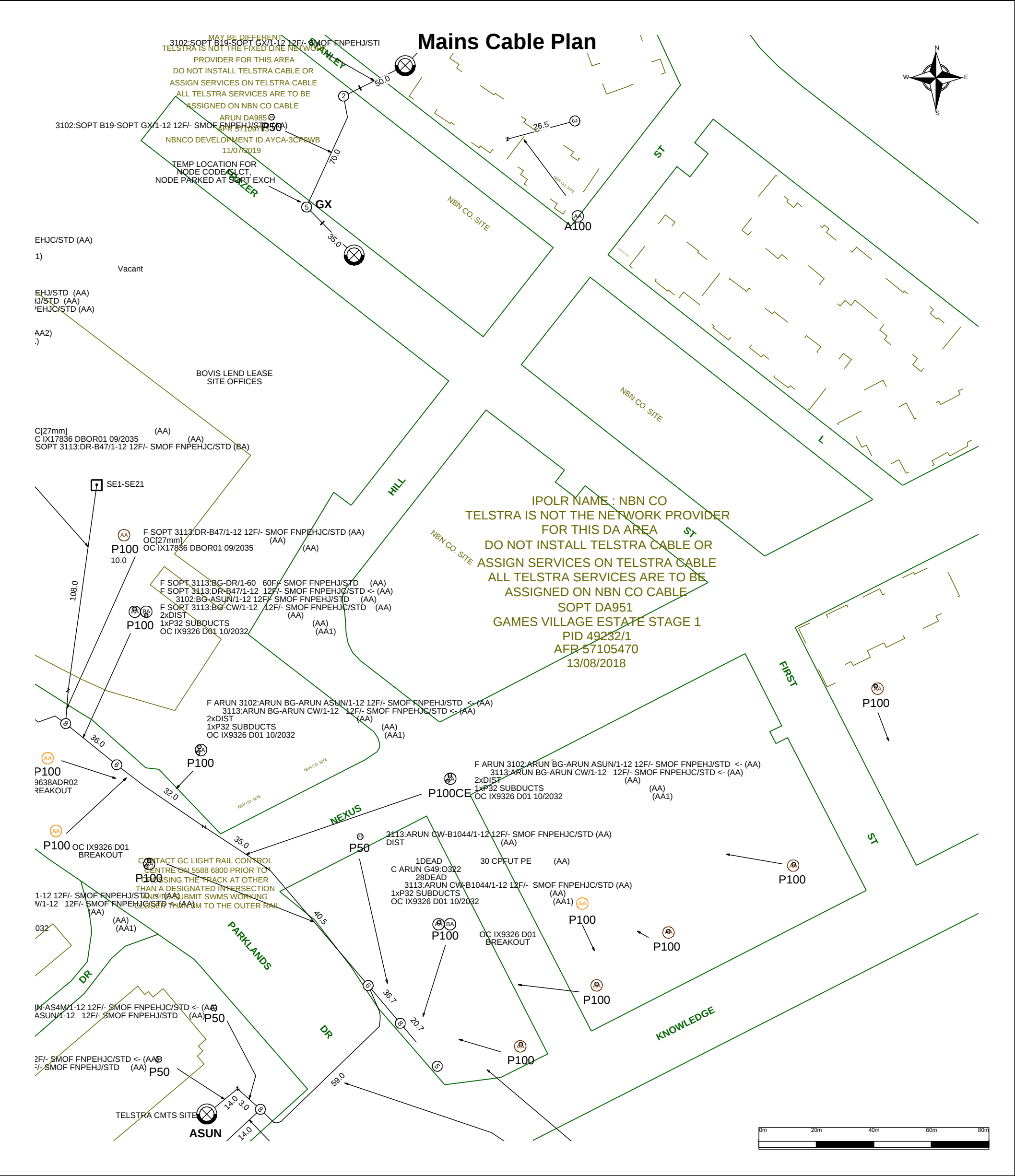
For a full list of Map
Symbols, please
refer to the supplied
DBYD Symbology
Legend page

AS5488 Category “D” Plan



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

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



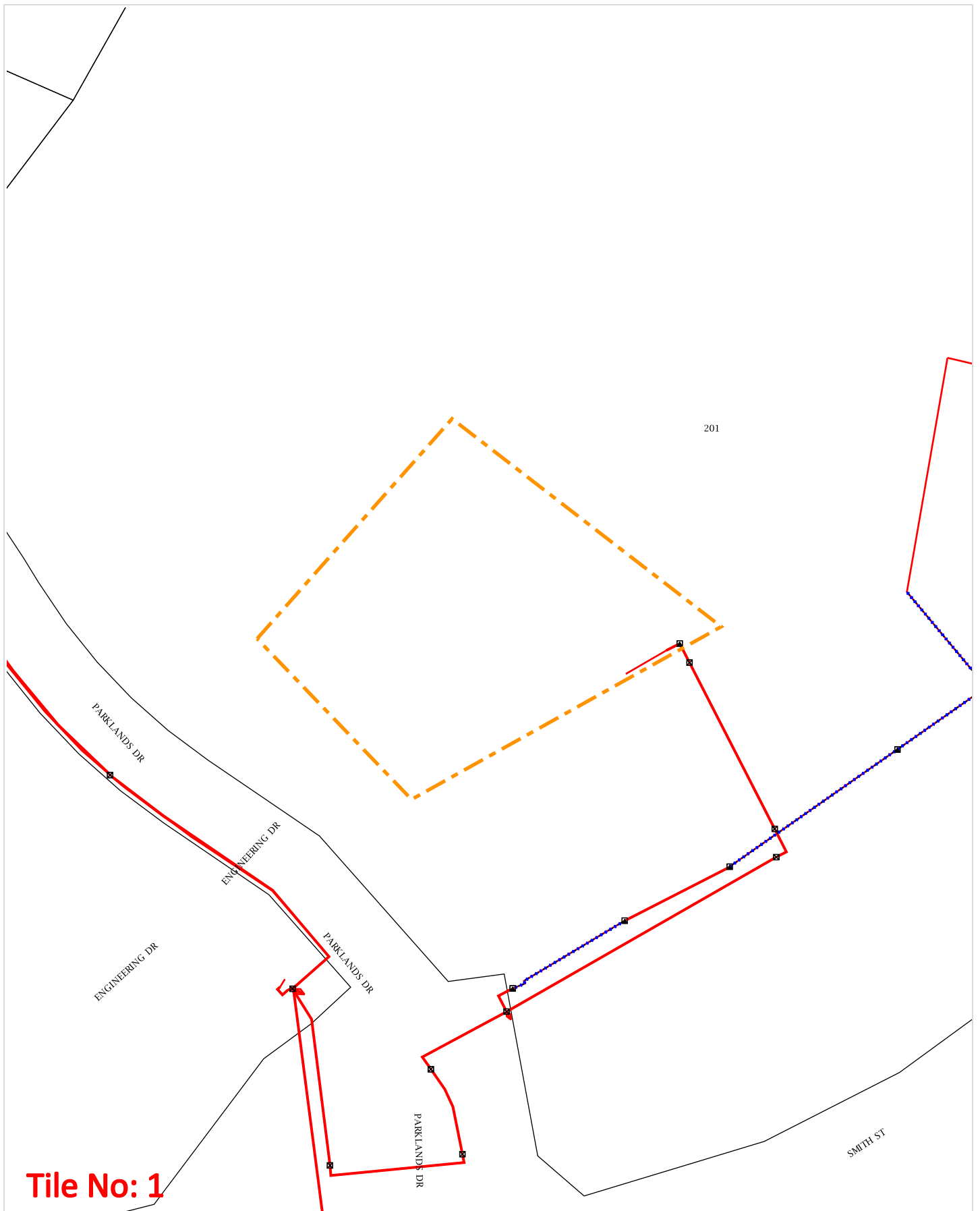
	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 211002123
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
Generated On 05/05/2022 09:02:36		

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

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

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

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



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

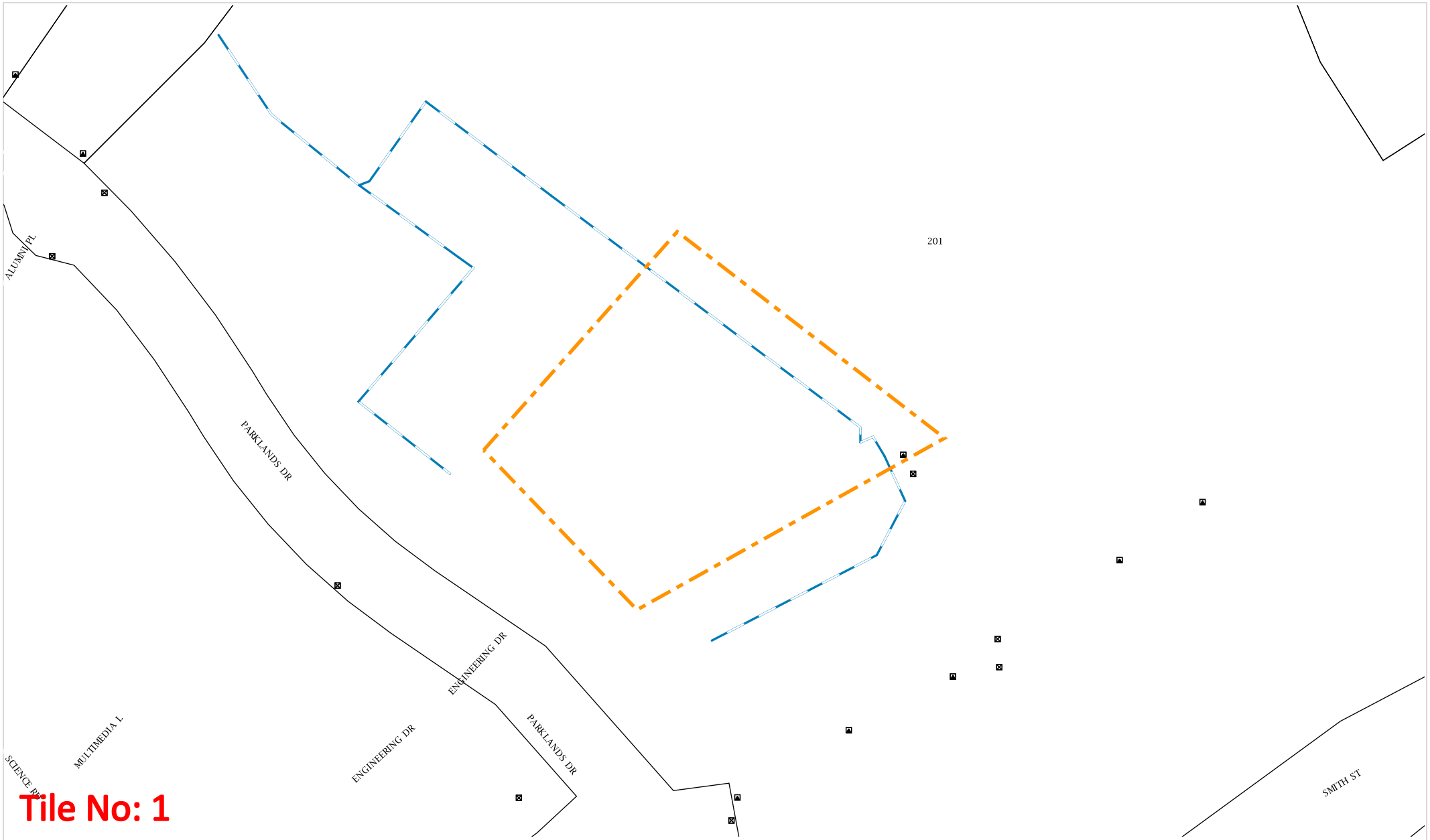
Sequence Number: 211002122

Date Generated: 05 May 2022



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





Tile No: 1

Uecomm Underground Cable

Scale: 1:2500

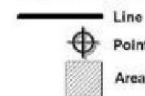
Printed on: 05 May 2022

Sequence Number: 211002122

Location: 15 Nexus Way, Southport, QLD 4215



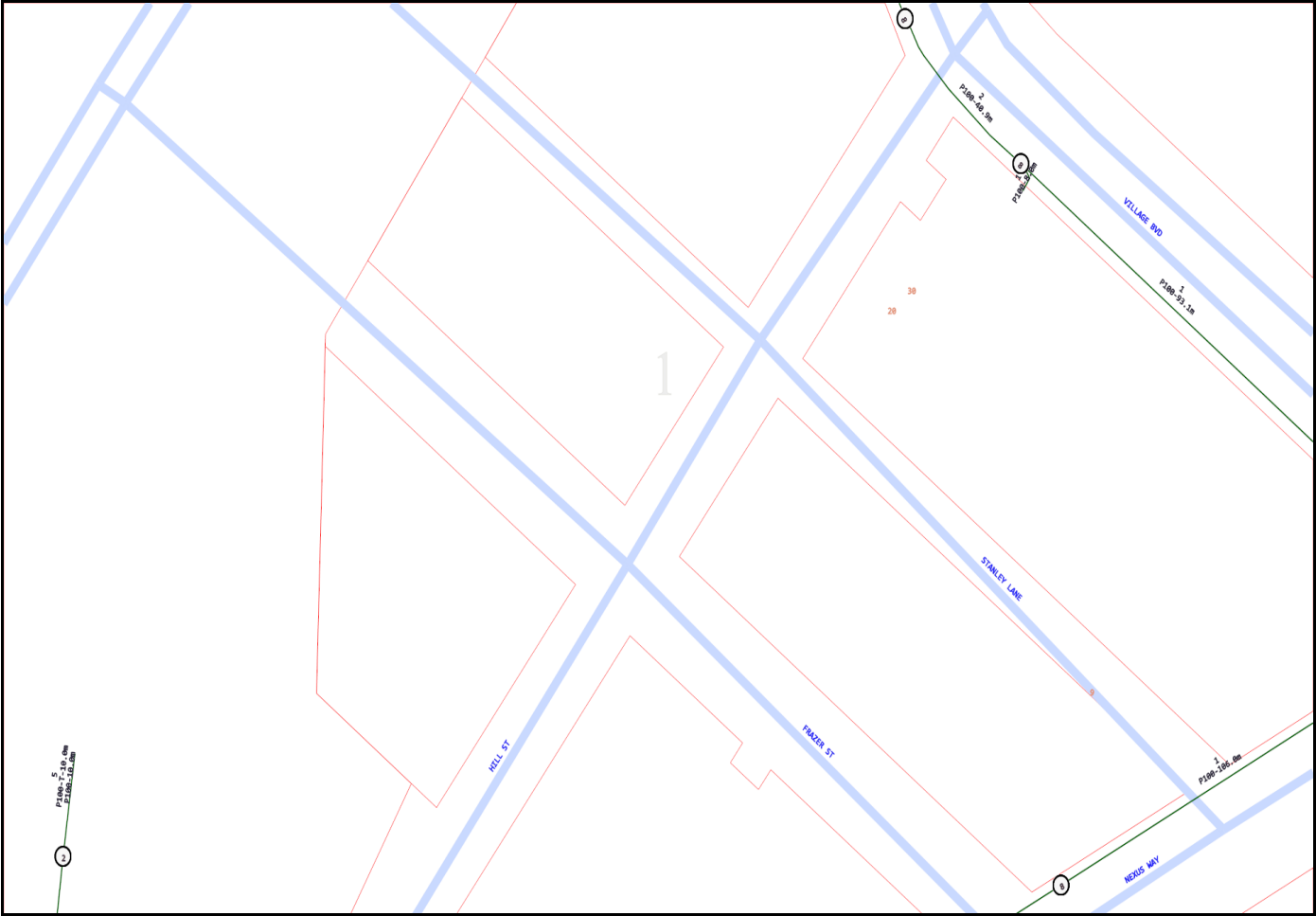
Job Location

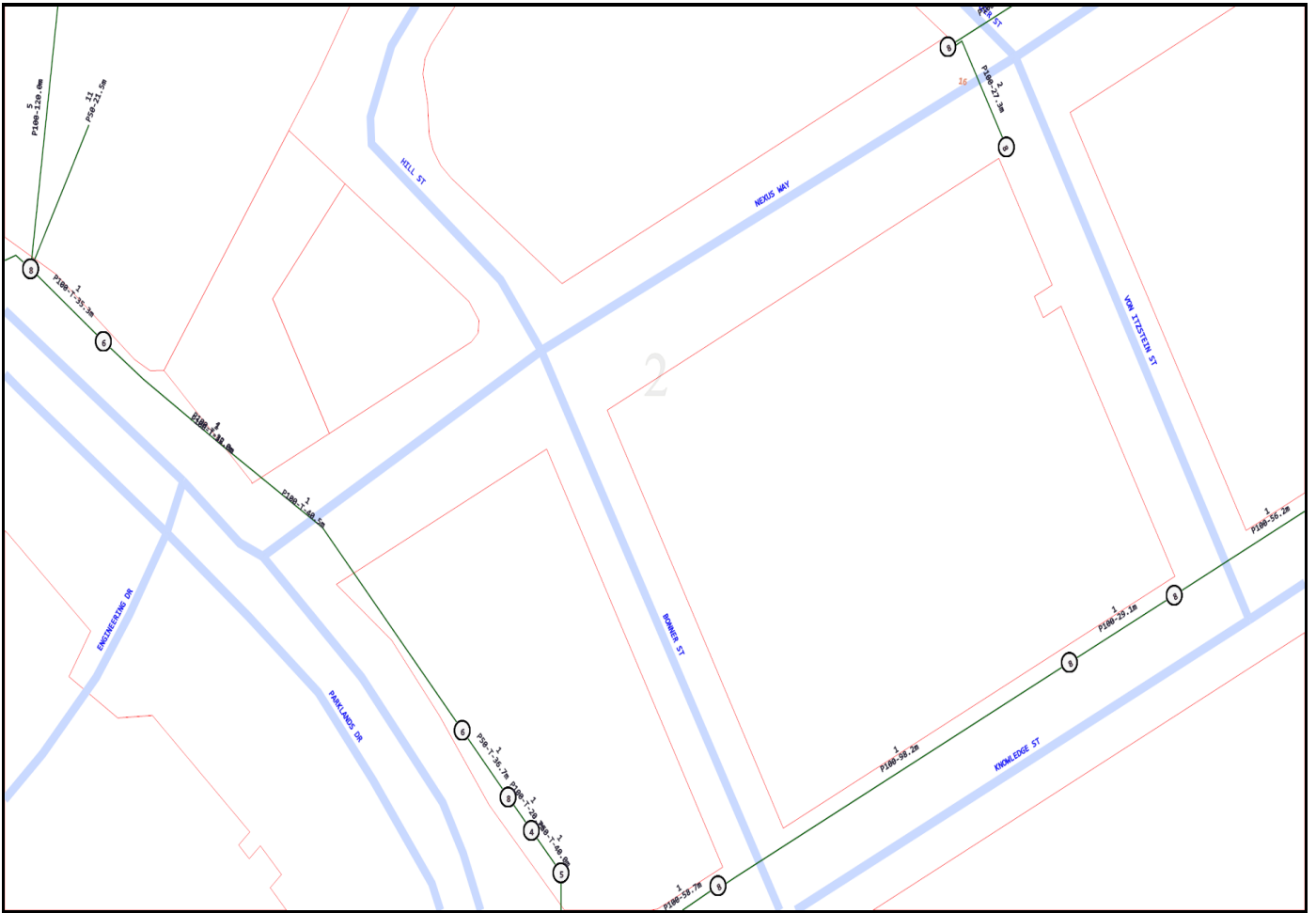


Underground Asset



This document is confidential and may also be privileged, and neither confidentiality nor privilege is waived lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission.



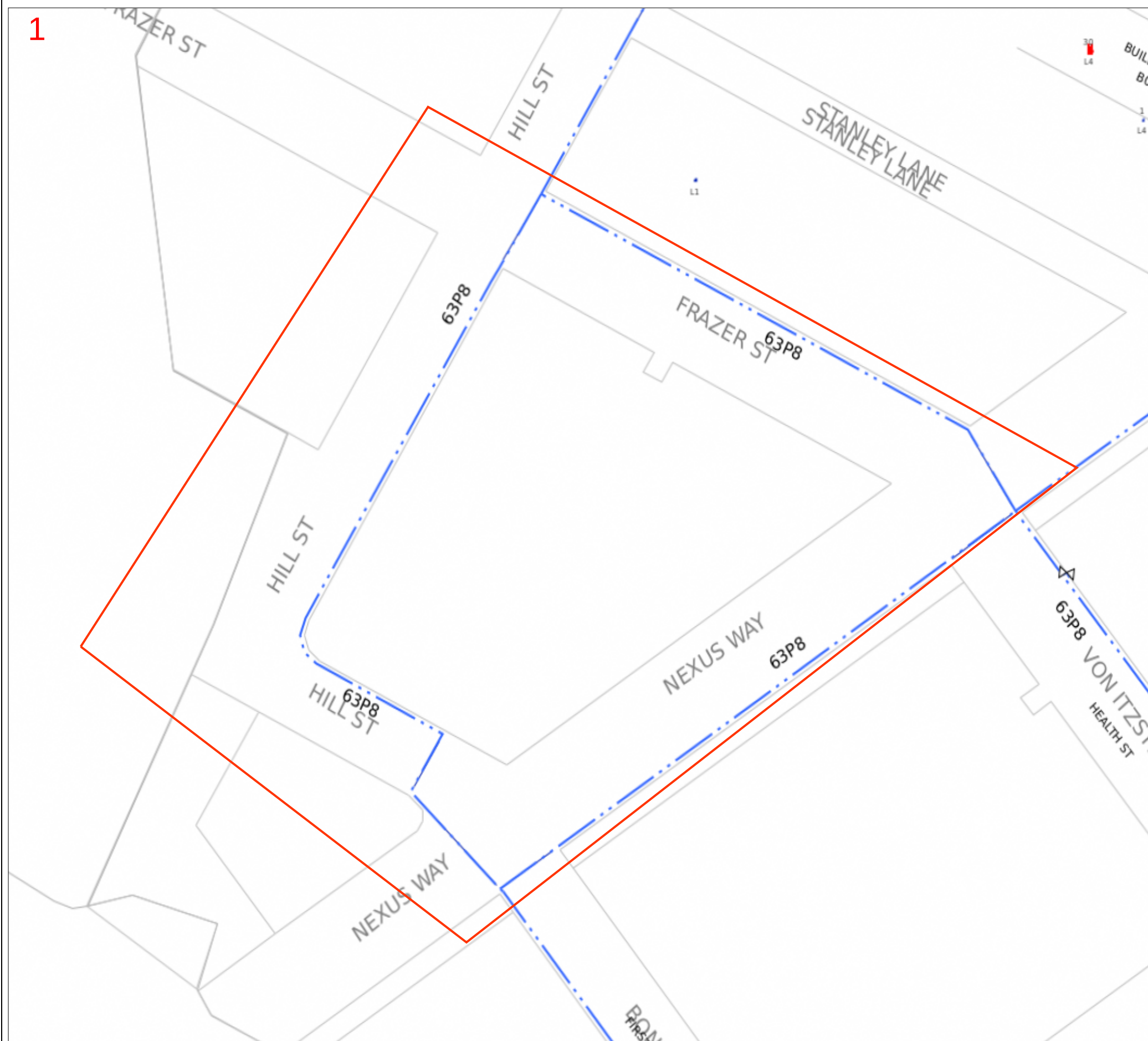


Emergency Contacts

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

Site Address	15 Nexus Way Southport 4215	Sequence No	211002124
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Before you commence any works you are required to complete the attached 'Work In The Vicinity Of Critical Gas Assets' request form and forward this to APA as soon as practicable.



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

Map Key

1

Line / Polygon Request

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

Scale 1:700

0 0.008km



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

APPENDIX D
COUNCIL CODES

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note: For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational work, for development subject to the Acid sulfate soils overlay where indicated within **Part 5.10 Categories of development and assessment – Overlays**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

8.2.1.2 Purpose

- (1) The Acid sulfate soils overlay deals with areas of land identified in a State planning policy as being subject to acid sulfate soils. It may include areas of land identified in the local government area as having potential or actual acid sulfate soils.
- (2) The purpose of the Acid sulfate soils overlay code is to protect the natural environment, built environment and infrastructure from impacts of acid sulfate soils.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Acid sulfate soils are identified and managed to ensure the release of acid and associated metal contaminants into the environment does not occur.
 - (b) Buildings and infrastructure are protected from the effects of acid sulfate soils.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1-1: Acid sulfate soils overlay code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Acid sulfate soils			
PO1 The extent and severity of the acid sulfate soils risk is accurately characterised.	AO1 Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with SC6.2 City Plan policy – Acid sulfate soils management .	ACID SULFATE SOIL INVESTIGATION TO BE UNDERTAKEN PRIOR TO OPERATIONAL WORKS APPLICATION AND ANY WORKS ON-SITE	
PO2 The natural environment, built environment and/or infrastructure is protected by ensuring that soil disturbance or development of land does not result in the release of acid and metal contaminants.	AO2 Development does not: (a) excavate or otherwise remove soil or sediment identified as containing acid sulfate soils; (b) permanently or temporarily extract groundwater resulting in aeration of previously saturated acid sulfate soils; or (c) fill land (where at or below 5m AHD) that results in: (i) actual acid sulfate soils being moved below the watertable; or (ii) previously saturated potential acid sulfate soils being aerated. OR Where acid sulfate soils are disturbed, building design, infrastructure and filling/excavation works are managed in accordance with an acid sulfate soils management plan to: (d) protect the natural environment, buildings and infrastructure; and (e) neutralise existing acidity and ensure the release of acid and metal contaminants does not occur.	IF ACID SULFATE SOIL INVESTIGATION DETERMINES THAT ACID SOILS WILL BE DISTURBED DURING PROPOSED EXCAVATION WORKS, AN ACID SULFATE SOIL MANAGEMENT PLAN WILL BE PRODUCED AND SUBMITTED TO COUNCIL AS PART OF OPERATIONAL WORKS APPLICATION.	

	The Acid sulfate soils management plan is to be prepared in accordance with SC6.2 City Plan policy – Acid sulfate soils management. Note: A condition will be included on any approval requiring certification from a suitably qualified and experienced professional. This certification must be submitted to Council confirming that the management of the acid sulfate soils has complied with the approved management plan.		
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