

No. FIXTURES: 7 (CAPPED POINTS)  
 FIXTURE UNIT LOADINGS: 182 (ALLOWANCE)

DRAINAGE PLAN No. 129521  
 PA No. **1682834**  
 COMMUNITY TITLE  
 CLASS 1a

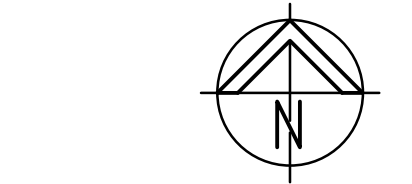
# HYDRAULIC SERVICES

## PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT (STAGE 3)

AT

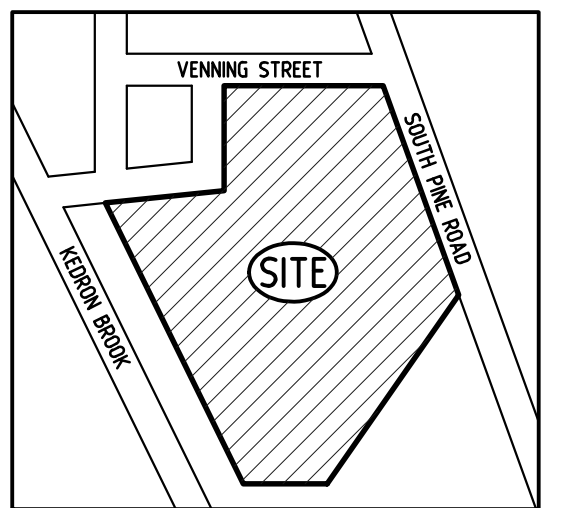
50 ASHMORE STREET & 420 SOUTH PINE ROAD  
 EVERTON PARK, QLD 4053

Sewer Plumber Details:Company  
 Name: Ronmac  
 HoldingRepresentative: Brent  
 McGeehanLicence No. 45733Mobile  
 Number: 0418723556Email:  
 brent@ronmacholdings.com.auWater  
 Plumber Details:Company Name: HR  
 PlumbingRepresentative: Jeff  
 HardieLicence No. PD11942Mobile  
 Number: 0417644693Email:  
 admin@hrplumbing.com.au

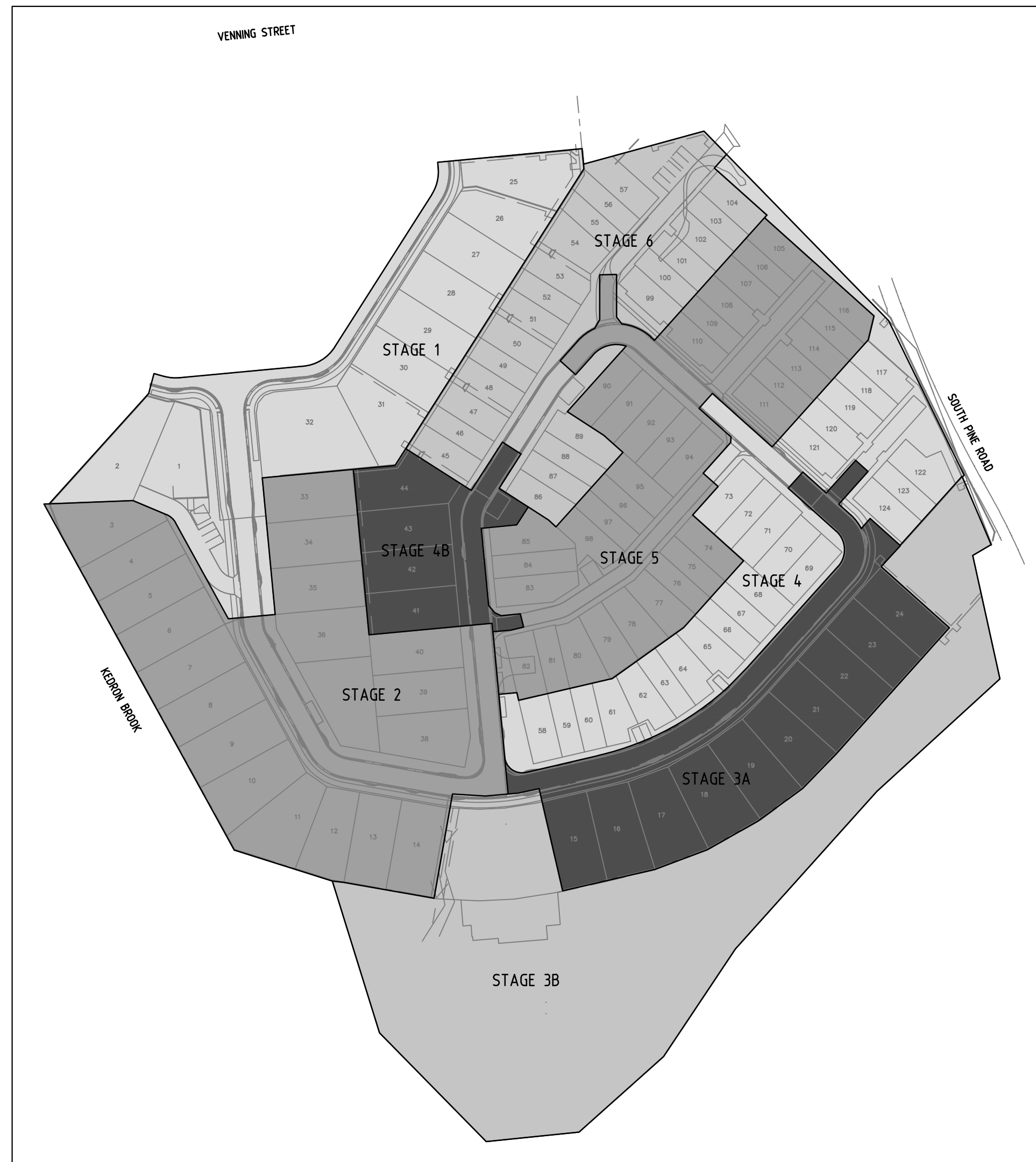


**HYDRAULIC SERVICES LEGEND**

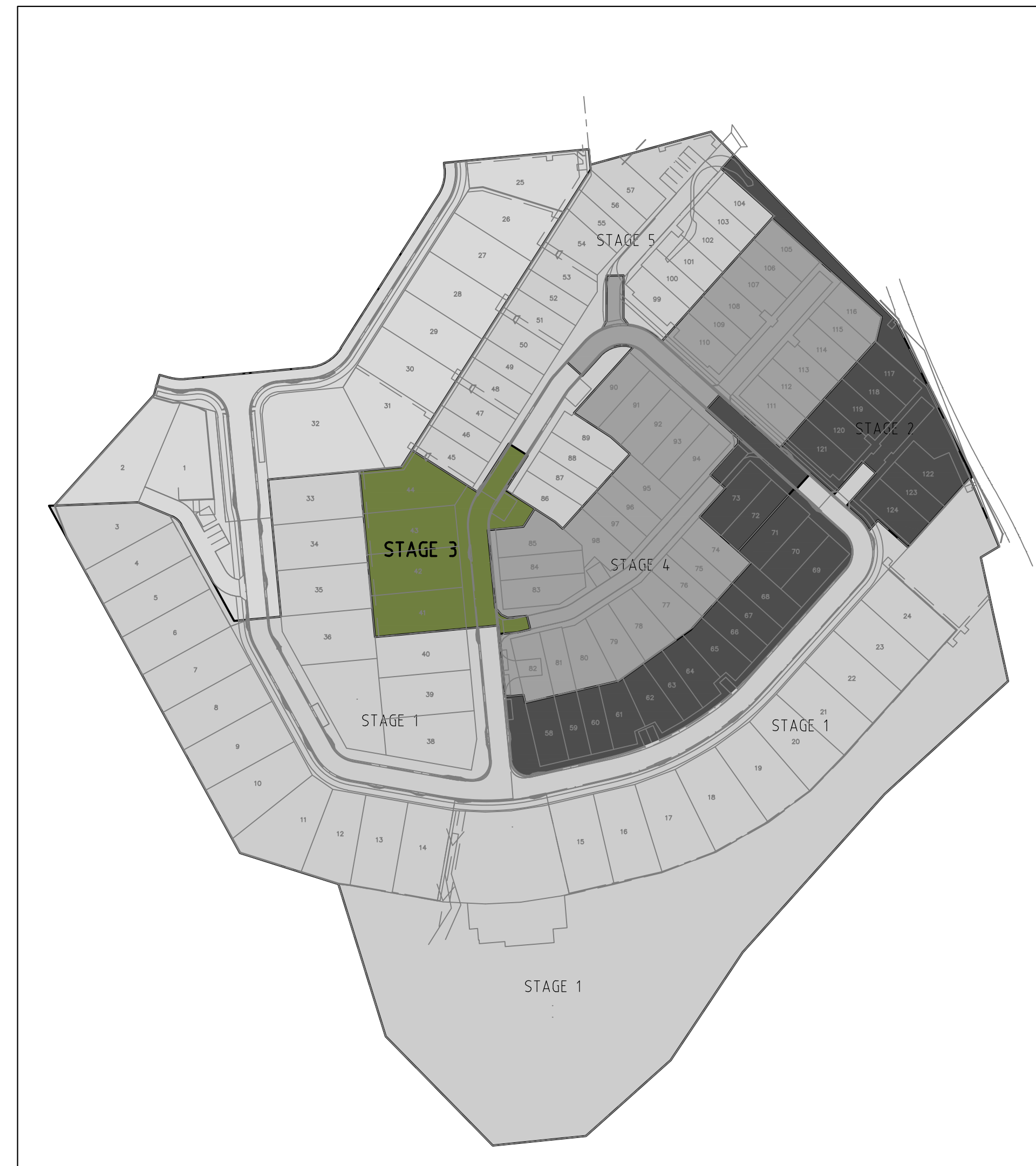
eS	eS	EXISTING COUNCIL SEWER
eSW	eSW	EXISTING STORMWATER
nS	nS	NEW CIVIL STORMWATER
nH	nH	NEW HOUSE DRAINAGE
eCW	eCW	EXISTING WATER SERVICE
nCW	nCW	NEW CIVIL WATER SERVICE
nCW	nCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
SIC		SEWER INSPECTION CHAMBER
SMH		SEWER MANHOLE
SWIP		STORMWATER INSPECTION PIT
SWMH		STORMWATER MANHOLE



**LOCALITY PLAN**  
 NOT TO SCALE



**ARCHITECTURAL STAGING PLAN**  
 NOT TO SCALE



**HYDRAULIC SERVICES STAGING PLAN**  
 NOT TO SCALE

issue	amendment	date
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
C	REVISED ISSUE	06.05.20
B	ORIGINAL ISSUE	01.05.20
A	ISSUE FOR REVIEW	17.04.20

hydraulic consultant  
**BRW**  
 HYDRAULICS  
 PTY LTD  
 BRISBANE OFFICE:  
 LEVEL 3, 39 SHERWOOD ROAD,  
 (P.O. BOX 2158) TOOWONG, QLD 4066  
 TELEPHONE: (07) 3876 0088  
 QBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018  
 BRISBANE admin@brwhydraulics.com.au



Client  
 project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 3**  
 AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES COVER SHEET STAGE 3**

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
NTS @ A1	.	1 of 4
job no.	drawing no.	revision
17636-3	H1	IFC2

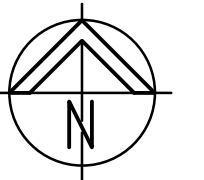
**OWNER.**  
 MIRVAC QUEENSLAND PTY LIMITED  
**SOIL CLASS.**  
 SOIL CLASSIFICATION - 'H'

**R.P.D.**  
 LOT 82 ON RP 72156  
 LOT 83 ON RP 72156  
 LOT 84 ON RP 72156  
 LOT 85 ON RP 72156  
 LOT 86 ON RP 72156  
 LOT 87 ON RP 72156  
 LOT 88 ON RP 72156  
 LOT 89 ON RP 72156  
 LOT 90 ON RP 72156  
 LOT 91 ON RP 72156  
 LOT 100 ON SP 155725  
**DATUM A.H.D.**

**AS-CONSTRUCTED**



DRAINAGE PLAN No. 129521  
PA No. 1682834

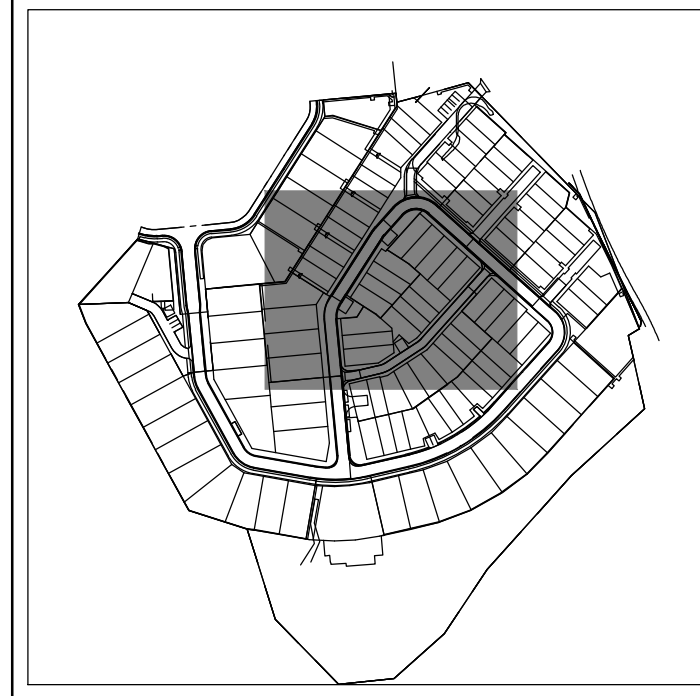


HYDRAULIC SERVICES LEGEND

- eS — EXISTING COUNCIL SEWER
- eSW — EXISTING STORMWATER
- cSW — NEW CIVIL STORMWATER
- eCW — EXISTING WATER SERVICE
- cCW — NEW CIVIL WATER SERVICE
- cCW — NEW COLD WATER SERVICE
- COS — CLEAR OUT TO SURFACE
- CV — CONTROL VALVE
- EXIST — EXISTING
- IL — INVERT LEVEL
- JUMP UP — JUMP UP
- RL — REDUCED LEVEL
- SIC — SEWER INSPECTION CHAMBER
- SMH — SEWER MANHOLE
- SWIP — STORMWATER INSPECTION PIT
- SWMH — STORMWATER MANHOLE

**NOTE:** STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.

① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.



SITE PLAN / DRAINAGE  
SCALE 1:200

issue	amendment	date
IFC3	ISSUE FOR CONSTRUCTION	13.01.21
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
B	ORIGINAL ISSUE	01.05.20
A	ISSUE FOR REVIEW	17.04.20

hydraulic consultant  
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QBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018  
B R I S B A N E admin@brwhydraulics.com.au



Client  
project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 3**  
AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES STAGE 3 SITE PLAN DRAINAGE**

drawn SY	checked B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	date Dec 2019
scale 1:200 @ A1	approved	sheet 2 of 4

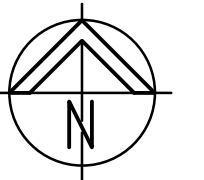
job no. 17636-3 drawing no. H2 revision IFC3

AS-CONSTRUCTED

OWNER.  
MIRVAC QUEENSLAND PTY LIMITED



DRAINAGE PLAN No. 129521  
PA No. **1682834**

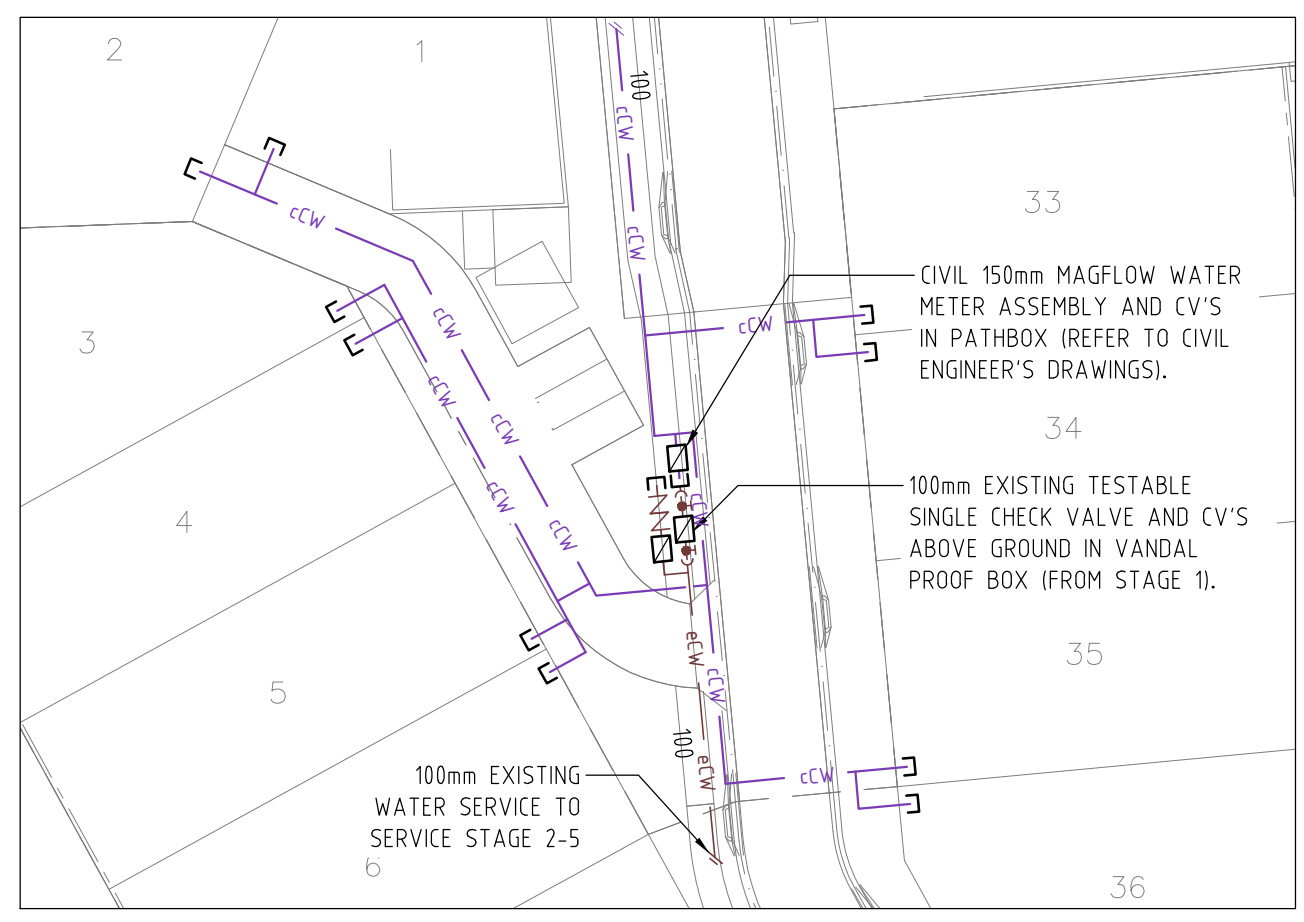


**HYDRAULIC SERVICES LEGEND**

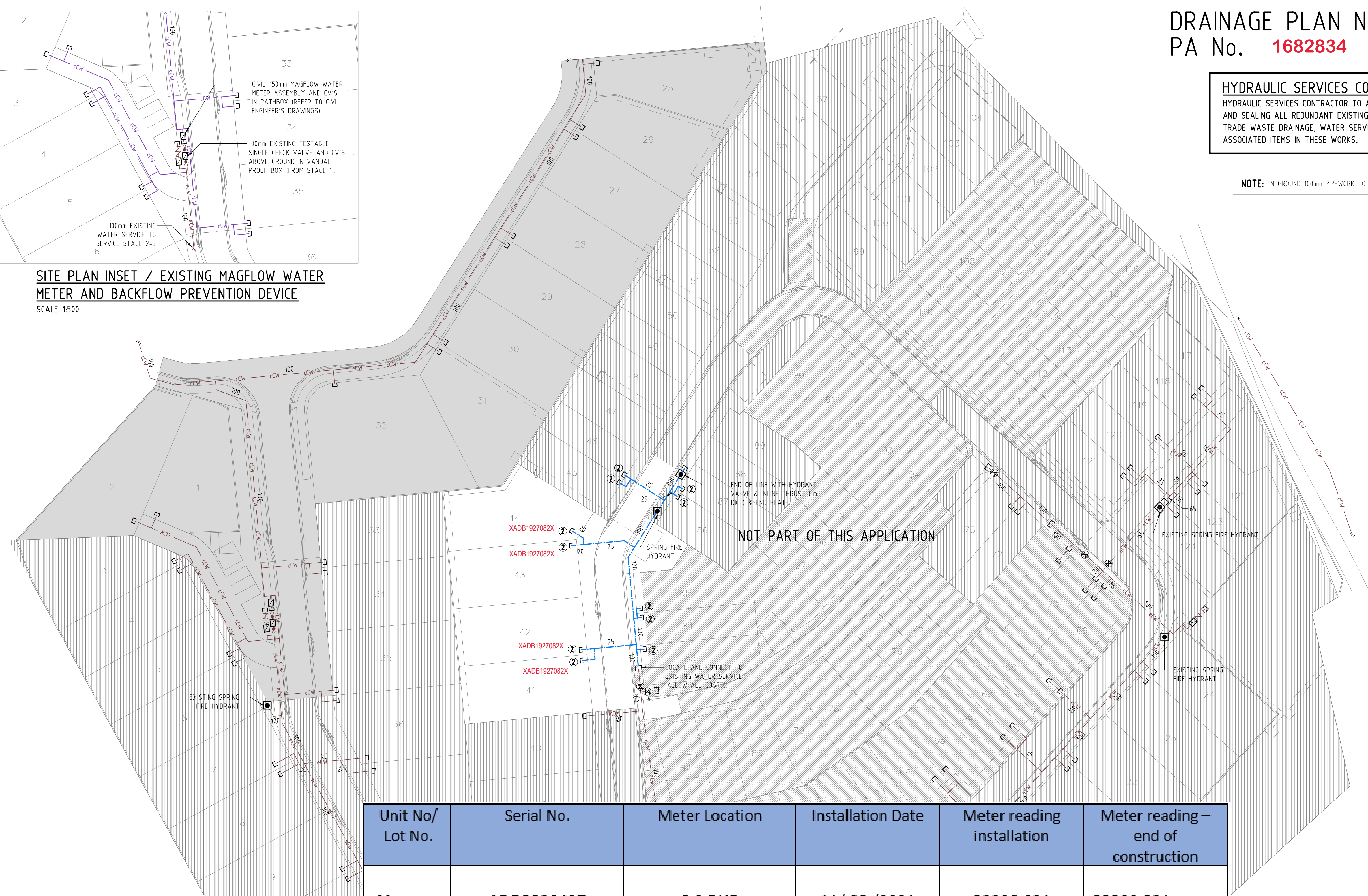
— eS	— eS	— EXISTING COUNCIL SEWER
— eSW	— eSW	— EXISTING STORMWATER
— cSW	— cSW	— NEW CIVIL STORMWATER
— eCW	— eCW	— EXISTING WATER SERVICE
— cCW	— cCW	— NEW CIVIL WATER SERVICE
— cCW	— cCW	— NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
SIC		SEWER INSPECTION CHAMBER
SMH		SEWER MANHOLE
SWIP		STORMWATER INSPECTION PIT
SWMH		STORMWATER MANHOLE

**HYDRAULIC SERVICES CONTRACTOR NOTE:**  
HYDRAULIC SERVICES CONTRACTOR TO ALLOW COSTS OF CAPPING AND SEALING ALL REDUNDANT EXISTING HOUSE DRAINAGE AND/OR TRADE WASTE DRAINAGE, WATER SERVICES AND ALL OTHER ASSOCIATED ITEMS IN THESE WORKS.

**NOTE:** IN GROUND 100mm PIPEWORK TO BE PE 100mm PN 16 PIPE.

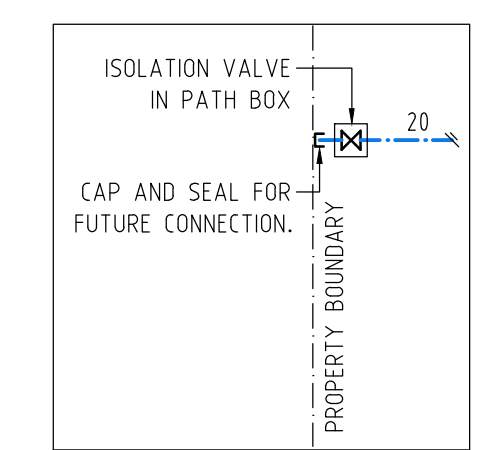


**SITE PLAN INSET / EXISTING MAGFLOW WATER METER AND BACKFLOW PREVENTION DEVICE**  
SCALE 1:500



Unit No/ Lot No.	Serial No.	Meter Location	Installation Date	Meter reading installation	Meter reading – end of construction
41	ADD2028437	0.3 RHB	11/ 03 /2021	00000.021	00000.021
42	ADD2028212	0.3 LHB	11/ 03 /2021	00000.025	00000.025
43	ADD2028250	0.3 RHB	11/ 03 /2021	00000.024	00000.024
44	ADD2028462	0.3 LHB	11/ 03 /2021	00000.020	00000.020

② 20mm WATER SERVICE AND CV IN PATHBOX (REFER TYPICAL WATER CONNECTION DETAIL).



**TYPICAL WATER CONNECTION DETAIL**  
NOT TO SCALE

**AS-CONSTRUCTED**

**SITE PLAN / WATER SERVICES**  
SCALE 1:500

**OWNER:**  
MIRVAC QUEENSLAND PTY LIMITED

IFC5	ISSUE FOR CONSTRUCTION	20.01.21
IFC4	ISSUE FOR CONSTRUCTION	18.11.20
IFC3	REVISED ISSUE FOR CONSTRUCTION	19.08.20
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
B	ORIGINAL ISSUE	01.05.20
A	ISSUE FOR REVIEW	17.04.20
issue	amendment	date

Hydraulic consultant  
**BRW**  
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P.O. BOX 2158) TOOWONG, QLD 4066  
TELEPHONE: (07) 3876 0088  
OBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018  
BRISBANE admin@brwhydraulics.com.au



Client  
**mirvac**  
project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 3**  
AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES STAGE 3 SITE PLAN WATER SERVICES**

drawn SY	checked B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	date Dec 2019
scale 1:500 @ A1	approved	sheet 3 of 4
job no. 17636-3	drawing no. H3	revision IFC5



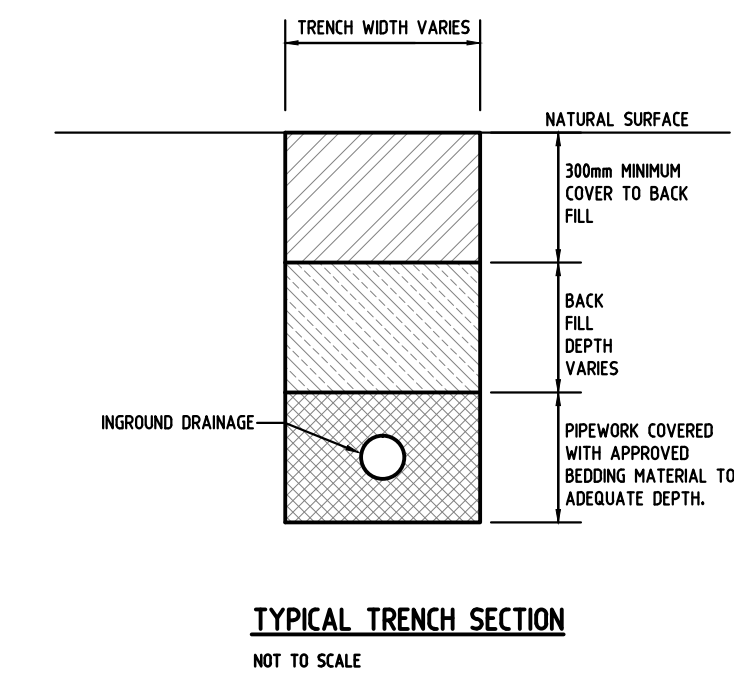
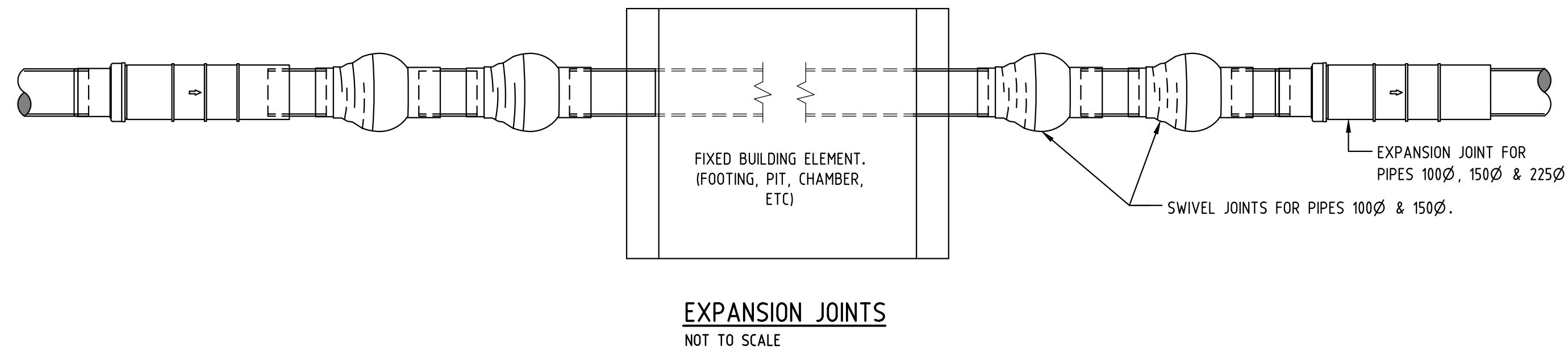
**NOTES:**

1. THE WHOLE OF THE PLUMBING AND DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE LOCAL PLUMBING & DRAINAGE ACT 2002.
2. ALL PIPEWORK INSTALLED IN GROUND THAT IS FILLED, UNSTABLE, EXPANSIVE OR WATER CHARGED AND WHERE SOIL MOVEMENT MAY EFFECT THE PERFORMANCE OF ANY DRAIN. A CERTIFIED PLAN AND SPECIFICATION SHOULD BE PROVIDED BY AN APPROPRIATELY QUALIFIED PERSON.
3. ALL SEWER & STORMWATER SHALL BE CONSTRUCTED AND COMPLY IN ACCORDANCE WITH AS/NZS 3500, AS 2870 AND AS 1260. (ALLOW ALL COSTS)
4. ALL PLUMBING AND DRAINAGE UNDER THE SLAB SHALL BE AVOIDED WHERE PRACTICAL AS PER AS/NZS 3500. (ALLOW ALL COSTS)
5. GRADES IN PIPEWORK ON AN HIGH REACTIVE SITE MUST HAVE A MINIMUM GRADE OF 1:30 WITHIN 1.5 METRES OF THE BUILDING AND 1:60 IN OTHER LOCATIONS. GRADES IN FLEXIBLE FITTINGS TO BE SET AT THE MINIMUM GRADE.
6. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE BY-LAWS AND THE REQUIREMENTS OF THE LOCAL BUILDING AND PLUMBING INSPECTOR. ENSURE MATERIALS MEET THE FIRE RATING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
7. THE USE OF CORRUGATED FLEXIBLE UPVC PIPE PRODUCTS SHALL BE AVOIDED ON HIGH REACTIVE SITES AS THEY ARE NOT ABLE TO EXPAND LONGITUDINALLY TO ACCOMMODATE SPECIFICALLY DETAILED BY THE MANUFACTURE. (ALLOW ALL COSTS)
8. ALL EXPANSION AND ARTICULATION JOINTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS TO BE SET MID POINT TO ALLOW FOR MAXIMUM MOVEMENT IN EITHER DIRECTION.
9. "SWIVEL JOINTS" SHALL NOT BE USED AS A BEND TO ACHIEVE CORRECT FALLS. A MINIMUM 15° BEND TO BE INSTALLED BEFORE SWIVEL JOINTS TO ACHIEVE MINIMUM GRADES FROM THE FACE OF THE FOOTINGS. THE JOINTS SHOULD BE SET IN A STRAIGHT LINE OF THE DRAIN TO ALLOW MAXIMUM (+) OR (-) MOVEMENT. (ALLOW ALL COSTS)
10. ALL UPVC PIPEWORK PASSING THROUGH CONCRETE SHALL HAVE LAGGING OF 25mm.
11. DETAIL AND SUPPORT OF TRAPS AT THE OVERFLOW RELIEF GULLY TO BE CONSIDERED ON SITE, TO ALLOW FOR POTENTIAL MOVEMENTS (INCLUDING ISOLATION AND ARTICULATION ASSOCIATED WITH PATHS AND PAVEMENTS.) THE OVERFLOW RELIEF GULLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE FOOTING SYSTEM. (ALLOW ALL COSTS)
12. REFER TABLE FOR MINIMUM REQUIRED EXPANSION JOINT CAPACITY AND ALLOWABLE ROTATION. (ALLOW ALL COSTS)
13. ALL STORMWATER DESIGN AND CONSTRUCTION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS/NZS 3500. (ALLOW ALL COSTS)
14. ALL STORMWATER PIPWORK JOINTS WITHIN 3.0 METRES OF THE HOUSE UNDER CONSTRUCTION SHOULD BE ARTICULATED TO ACCOMMODATE GROUND MOVEMENTS WITHOUT LEAKAGE. (ALLOW ALL COSTS)
15. ALLOW ALL COSTS FOR THE CONNECTION OF OVERFLOW AND WATER DISCHARGE FROM FIXTURES INCLUDING HOT WATER SERVICES AND AIR-CONDITIONING TUNDISHES IN ACCORDANCE WITH THE LOCAL AUTHORITY.

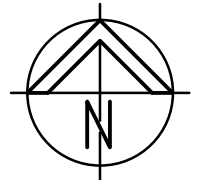
"H" HIGHLY REACTIVE LOTS AT EVERTON PARK		
LOT No	MINIMUM REQUIRED EXPANSION JOINT CAPACITY	ALLOWABLE ROTATION
82	70mm	15°
83	70mm	15°
84	70mm	15°
85	70mm	15°
86	70mm	15°
87	70mm	15°
88	70mm	15°
89	70mm	15°
90	70mm	15°
91	70mm	15°
100	70mm	15°

**HYDRAULIC SERVICES CONTRACTOR NOTE:**  
THIS DRAWING IS TO BE USED AS A GUIDE ONLY FOR ARTICULATION FOR DRAINAGE, SANITARY PLUMBING AND TO BE READ IN CONJUNCTION WITH AUSTRALIAN STANDARDS AND ANY OTHER RELEVANT REQUIREMENTS INCLUDING THE NATIONAL CONSTRUCTION CODE. (ALLOW ALL COSTS)

**AS-CONSTRUCTED**

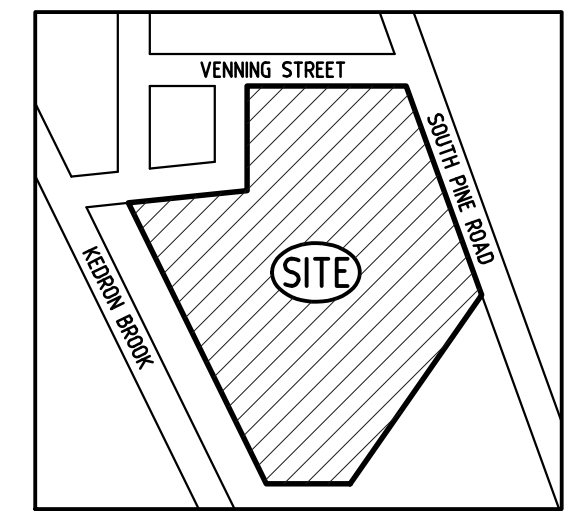


**DRAINAGE PLAN No. 129521**  
**PA No. 1682834**  
**COMMUNITY TITLE**  
**CLASS 1a**



**HYDRAULIC SERVICES LEGEND**

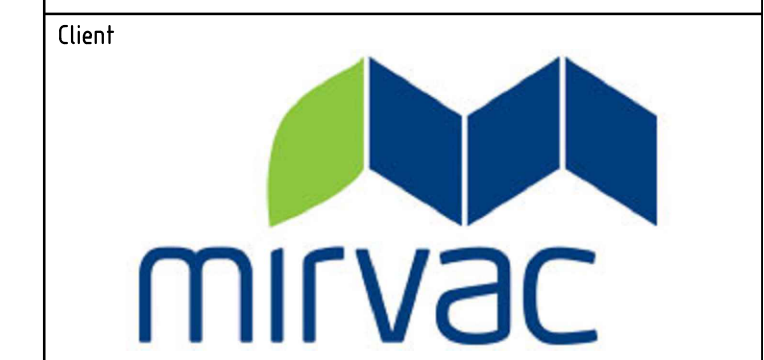
— eS	— eS	— EXISTING COUNCIL SEWER
— eSW	— eSW	— EXISTING STORMWATER
— eSW	— eSW	— NEW CIVIL STORMWATER
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SIC		SEWER INSPECTION CHAMBER
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SWIP		STORMWATER INSPECTION PIT
SWMH		STORMWATER MANHOLE



**LOCALITY PLAN**  
NOT TO SCALE

issue	amendment	date
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
B	REVISED ISSUE	06.05.20
A	ORIGINAL ISSUE	01.05.20

hydraulic consultant  
**BRW**  
BRISBANE OFFICE:  
HYDRAULICS LEVEL 3, 39 SHERWOOD ROAD,  
PTY LTD (P.O. BOX 2158) TOOWONG, QLD 4066  
TELEPHONE: (07) 3876 0088  
QBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018  
B R I S B A N E admin@brwhydraulics.com.au



project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 3**  
AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES COVER SHEET STAGE 3**

drawn SY	checked B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	date Dec 2019
scale NTS @ A1	approved .	sheet 4 of 4
job no. 17636-3	drawing no. H4	revision IFC2

**OWNER.**  
MIRVAC QUEENSLAND PTY LIMITED  
**DATUM A.H.D.**



No. FIXTURES: 51 (CAPPED POINTS)  
 FIXTURE UNIT LOADINGS: 2964 (ALLOWANCE)

DRAINAGE PLAN No. 129521  
 PA No.  
 COMMUNITY TITLE  
 CLASS 1a

# HYDRAULIC SERVICES

## PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT (STAGE 1)

AT  
 50 ASHMORE STREET & 420 SOUTH PINE ROAD  
 EVERTON PARK, QLD 4053

HYDRAULIC SERVICES LEGEND	
— eS —	EXISTING COUNCIL SEWER
— eSW —	EXISTING STORMWATER
— cS —	NEW CIVIL STORMWATER
— cSW —	NEW CIVIL WATER SERVICE
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SMH	SEWER MANHOLE
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SWMH	STORMWATER MANHOLE

**BRISBANE CITY COUNCIL**  
 Planning Services Group  
 PLEASE NOTE:  
**AS CONSTRUCTED PLANS**  
 At the time of submitting a final compliance assessment an 'AS CONSTRUCTED' plan of the assessed work shall be submitted to the Brisbane City Council.

**BRISBANE CITY COUNCIL**  
 Planning Services Group  
 PLEASE NOTE:  
**BACKFLOW PREVENTION**  
 Backflow prevention devices shall be installed in accordance with AS/NZS 3500:2015. All required backflow preventers must be represented and sized prior to finalising a Final Plumbing & Drainage Assessment. Backflow preventers including backflow preventers, atmospheric, air and vacuum breakers shall be installed in accordance with the AS/NZS 3500:2015 plans.

**BRISBANE CITY COUNCIL**  
 Planning Services Group  
 PLEASE NOTE:  
**PRIOR TO COMMENCEMENT OF THE PROPOSED PLUMBING & DRAINAGE WORK THE SUPPLY & LOCATION OF THE EXISTING SERVICES SHALL BE CONFIRMED ON SITE.**

**BRISBANE CITY COUNCIL**  
 Planning Services Group  
 PLEASE NOTE:  
**DEFINED FLOOD LEVEL**  
 THIS PROPERTY IS SUBJECT TO A DEFINED FLOOD LEVEL (L1) OF 28.2m.

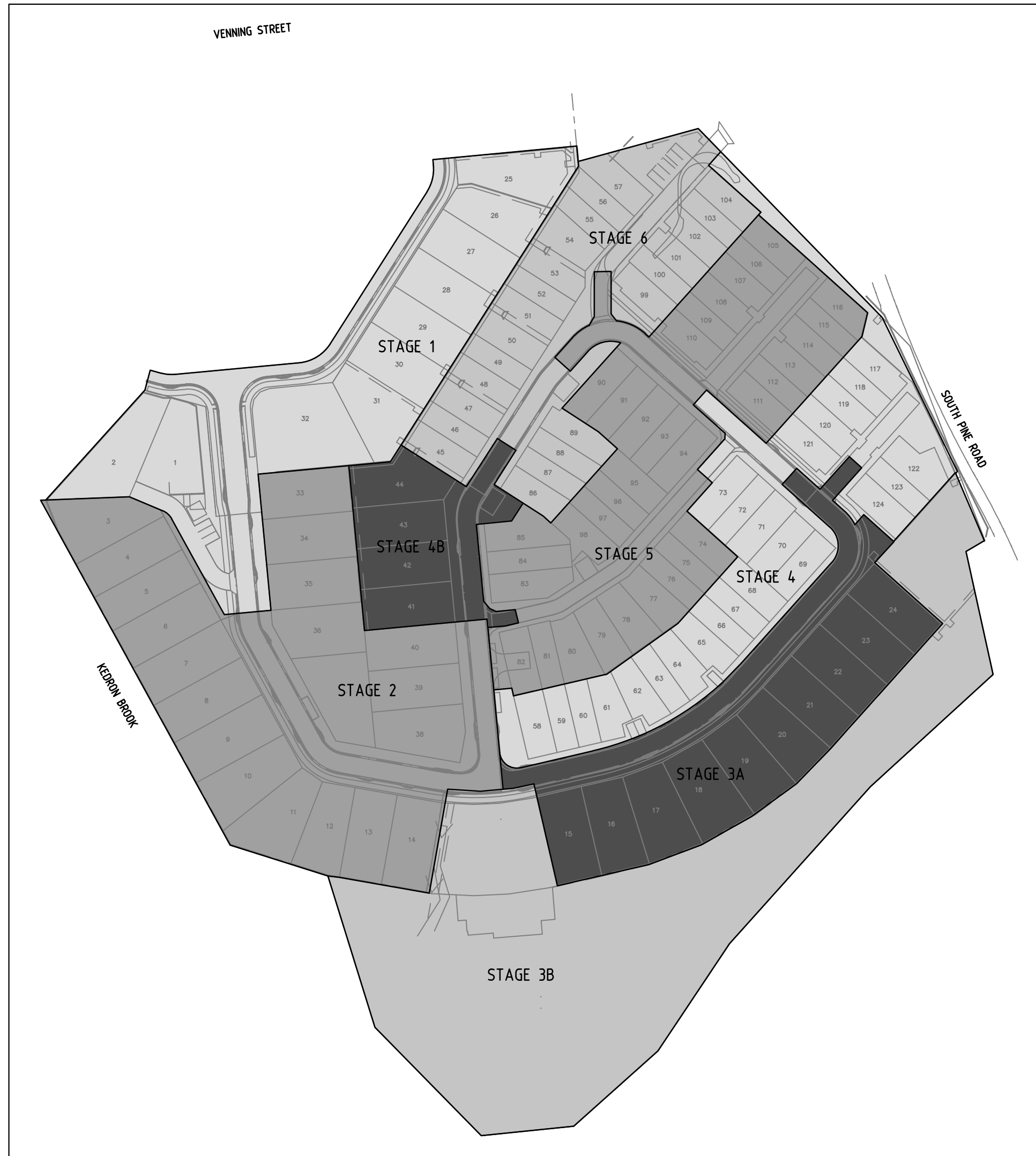
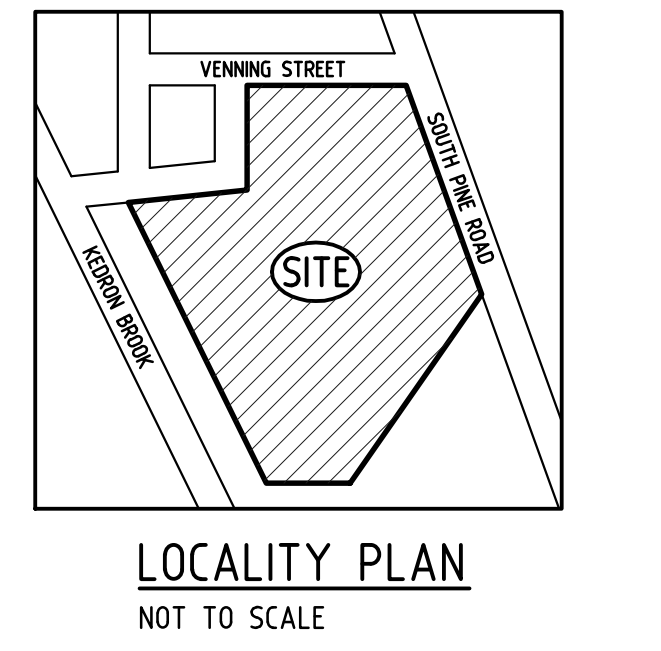
**BRISBANE CITY COUNCIL**  
 Planning Services Group  
 PLEASE NOTE:  
**AMENDED PLAN**  
 PLEASE NOTE: THE PLUMBING AND DRAINAGE ASSESSED ON THIS PLAN ARE FOR THE AMENDMENTS ONLY AS ADVISED BY THE APPLICANT. THIS APPROVED AMENDED PLAN IS TO REPLACE THE RELEVANT ORIGINAL APPROVED PLAN.

**BRISBANE CITY COUNCIL**  
 Planning Services Group  
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issue	amendment	date
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
B	REVISED ISSUE	17.04.20
A	ISSUE FOR REVIEW	07.01.20
DD2	DESIGN DEVELOPMENT ISSUE	15.12.19
DD1	DESIGN DEVELOPMENT ISSUE	03.12.19

hydraulic consultant  
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 PTY LTD  
 BRISBANE  
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 (P.O. BOX 2158) TOOWONG, QLD 4066  
 TELEPHONE: (07) 3876 0088  
 QBCC LIC. No. 15067828  
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 admin@brwhydraulics.com.au



project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 1**  
 AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES COVER SHEET STAGE 1**

drawn	checked	date
SY	B. NIKOLAJEVS	Dec 2019
scale	approved	sheet
NTS @ A1		1 of 7
job no.	drawing no.	revision
17636-1	H1	IFC2

**OWNER.**  
 MIRVAC QUEENSLAND PTY LIMITED  
**SOIL CLASS.**  
 SOIL CLASSIFICATION - 'H'

**R.P.D.**  
 LOT 82 ON RP 72156  
 LOT 83 ON RP 72156  
 LOT 84 ON RP 72156  
 LOT 85 ON RP 72156  
 LOT 86 ON RP 72156  
 LOT 87 ON RP 72156  
 LOT 88 ON RP 72156  
 LOT 89 ON RP 72156  
 LOT 90 ON RP 72156  
 LOT 91 ON RP 72156  
 LOT 100 ON SP 155725

**DATUM A.H.D.**

**AS-CONSTRUCTED**



# DRAINAGE PLAN No. 129521 PA No.

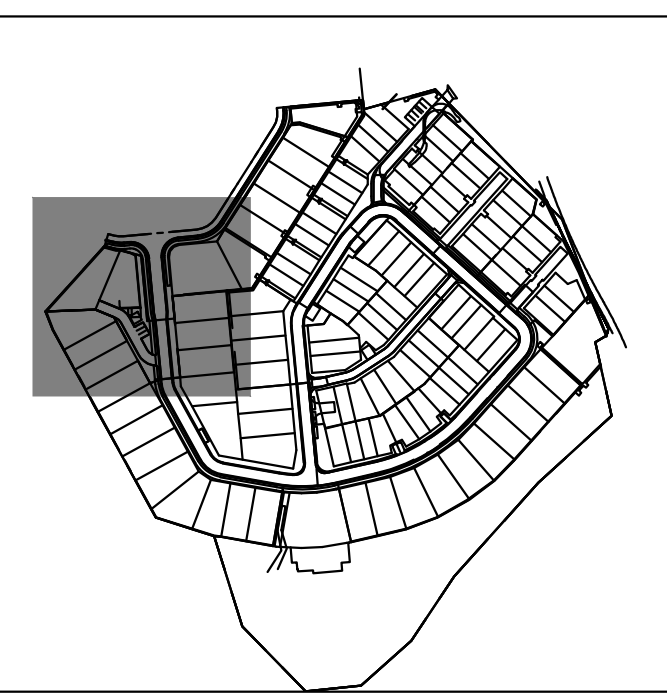
**NOTE:** STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.

① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.

**BRISBANE CITY COUNCIL**  
 Plumbing Services Group  
 Planning, Design and Detailing Group  
 Project Ref Number  
**1673963**  
 Compliance Permit Number  
 PL2359091720  
 Approval Date  
 09/10/2020  
 Assessment Officer  
 Michael Gordon  
 Number of Pages Assessed: 7  
 Number of Tables Assessed: 1  
 Number of Drawings/Plans/Proposals Assessed: 7366  
 Number of Items Assessed: 0  
**TOTAL INSPECTION FEE: \$2400**  
 The amount shown herein is valid if the inspection fee is paid within the financial year ending 30/06/2021.

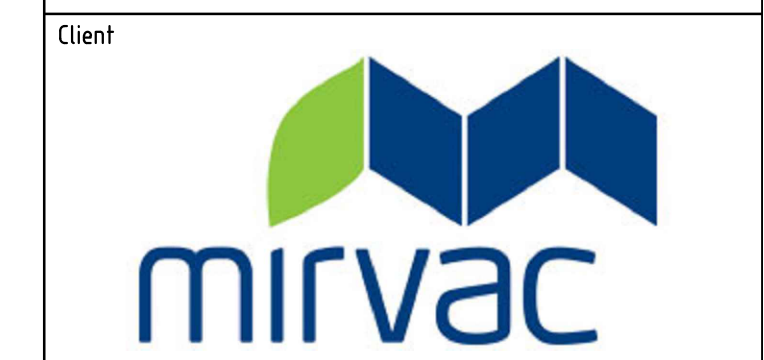
**HYDRAULIC SERVICES LEGEND**

- eS — EXISTING COUNCIL SEWER
- eSW — EXISTING STORMWATER
- cS — NEW CIVIL STORMWATER
- cSW — NEW CIVIL STORMWATER
- eCW — EXISTING WATER SERVICE
- cCW — NEW CIVIL WATER SERVICE
- cCW — NEW COLD WATER SERVICE
- COS — CLEAR OUT TO SURFACE CONTROL VALVE
- CV — EXISTING INVERT LEVEL
- JU — JUMP UP
- RL — REDUCED LEVEL
- SIC — SEWER INSPECTION CHAMBER
- SMH — SEWER MANHOLE
- SWIP — STORMWATER INSPECTION PIT
- SWMH — STORMWATER MANHOLE



issue	amendment	date
IFC3	ISSUE FOR CONSTRUCTION	28.07.20
IFC2	ISSUE FOR CONSTRUCTION	22.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
C	REVISED ISSUE	13.03.20
B	REVISED ISSUE	28.02.20
A	ISSUE FOR REVIEW	07.01.20
DD1	ORIGINAL ISSUE	03.12.19

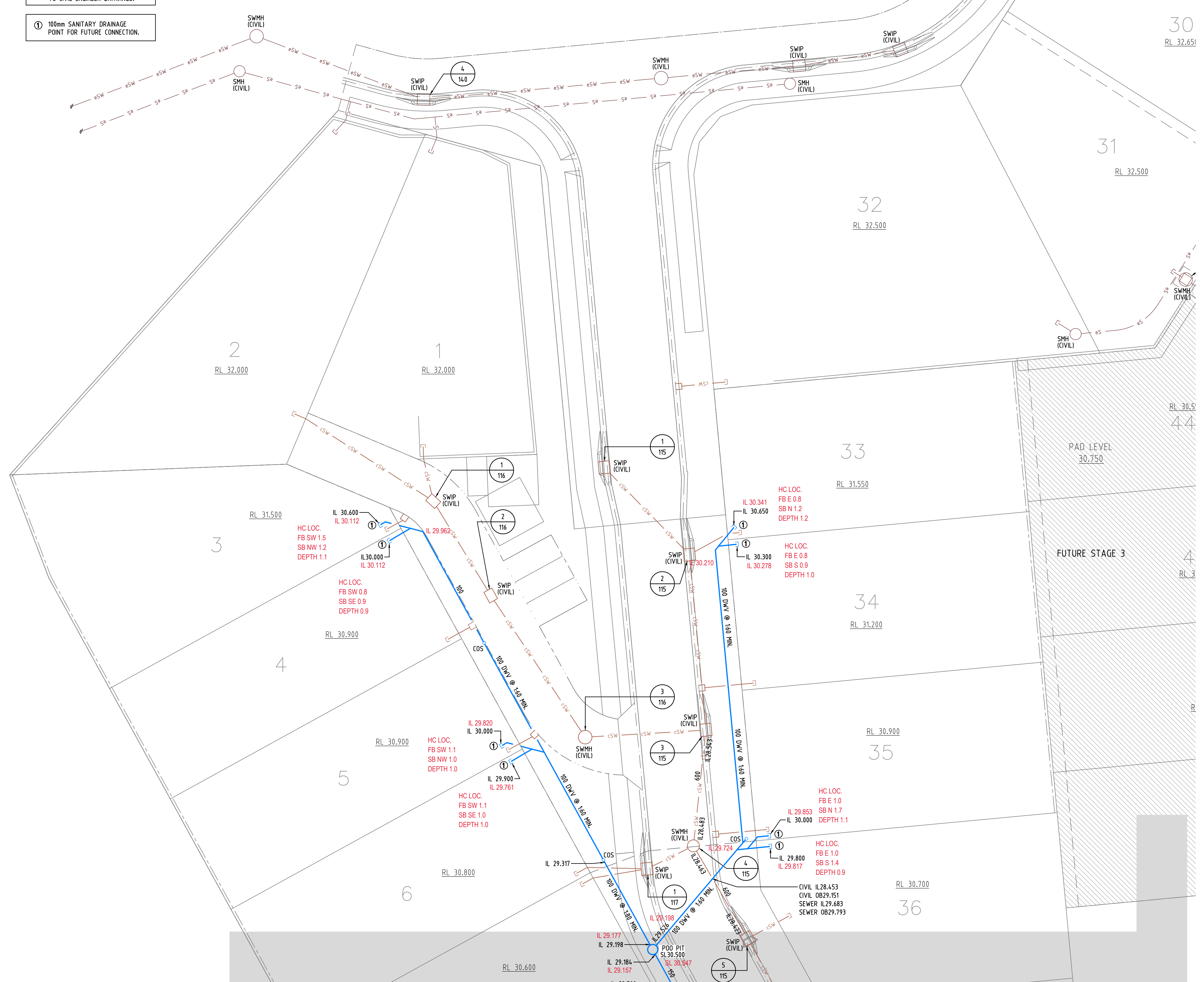
hydraulic consultant  
**BRW**  
**HYDRAULICS**  
**PTY LTD**  
 BRISBANE OFFICE:  
 LEVEL 3, 39 SHERWOOD ROAD,  
 (P.O. BOX 2158) TOOWONG, QLD 4066  
 TELEPHONE: (07) 3876 0088  
**QBCC LIC. No. 15067828** FACSIMILE: (07) 3876 0018  
 B R I S B A N E admin@brwhydraulics.com.au



project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 1**  
 AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES STAGE 1 SITE PLAN - 1 OF 4 DRAINAGE**

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1:200 @ A1		3 of 7
job no.	drawing no.	revision
17636-1	H3	IFC3



**SITE PLAN - 1 OF 4 / DRAINAGE**  
SCALE 1:200

REFER TO PART 2 OF 4 FLOOR PLAN FOR CONTINUATION

REFER TO PART 2 OF 4 FLOOR PLAN FOR CONTINUATION

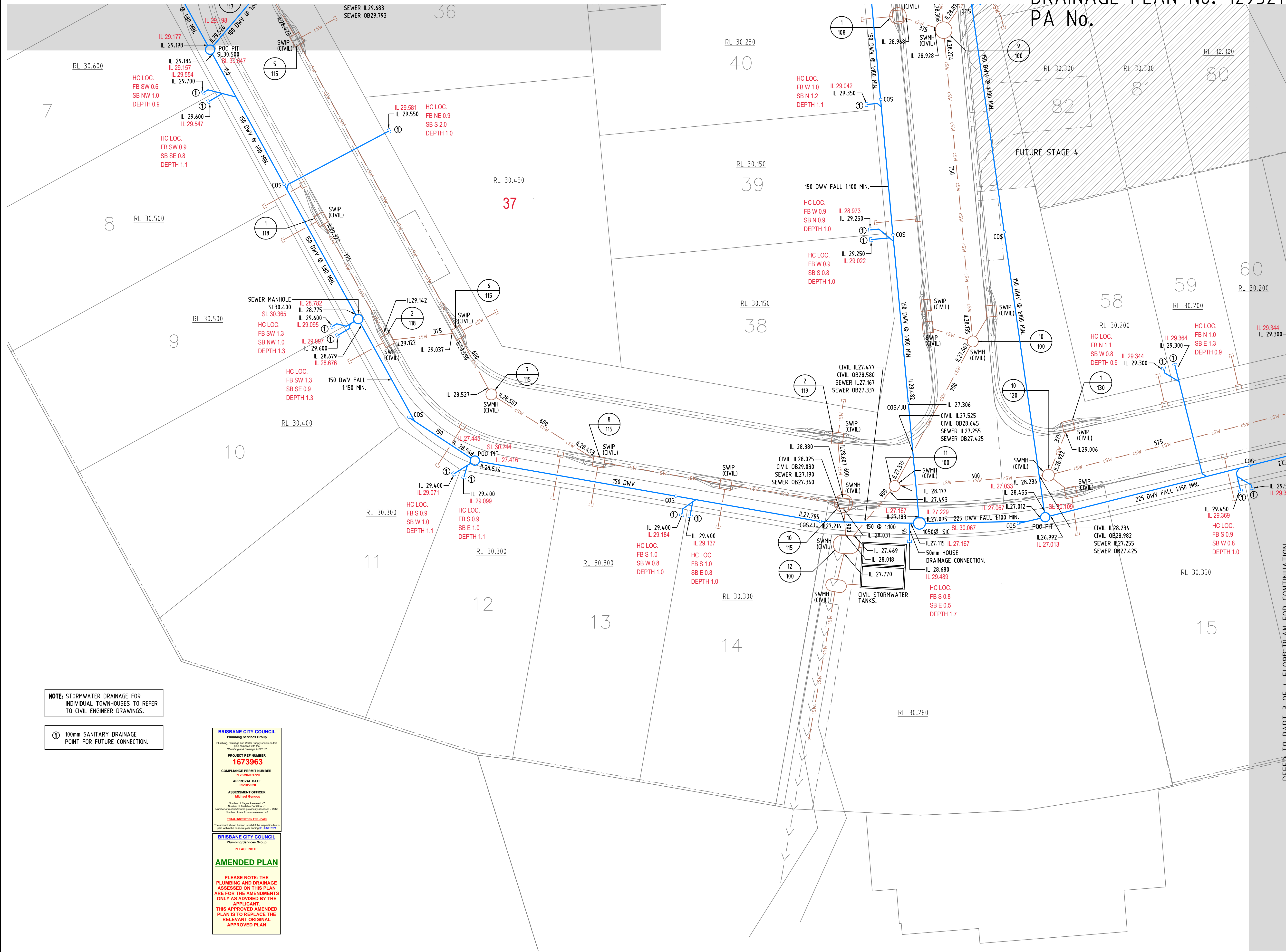
**AS-CONSTRUCTED**

**OWNER:**  
MIRVAC QUEENSLAND PTY LIMITED



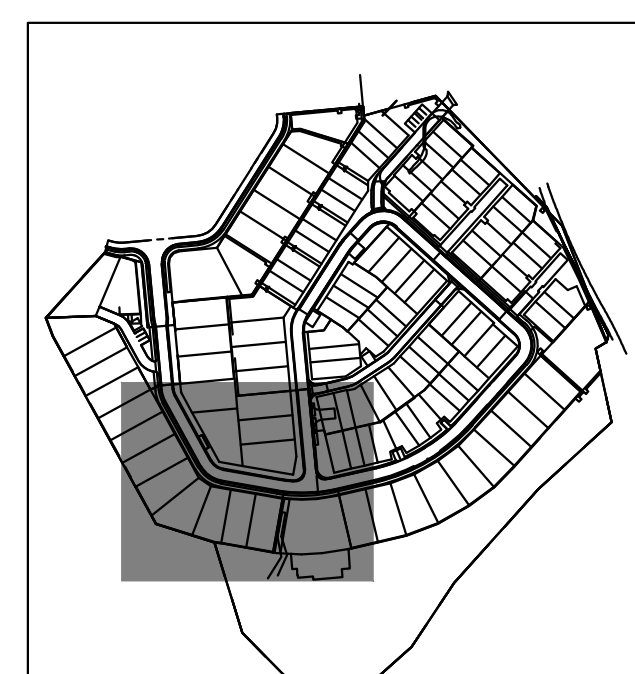
REFER TO PART 1 OF 4 FLOOR PLAN FOR CONTINUATION

# DRAINAGE PLAN No. 129521 PA No.



### HYDRAULIC SERVICES LEGEND

—eS	—eS	EXISTING COUNCIL SEWER
—eSW	—eSW	EXISTING STORMWATER
—cS	—cS	NEW CIVIL - STORMWATER
—cW	—cW	NEW HOUSE DRAINAGE
—eCW	—eCW	EXISTING WATER SERVICE
—cCW	—cCW	NEW CIVIL WATER SERVICE
—cCW	—cCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
SIC		SEWER INSPECTION CHAMBER
SMH		SEWER MANHOLE
SWIP		STORMWATER INSPECTION PIT
SWMH		STORMWATER MANHOLE



IFC4	REVISED ISSUE FOR CONSTRUCTION	19.08.20
IFC3	ISSUE FOR CONSTRUCTION	28.07.20
IFC2	ISSUE FOR CONSTRUCTION	22.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
C	REVISED ISSUE	13.03.20
B	REVISED ISSUE	28.02.20
A	ISSUE FOR REVIEW	07.01.20
issue	amendment	date

hydraulic consultant  
**BRW**  
**HYDRAULICS**  
**PTY LTD**  
**OBCC LIC. No. 15067828**  
**B R I S B A N E**  
 BRISBANE OFFICE:  
 LEVEL 3, 39 SHERWOOD ROAD,  
 (P.O. BOX 2158) TOOWONG, QLD 4066  
 TELEPHONE: (07) 3876 0088  
 FACSIMILE: (07) 3876 0018  
 admin@brwhydraulics.com.au



Client  
 project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 1**  
 AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES STAGE 1 SITE PLAN - 2 OF 4 DRAINAGE**

drawn	checked	date
SY	B. NIKOLAJEVS	Dec 2019
scale	approved	sheet
1:200 @ A1		4 of 7
job no.	drawing no.	revision
17636-1	H4	IFC4

NOTE: STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.

① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.

**BRISBANE CITY COUNCIL**  
 Plumbing Services Group  
 Plumbing, Drainage and Waste Systems Division  
 PROJECT REF NUMBER  
**1673963**  
 COMPLIANCE PERMIT NUMBER  
 P1238901728  
 APPROVAL DATE  
 09/10/2020  
 ASSESSMENT OFFICER  
 Michael George  
 Number of Pages Assessed: 7  
 Number of Pages Exempted: 1  
 Number of Inspections previously assessed: 0  
 Number of new inspections assessed: 0  
**TOTAL INSPECTION FEE: \$260**  
 The approval period commences on the date of this approval and shall remain valid for a period of 12 months from the date of issue.  
**BRISBANE CITY COUNCIL**  
 Plumbing Services Group  
 PLEASE NOTE:  
**AMENDED PLAN**  
 PLEASE NOTE: THE PLUMBING AND DRAINAGE ASSESSED ON THIS PLAN ARE FOR THE AMENDMENTS ONLY AS ADVISED BY THE APPLICANT. THIS APPROVED AMENDED PLAN IS TO REPLACE THE RELEVANT ORIGINAL APPROVED PLAN

REFER TO PART 3 OF 4 FLOOR PLAN FOR CONTINUATION

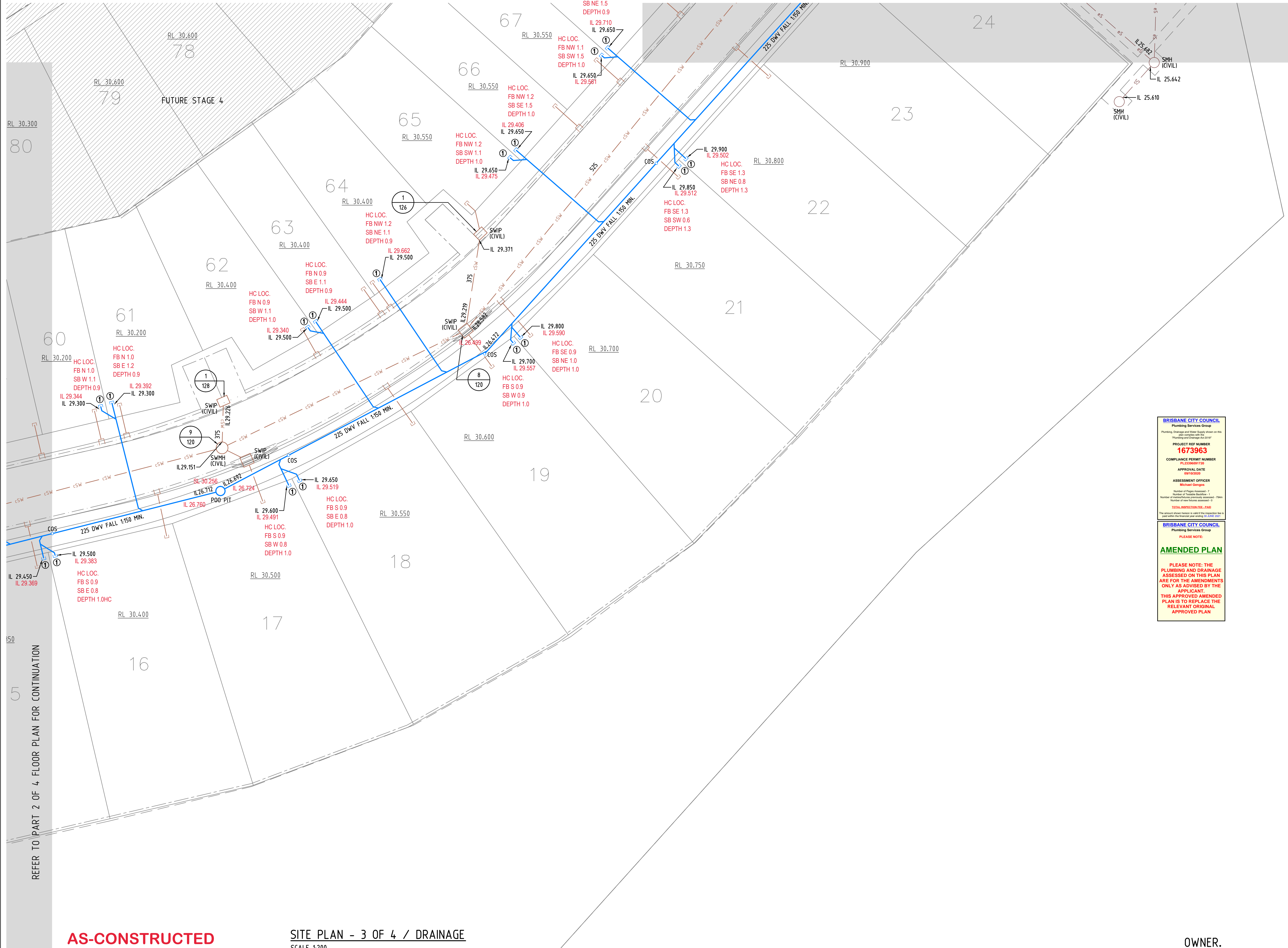


# DRAINAGE PLAN No. 129521 PA No.

**NOTE:** STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.

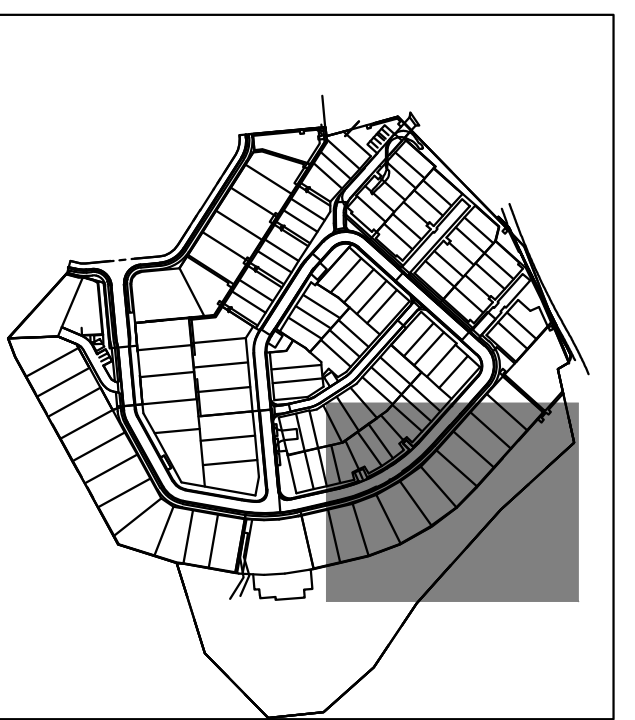
① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.

REFER TO PART 4 OF 4 FLOOR PLAN FOR CONTINUATION



**HYDRAULIC SERVICES LEGEND**

—eS	—eS	EXISTING COUNCIL SEWER
—eSW	—eSW	EXISTING STORMWATER
—eCW	—eCW	EXISTING WATER SERVICE
—eCW	—eCW	EXISTING COLD WATER SERVICE
—eS	—eS	NEW HOUSE DRAINAGE
—eSW	—eSW	NEW STORMWATER
—eCW	—eCW	NEW WATER SERVICE
—eCW	—eCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
SIC		SEWER INSPECTION CHAMBER
SMH		SEWER MANHOLE
SWIP		STORMWATER INSPECTION PIT
SWMH		STORMWATER MANHOLE



**BRISBANE CITY COUNCIL**  
Planning Services Group

Project Reference Number: **1673963**

COMPLIANCE PERMIT NUMBER: PL23000170

APPROVAL DATE: 19/08/20

ASSESSMENT OFFICER: Michael Georges

Number of Plans Submitted: 1  
Number of Plans Approved: 1  
Number of Plans Rejected: 0  
Number of New Plans Submitted: 0

TOTAL INSPECTIONS: 0

**AMENDED PLAN**

PLEASE NOTE: THE PLUMBING AND DRAINAGE ASSESSED ON THIS PLAN ARE FOR THE AMENDMENTS ONLY AS ADVISED BY THE APPLICANT. THIS APPROVED AMENDED PLAN IS TO REPLACE THE RELEVANT ORIGINAL APPROVED PLAN.

IFC4	REVISED ISSUE FOR CONSTRUCTION	19.08.20
IFC3	ISSUE FOR CONSTRUCTION	28.07.20
IFC2	ISSUE FOR CONSTRUCTION	22.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
C	REVISED ISSUE	13.03.20
B	REVISED ISSUE	28.02.20
A	ISSUE FOR REVIEW	07.01.20

hydraulic consultant  
**BRW**  
HYDRAULICS PTY LTD  
BRISBANE OFFICE:  
LEVEL 3, 39 SHERWOOD ROAD,  
(P.O. BOX 2158) TOOWONG, QLD 4066  
TELEPHONE: (07) 3876 0088  
QBCC LIC. No. 15067828  
FACSIMILE: (07) 3876 0018  
B R I S B A N E admin@brwhydraulics.com.au



project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 1**  
AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD  
EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES  
STAGE 1  
SITE PLAN - 3 OF 4  
DRAINAGE**

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1:200 @ A1		5 of 7
job no.	drawing no.	revision
17636-1	H5	IFC4

**AS-CONSTRUCTED**

**SITE PLAN - 3 OF 4 / DRAINAGE**  
SCALE 1:200

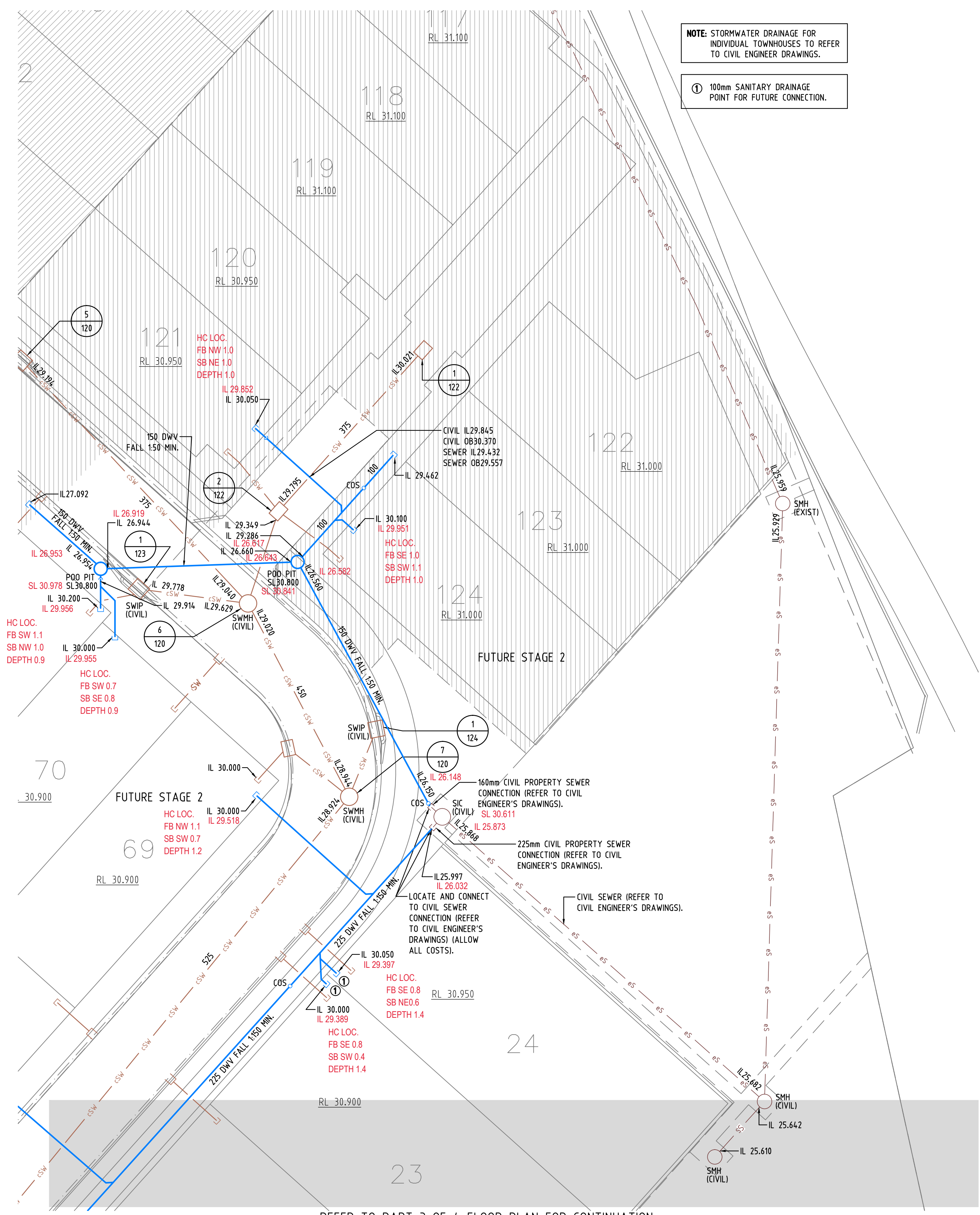
**OWNER.**  
MIRVAC QUEENSLAND PTY LIMITED

REFER TO PART 2 OF 4 FLOOR PLAN FOR CONTINUATION

80

150





**NOTE: STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.**

① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.

# DRAINAGE PLAN

## No. 129521

## PA No.

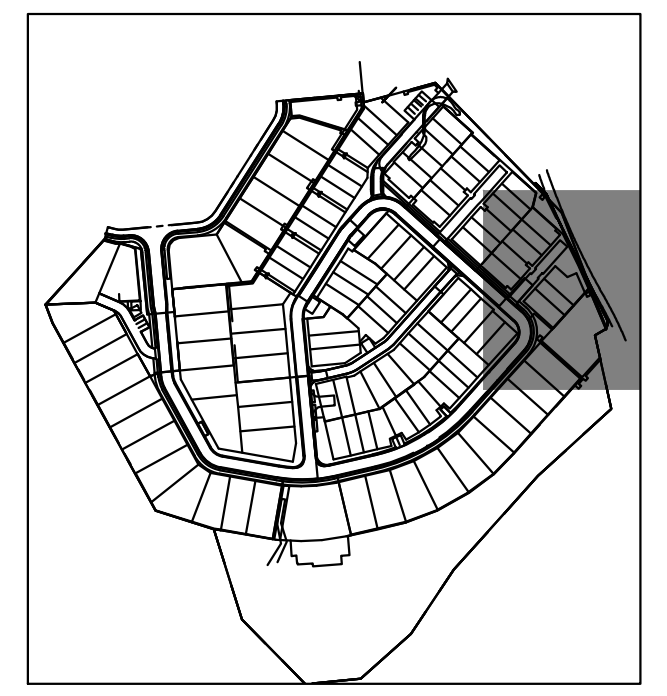
**BRISBANE CITY COUNCIL**  
 Plumbing Services Group  
 Planning, Drainage and Water Supply (shown on this plan) (shown on this plan)  
**1673963**  
 COMPLIANCE PERMIT NUMBER PL3309091720  
 APPROVAL DATE 09/10/2020  
 ASSESSMENT OFFICER Michael Grogan

**BRISBANE CITY COUNCIL**  
 Plumbing Services Group  
**AMENDED PLAN**

**PLEASE NOTE: THE PLUMBING AND DRAINAGE ASSESSED ON THIS PLAN ARE FOR THE AMENDMENTS ONLY AS ADVISED BY THE APPLICANT. THIS APPROVED AMENDED PLAN IS TO REPLACE THE RELEVANT ORIGINAL APPROVED PLAN.**

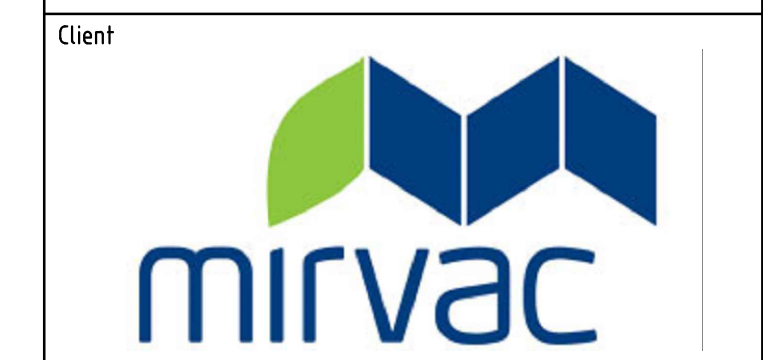
**HYDRAULIC SERVICES LEGEND**

eS	eS	EXISTING COUNCIL SEWER
eSW	eSW	EXISTING STORMWATER
nS	nS	NEW CIVIL STORMWATER
nH	nH	NEW HOUSE DRAINAGE
eCW	eCW	EXISTING WATER SERVICE
nCW	nCW	NEW CIVIL WATER SERVICE
nCCW	nCCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
SIC		SEWER INSPECTION CHAMBER
SMH		SEWER MANHOLE
SWIP		STORMWATER INSPECTION PIT
SMWH		STORMWATER MANHOLE



IFC4	REVISED ISSUE FOR CONSTRUCTION	19.08.20
IFC3	ISSUE FOR CONSTRUCTION	28.07.20
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IFC	ISSUE FOR CONSTRUCTION	16.06.20
C	REVISED ISSUE	13.03.20
B	REVISED ISSUE	28.02.20
A	ISSUE FOR REVIEW	07.01.20
issue	amendment	date

hydraulic consultant  
**BRW**  
 HYDRAULICS PTY LTD  
 BRISBANE OFFICE:  
 LEVEL 3, 39 SHERWOOD ROAD,  
 (P.O. BOX 2158) TOOWONG, QLD 4066  
 TELEPHONE: (07) 3876 0088  
 QBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018  
 B R I S B A N E admin@brwhydraulics.com.au



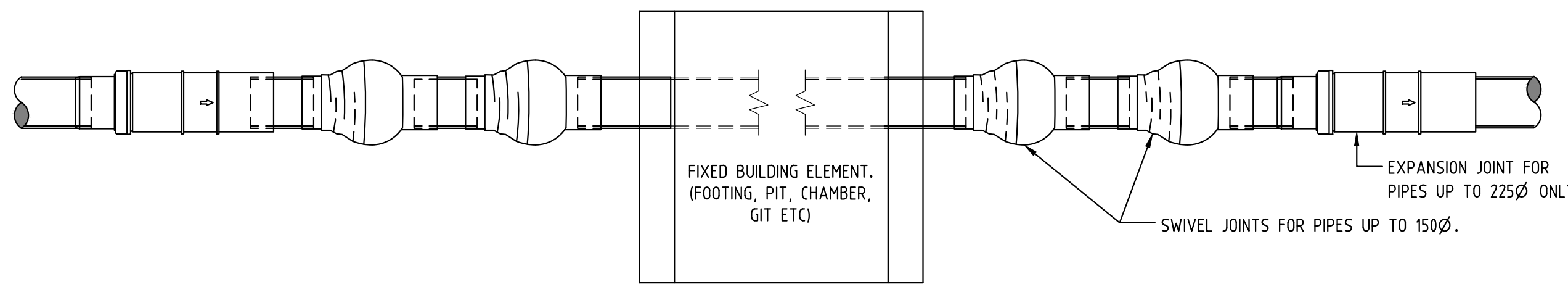
project  
**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 1**  
 AT  
**50 ASHMORE STREET & 420 SOUTH PINE ROAD EVERTON PARK, QLD 4053**

drawing title  
**HYDRAULIC SERVICES STAGE 1 SITE PLAN - 4 OF 4 DRAINAGE**

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1:200 @ A1		6 of 7
job no.	drawing no.	revision
17636-1	H6	IFC4

**EXPANSION JOINT NOTES:**

1. THE WHOLE OF THE PLUMBING AND DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE LOCAL PLUMBING & DRAINAGE ACT 2002.
2. ALL PIPEWORK INSTALLED IN GROUND THAT IS FILLED, UNSTABLE, EXPANSIVE OR WATER CHARGED AND WHERE SOIL MOVEMENT MAY EFFECT THE PERFORMANCE OF ANY DRAIN. A CERTIFIED PLAN AND SPECIFICATION SHOULD BE PROVIDED BY AN APPROPRIATELY QUALIFIED PERSON.
3. ALL SEWER & STORMWATER SHALL BE CONSTRUCTED AND COMPLY IN ACCORDANCE WITH AS/NZS 3500, AS 2870 AND AS 1260. (ALLOW ALL COSTS).



**EXPANSION JOINTS**  
 NOT TO SCALE

REFER TO PART 3 OF 4 FLOOR PLAN FOR CONTINUATION

**SITE PLAN - 4 OF 4 / DRAINAGE**  
 SCALE 1:200

**AS-CONSTRUCTED**

**OWNER.**  
 MIRVAC QUEENSLAND PTY LIMITED



# DRAINAGE PLAN No. 129521 PA No.



**BRISBANE CITY COUNCIL**  
Planning Services Group  
Planning, Drainage and Water Supply shown on this plan comply with the "Municipal Drainage Act 2017"

**PROJECT REF NUMBER**  
**1682831**

**COMPLIANCE PERMIT NUMBER**  
PL2389673720

**APPROVAL DATE**  
11/09/2019

**ASSESSMENT OFFICER**  
Denny Dickson

Number of Pages Assessed - 4  
Number of Trade Standards - 0  
Number of Trade/Activities Assessed - 150s  
**TOTAL INSPECTION FEE: \$ 765.00**

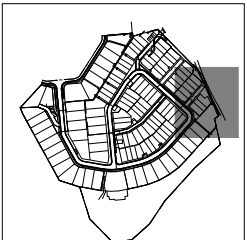
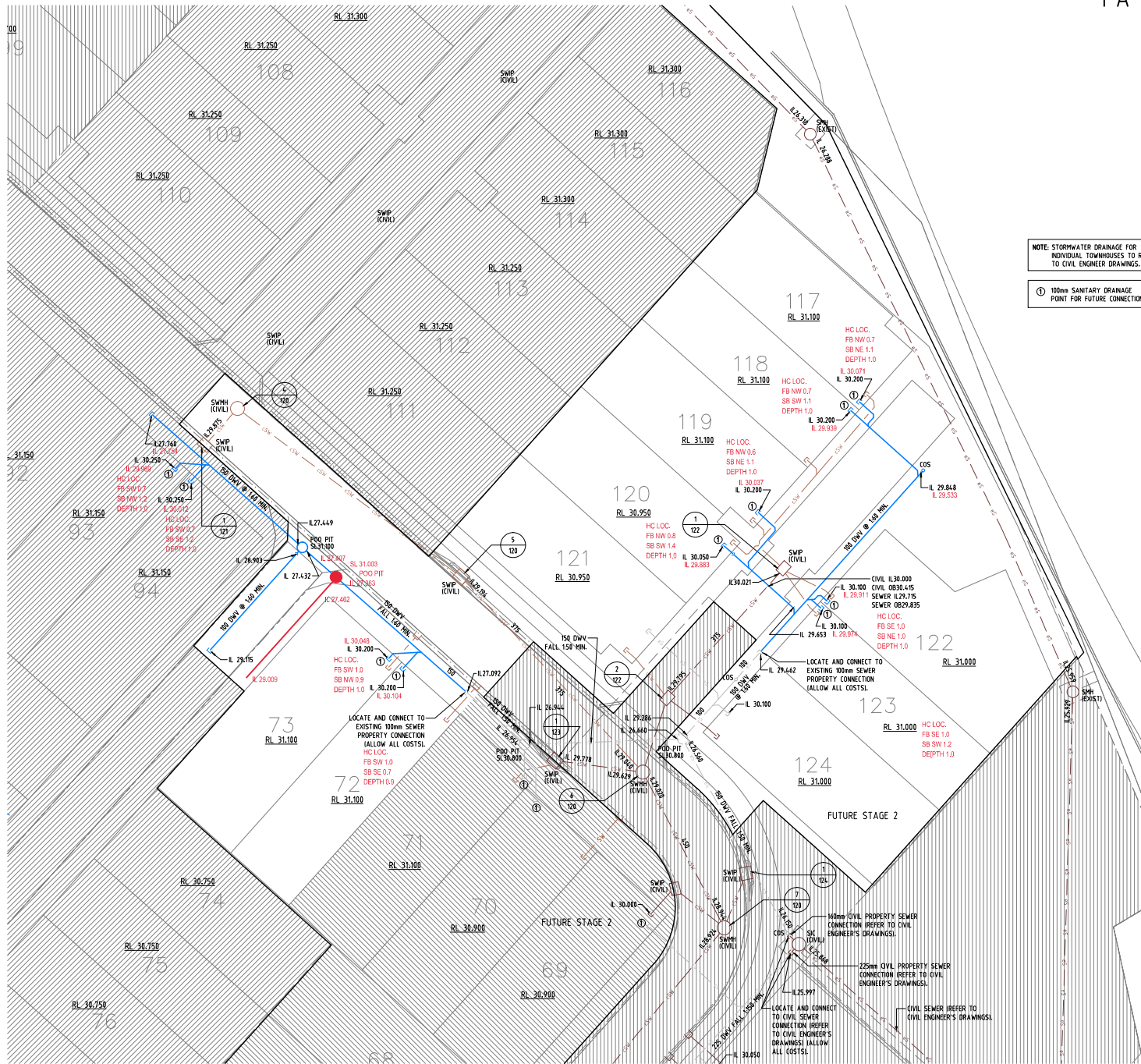
The amount shown above is valid if the inspection fee is paid within the finance year ending 30 June 2021

**HYDRAULIC SERVICES LEGEND**

CS	EXISTING COUNCIL SEWER
CSW	EXISTING STORMWATER
CSM	NEW CIVIL STORMWATER
CSN	NEW HOUSE DRAINAGE
CSW	EXISTING WATER SERVICE
CSW	NEW CIVIL WATER SERVICE
CSW	NEW COLD WATER SERVICE
CSW	CLEAR OUT TO SURFACE
COS	CONTROL VALVE
CV	EXISTING
CV	INVERT LEVEL
CV	ADJUP
CV	REDUCED LEVEL
CV	SEWER INSPECTION CHAMBER
CV	SEWER MANHOLE
CV	STORMWATER INSPECTION PIT
CV	STORMWATER MANHOLE

NOTE: STORMWATER DRAINAGE FOR INDIVIDUAL TOWNHOUSES TO REFER TO CIVIL ENGINEER DRAWINGS.

100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.



IFC4	REVISED ISSUE FOR CONSTRUCTION	19.08.20
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IFC2	ISSUE FOR CONSTRUCTION	22.07.20
IFC	ISSUE FOR CONSTRUCTION	16.06.20
B	ORIGINAL ISSUE	05.05.20
A	ISSUE FOR REVIEW	17.04.20

hydraulic consultant

**BRW**  
**HYDRAULICS**  
**PTY LTD**

BRISBANE OFFICE:  
LEVEL 3, 30 BHERROW ROAD,  
(P.O. BOX 2158) TOOWONG, QLD 4066  
TELEPHONE: (07) 3876 6066  
FACSIMILE: (07) 3876 6018  
BRISBANE  
admin@brwhydraulics.com.au



Client

Project

**PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 2**

AT

**50 ASHMORE STREET & 420 SOUTH PINE ROAD  
EVERTON PARK, QLD 4053**

Drawing Title

**HYDRAULIC SERVICES  
STAGE 2  
SITE PLAN  
DRAINAGE**

drawn	checked	date
SY	B. NIKOLAJEVS (IDBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1:200 @ A1		2 of 4
job no.	drawing no.	revision
17636-2		H2 IFC4

**AS-CONSTRUCTED**

**SITE PLAN / DRAINAGE**  
SCALE 1:200

**OWNER.**  
MIRVAC QUEENSLAND PTY LIMITED