

DRAINAGE PLAN No. 129521 PA No.

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.

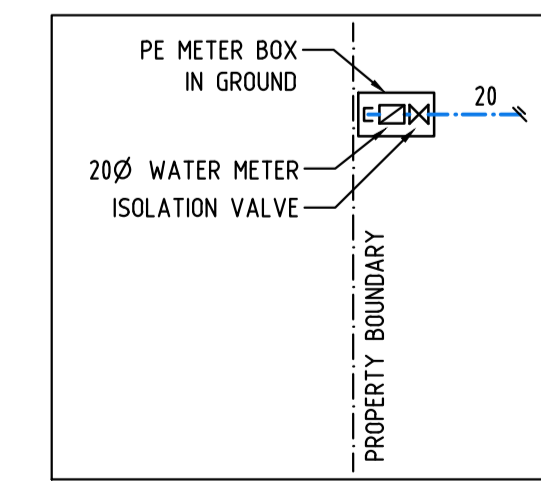
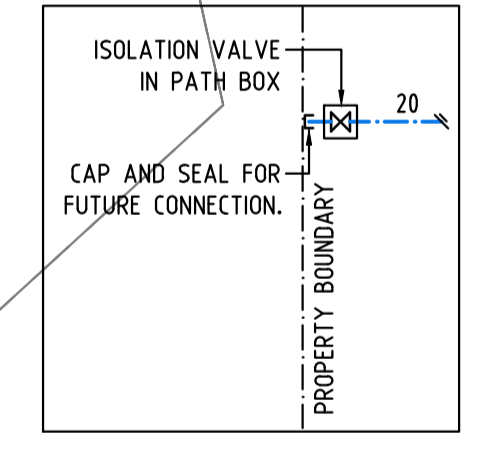
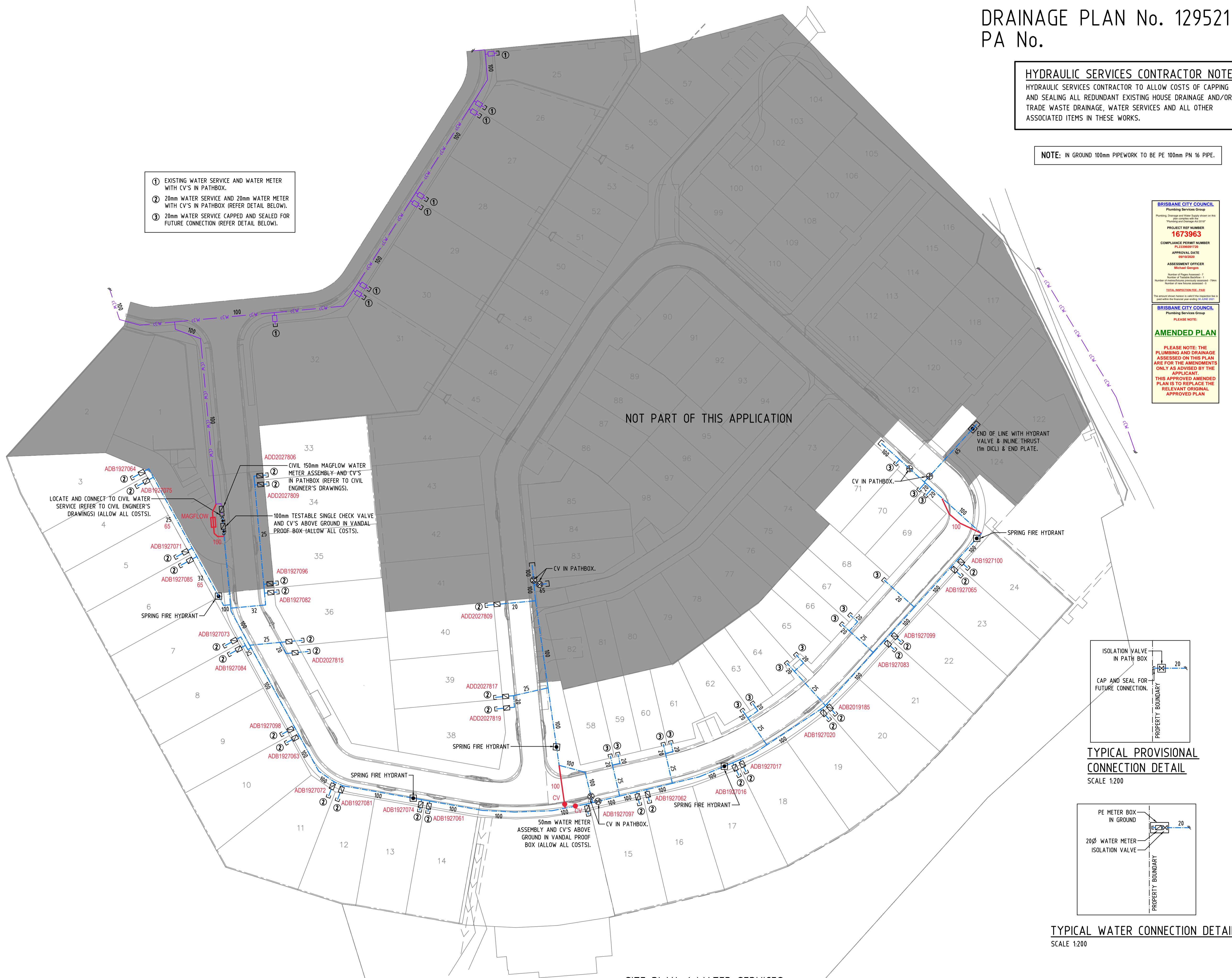
- ① EXISTING WATER SERVICE AND WATER METER WITH CV'S IN PATHBOX.
- ② 20mm WATER SERVICE AND 20mm WATER METER WITH CV'S IN PATHBOX (REFER DETAIL BELOW).
- ③ 20mm WATER SERVICE CAPPED AND SEALED FOR FUTURE CONNECTION (REFER DETAIL BELOW).

HYDRAULIC SERVICES LEGEND

eS	eS	EXISTING COUNCIL SEWER
eSW	eSW	EXISTING STORMWATER
cS	cS	NEW CIVIL STORMWATER
cSW	cSW	NEW HOUSE DRAINAGE
eCW	eCW	EXISTING WATER SERVICE
cCW	cCW	NEW COLD WATER SERVICE
cCW	cCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE CONTROL VALVE
CV		EXISTING CONTROL VALVE
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
Plumbing Services Group
Project Ref Number: **1673963**
Compliance Permit Number: PL239891720
Approval Date: 05/10/2020
Assessment Officer: Michael Grogan
Number of Pages Assessed: 7
Number of Issues Assessed: 1
Number of Material/Building Particulars Assessed: 7984
Number of Items Assessed: 2
TOTAL INSPECTION FEE: \$240
This amount shown herein is valid if the inspection fee is paid within the financial year ending 30/06/2021.

BRISBANE CITY COUNCIL
Plumbing Services Group
AMENDED PLAN
PLEASE NOTE:
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.



SITE PLAN / WATER SERVICES
SCALE 1:500

TYPICAL WATER CONNECTION DETAIL
SCALE 1:200

OWNER:
MIRVAC QUEENSLAND PTY LIMITED

IFC3	ISSUE FOR CONSTRUCTION	15.09.20
IFC2	ISSUE FOR CONSTRUCTION	28.07.20
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
issue	amendment	date

hydraulic consultant
BRW
HYDRAULICS PTY LTD
QBCC LIC. No. 15067028
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 WATER SERVICES

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1:500 @ A1		7 of 7
job no.	drawing no.	revision
17636-1	H7	IFC3

AS-CONTRACTED

DRAINAGE PLAN No. 129521 PA No.

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 1/6 PIPE.

HYDRAULIC SERVICES LEGEND

—CS—	EXISTING COUNCIL SEWER
—CSW—	EXISTING STORMWATER
—CSW—	NEW CIVIL STORMWATER
—CSW—	NEW HOUSE DRAINAGE
—CSW—	EXISTING WATER SERVICE
—CSW—	NEW CIVIL WATER SERVICE
—CSW—	NEW COLD WATER SERVICE
—CSW—	CLEAR OUT TO SURFACE
CS	CONTROL VALVE
EXIST	EXISTING
JUMP UP	JUMP UP
INVERT	INVERT LEVEL
REDUCED	REDUCED LEVEL
SEWER	SEWER INSPECTION CHAMBER
SHH	SEWER MANHOLE
SWIP	STORMWATER INSPECTION PIT
SWHM	STORMWATER MANHOLE

BRISBANE CITY COUNCIL
Planning Services Group
Planning, Drainage and Water Supply shown on this plan complies with the "Planning and Drainage Act 2016"

PROJECT REF NUMBER
1682831

COMPLIANCE PERMIT NUMBER
PL23399073726

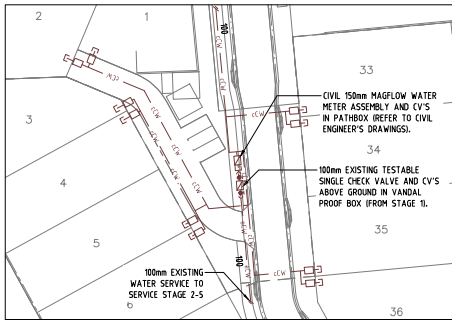
APPROVAL DATE
11/08/2019

ASSESSMENT OFFICER
Darwin Dickson

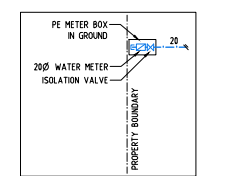
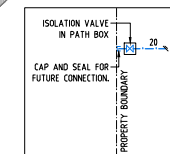
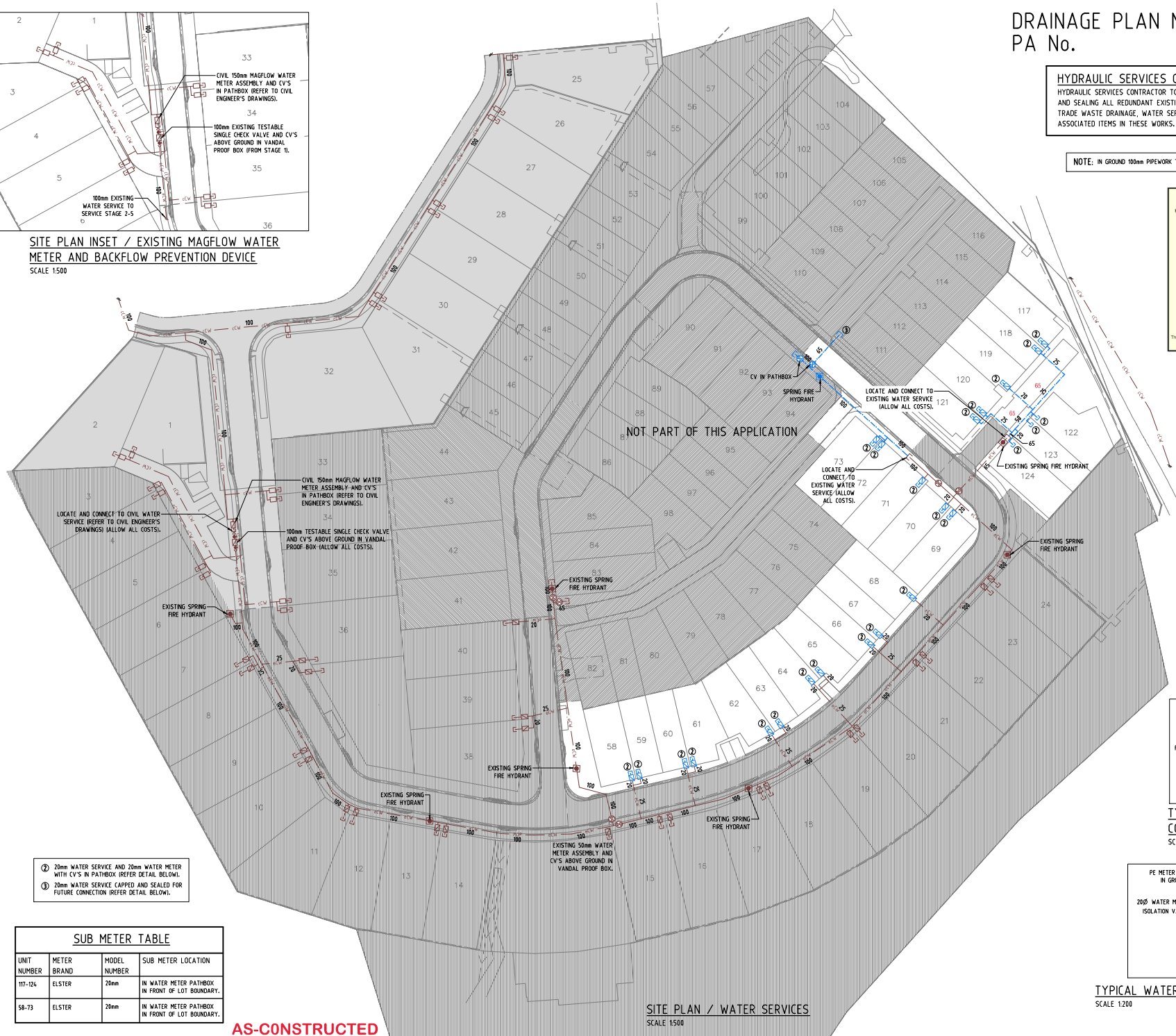
Number of Pages Assessed - 4
Number of Tables/Drawings - 11
Number of Items/Issues Assessed - 150mm

TOTAL INSPECTION FEE \$ 105.00

The amount shown herein is valid if the inspector fees is paid within the financial year ending 30 JUNE 2021



SITE PLAN INSET / EXISTING MAGFLOW WATER METER AND BACKFLOW PREVENTION DEVICE
SCALE 1500



- ② 20mm WATER SERVICE AND 20mm WATER METER WITH CV'S IN PATHBOX (REFER DETAIL BELOW).
- ③ 100mm WATER SERVICE CAPPED AND SEALED FOR FUTURE CONNECTION (REFER DETAIL BELOW).

SUB METER TABLE			
UNIT NUMBER	METER BRAND	MODEL NUMBER	SUB METER LOCATION
117-124	ELSTER	20mm	IN WATER METER PATHBOX IN FRONT OF LOT BOUNDARY.
58-73	ELSTER	20mm	IN WATER METER PATHBOX IN FRONT OF LOT BOUNDARY.

AS-CONSTRUCTED

SITE PLAN / WATER SERVICES
SCALE 1500

OWNER:
MIRVAC QUEENSLAND PTY LIMITED

issue	amendment	date
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

hydraulic consultant
BRW
HYDRAULICS PTY LTD
BRISBANE

BRISBANE OFFICE:
LEVEL 3, 30 SHERWOOD ROAD,
(P.O. BOX 2158) TOOWONG, QLD 4066
TELEPHONE: (07) 3876 6000
FACSIMILE: (07) 3876 6018
ADDRESS: brw@brwhydraulics.com.au

Client
mirvac

project
PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT STAGE 2
AT
**50 ASHMORE STREET & 420 SOUTH PINE ROAD
EVERTON PARK, QLD 4053**

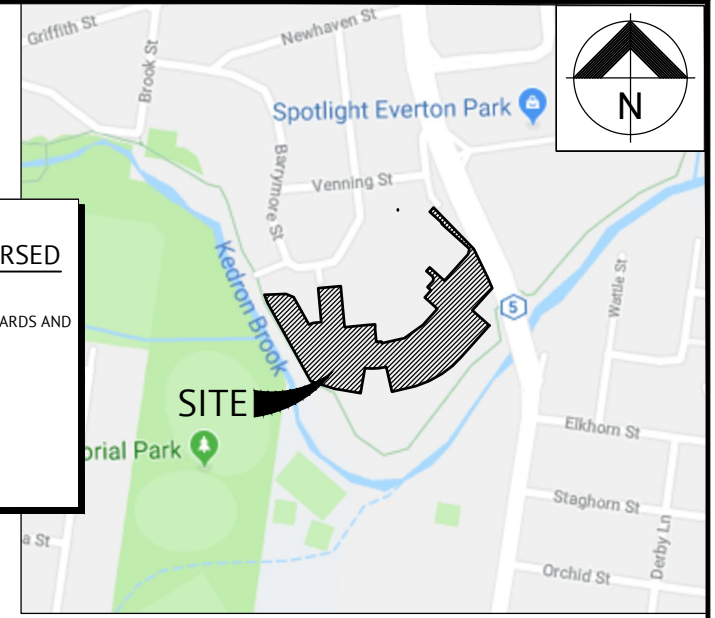
drawing title
HYDRAULIC SERVICES STAGE 2 SITE PLAN WATER SERVICES

drawn	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
1500 @ A1		3 of 4
job no.	drawing no.	revision
17636-2		H3 IFC3

PROPOSED DEVELOPMENT - STAGE 2, 3A, 3B & 4A (54 LOTS)

420 SOUTH PINE ROAD - EVERTON PARK FOR MIRVAC QUEENSLAND PTY LTD

WATER RETICULATION



LOCALITY PLAN

REAL PROPERTY DESCRIPTION

LOTS 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 ON RP72156 AND LOT 100 ON SP 155725

URBAN UTILITIES CERTIFICATION SCHEME ENDORSED CONSULTANT
 (PLANS SUBMITTED ARE TO URBAN UTILITIES' STANDARDS AND SATISFY THE WATER APPROVAL CONDITIONS)
 WATER APPROVAL REF. NUMBER: 20-PNT-47978
 ENDORSED CONSULTANT: PREMISE
 NOMINATED RPEQ: RICHARD MORRIS - RPEQ 13484
 RPEQ SIGNATURE: *[Signature]*
 RPEQ CONTACT DETAILS: 07 3253 2222

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C2600	WATER RETICULATION LOCALITY PLAN & NOTES
C2610	WATER RETICULATION LAYOUT PLAN AND CONNECTION DETAILS
C2611	WATER CONNECTION SECTION AND DETAIL

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL COVER OF MAIN FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
- CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
- A WATER METER SUPPLIED AT THE DEVELOPER'S COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH THE STANDARD DRAWING FOR QUU.
- ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH QUU ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY QUU.
- ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
- TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO. SEQ-WAT-1410-1
- CONSTRUCT EMBEDMENT AND TRENCHFILL TO SEQ-WAT-1200-2, 1201-1 TO SEQ-WAT-1204-1 (TYPE C SUPPORT MINIMUM) AND BRISBANE CITY COUNCIL/IPSWICH CITY COUNCIL STANDARDS FOR ROADWAYS.
- PROVIDE BULKHEADS/TRENCHSTOPS IN ACCORDANCE WITH SEQ WATER D & C CODE TABLE 7.5 AND SEQ-WAT-1209-1 & 1210-1.
- CONSTRUCT THRUST BLOCKS ON ALL BENDS, TEES, TAPERS AND DEAD ENDS TO SEQ-WAT-1205-1 & 1206-1.
- CONSTRUCT PROPERTY SERVICES TO SEQ-WAT-1107-1 & 1107-3.
- INSTALL DETECTABLE MARKER TAPE ON ALL WATER MAINS AND PROPERTY SERVICES.
- CONSTRUCT FIRE HYDRANTS AND STOP VALVES TO SEQ-WAT-1301-1, 1302-1, 1303-2, 1305-1, 1306-1 & 1409-1.
- CONSTRUCT SCOURS TO SEQ-WAT-1307-2. SCOURS WITHIN ICC AREA MUST DISCHARGE INTO STORMWATER GULLY PIT RATHER THAN THE INVERT OF GUTTER (AS PER THE SEQ WATER CODE STANDARD DETAIL). DISCHARGE TO KERB AND CHANNEL VIA A STANDARD KERB ADAPTOR THROUGH THE FACE OF THE KERB IS NOT ACCEPTABLE TO QUU.
- INSTALL PAVEMENT MARKERS TO SEQ-WAT-1300-1 & 1300-2.
- CONSTRUCT TEST POINTS TO SEQ-WAT-1410-1 AT THE ENDS OF ALL NEW MAINS BEFORE THE SCOUR AND WHERE REQUIRED FOR COMMISSIONING PURPOSES. QUU PREFERENCE IS TO AVOID TAPPING BANDS FOR TEST POINTS AND PROVIDE EITHER A TEMPORARY (RESTRAINED) DUCKFOOT.

REHABILITATION

- PRE-DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- PRE-DISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED, ALL DISTURBED AREAS ASSOCIATED WITH CONSTRUCTION SHALL BE REHABILITATED, HEAVILY COMPACTED AREAS SHOULD BE RIPPED PRIOR TO TREATMENT.
- ALL DISTURBED AREAS ARE TO BE LEFT IN STABLE CONDITION.
- ALL PLANTING/RE-VEGETATION WILL NEED TO BE MAINTAINED THROUGHOUT THE MAINTENANCE PERIOD.

CONSTRUCTION REQUIREMENTS

- LIVE WATER CONNECTIONS TO BE CARRIED OUT BY CONTRACTOR IN ACCORDANCE WITH A VALID NETWORK ACCESS PERMIT UNDER QUU SUPERVISION AT DEVELOPERS EXPENSE AT LOCATION MARKED.
- PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ACTUAL POSITIONS OF PUBLIC SERVICE UTILITIES BY SPOT HOLES.
- A NETWORK ACCESS PERMIT IS TO BE OBTAINED IF ANY WORKS ARE PROPOSED WITHIN 2m OF QUU INFRASTRUCTURE.
- UPON COMPLETION OF ALL WORKS, CONTRACTORS SHALL SUPPLY THE SUPERVISING RPEQ DETAILED 'AS CONSTRUCTED' INFORMATION OF THE WORK. 'AS CONSTRUCTED' INFORMATION SHALL COMPLY WITH CURRENT SEQ CODE OR LOCAL AUTHORITY STANDARDS FOR PLAN AND DIGITAL INFORMATION.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ARRANGING ALL QUU CONNECTIONS AND PAYMENTS OF CONNECTION FEES.

COVER REQUIREMENTS

ADOPT PERMANENT LEVEL AS FOLLOWS: -LIP OF KERB COVER ON MAIN FROM PERMANENT LEVEL TO BE AS FOLLOWS:
 DN100 & DN150 (DN63, 125, 180 FOR PE100) - 600mm DEEP
 DN200, DN250 & DN300 (DN250, 315, 355 FOR PE100) - 1000mm DEEP
 CONDUITS TO BE INSTALLED WITH SEQ CODE SPECIFICATIONS.

SERVICE DETAIL NOTES

SERVICE CONDUITS TO BE CONSTRUCTED WITH TRAFFIC CONTROL & SIGNAGE IN ACCORDANCE WITH M.U.T.C.D.

APPROVED WATER MAIN PRODUCTS

BELOW IS AN ABSTRACT FROM SEQ-CODE APPROVED PRODUCT LIST. A FULL LIST CAN BE REVIEWED USING THE SEQ-CODE WEBSITE.

PE - PRESSURE MAINS

- PN16 SDR11 PE100.
- BLUE SOLID OR STRIPED FOR POTABLE WATER.
- COMPLY WITH A.S. 4130 AND A.S. 4129.
- PE PIPE MAYBE COLD BENT TO MAXIMUM RADIUS AS PER POP 202, STAKES OR OTHER SOURCES OF POINT LOADS SHALL NOT BE USED TO ASSIST IN BENDING THE PIPE.
- MAKE ALLOWANCE DURING CONSTRUCTION FOR EXPANSION AND CONTRACTION OF PE PIPE DUE TO TEMPERATURE CHANGES.
- ELECTROFUSION AND BUTT WELDING TO BE IN ACCORDANCE WITH WSA-01 (POLYETHYLENE CODE), BUTT WELDING IN TRENCHES IS NOT PERMITTED.
- ALL MECHANICAL COUPLINGS TO BE SELF- RESTRAINING.
- REFER SEQ-WAT-1409-1 FOR TYPICAL PE ARRANGEMENTS.

VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
- TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED, IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

- TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- IF ACID SULPHATE SOILS EXIST IN THE WORKS AREA THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL SHALL BE ADHERED TO.

CREEK CROSSINGS

- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

LIVE WORKS SERVICES
 SERVICES AND METERS TO NEW LOTS THAT WILL CONNECT DIRECTLY INTO EXISTING WATER MAINS SHALL BE SUPERVISED BY A RPEQ CONSULTING ENGINEER, AS PART OF LIVE WORKS.

SEQ CODE STD DRAWING SCHEDULE

SOIL CLASSIFICATION	SEQ-WAT-1200-1
EMBEDMENT AND TRENCH FILL	SEQ-WAT-1200-2
THRUST BLOCK DETAILS	SEQ-WAT-1205-1
VALVE THRUST BLOCKS	SEQ-WAT-1206-1
IDENTIFICATION MARKERS	SEQ-WAT-1300-1,2

ASSET REGISTER - WATER RETICULATION

ESTATE/STAGE	PROPOSED DEVELOPMENT - STAGE 2, 3A, 3B & 4A (54 LOTS)				
SITE ADDRESS	420 SOUTH PINE ROAD - EVERTON PARK				
FILE/ APPLICATION	20-PNT-47978				
QUU DEL APP. DATE	15/01/2020				
CLIENT	MIRVAC QUEENSLAND PTY LTD				
DRAWING/PLAN NO.	C2600, 2610, C2611				
MATERIALS	DIAMETER	DESIGN		LENGTH	
		DESIGN	CONST	DESIGN	CONST
	DN125	PE125 PN16	PE100 PN16	13m	12.3m
SERVICES	DIAMETER	DESIGN		LENGTH	
		DESIGN	CONST	DESIGN	CONST
		DN25			
		DN32			
	DN40				
METERS	DIAMETER	NUMBER			
		DESIGN	CONST		
		DN20			
	DN125	1	1 X 100mm		

SERVICE DETAILS

NO	SIZE	LOT NUMBERS
-	DN25 PE100 PN16	-
-	DN32 PE100 PN16	-

ALL LIVE WORKS SHALL BE UNDERTAKEN BY THE CONTRACTOR IN ACCORDANCE WITH A VALID QUEENSLAND URBAN UTILITIES NETWORK ACCESS PERMIT WHICH IS TO BE OBTAINED FROM DEVELOPMENT PERMITS TEAM. DEVELOPMENT.PERMITS@URBANUTILITIES.COM.AU

CONSTRUCTION INSPECTION:
 NOTIFICATION OF INSPECTION MUST BE RECEIVED BY QUEENSLAND URBAN UTILITIES AT DEVELOPMENT.AUDIT@URBANUTILITIES.COM.AU AT LEAST TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

AS CONSTRUCTED CERTIFICATION
 I, Richard Morris hereby certify that:
 1. The information contained in this drawing/document is generally in compliance with approved drawings and design.
 2. To the best of my knowledge, this represents an accurate record of as constructed works and I accept the responsibility for the information contained in this drawing/document. Excluding Survey Error.
 RPEQ (Signature) *[Signature]* RPEQ No. 13484 Date 10/05/2021

AS CONSTRUCTED

RPEQ CERTIFICATION
 THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO QUU RETICULATION SYSTEM. ALL RPEQ CERTIFIED DRAWINGS COMPLY WITH SEQ CODE AND QUU REQUIREMENTS.

INSPECTION REQUIREMENTS
 PRIOR TO COMMENCEMENT OF WORKS, CONTACT PREMISE (07) 3253 2222 AND QUU TO CONFIRM INSPECTION REQUIREMENTS INCLUDING LIVE CONNECTIONS.
 A MINIMUM 48 HOURS NOTICE IS REQUIRED.
 INSPECTIONS ARE REQUIRED TO BE ORGANIZED WITH PREMISE AND QUU. ANY COSTS ASSOCIATED WITH ENGAGING QUU OR BCC TO UNDERTAKE INSPECTIONS OUTSIDE OF THE QUU QUOTE FEE PAID SHALL BE BORNE BY THE CONTRACTOR.

ON MAINTENANCE DOCUMENTS
 QUEENSLAND URBAN UTILITIES REQUIRES THE FOLLOWING DOCUMENTATION TO BE SUBMITTED AS PART OF THE ON MAINTENANCE PACKAGE:

- PIPE LAYERS ACCREDITATION
- AS CONSTRUCTED PLAN
- CONCRETE DOCKETS
- MATERIAL SUPPLY INVOICE/DOCKETS (PIPES, VALVES, CONNECTIONS ETC. AS REQUIRED)
- CCTV
- PRESSURE TESTS
- CHLORINATION TESTS
- BACKFILL MATERIAL COMPACTION TESTS
- QUU AUDIT AND COMPLIANCE SIGN OFF

PLEASE NOTE, QUU REQUIRE ADAC SURVEY SUPPLIED FOR ANY SERVICE OVER 40m IN LENGTH, SERVICING MORE THAN 4 LOTS OR IF INTERNAL DIAMETER OF PROPOSED SERVICE EXCEEDS 50mm, THIS IS TO BE ARRANGED BY CONTRACTOR AND SUPPLIED TO PREMISE UPON COMPLETION OF WORKS.

DIGITAL REPLICATION OF 'AS CONSTRUCTED' DRAWINGS FOR SERVICES OUTSIDE OF THE ABOVE REQUIREMENTS WILL INCUR AN ADDITIONAL CHARGE. THIS SHALL BE ARRANGED THROUGH PREMISE.

PRE-START REQUIREMENTS
 CONTRACTOR MUST ENSURE THE FOLLOWING CHECKLIST IS COMPLETE PRIOR TO COMMENCEMENT OF WORKS

- CURRENT SEWER/WATER PLAN(S) STAMPED AND AUTHORISED BY RPEQ ISSUED FOR CONSTRUCTION.
- QUU QUOTE REFLECTING CURRENT RPEQ SIGNED SEWER/WATER PLAN(S)
- RECEIPT SHOWING QUU FEES PAID
- PERMIT TO WORK APPLICATION APPROVED BY QUU
- ORGANISE PRE-START MEETING WITH QUU

THESE WORKS ARE CONSIDERED MAJOR WORKS THAT MUST BE SUPERVISED BY A CONSULTING ENGINEER WITH RPEQ ACCREDITATION. THE CONSULTING ENGINEER IS TO ARRANGE PRE-START MEETING BY CONTACTING DEVELOPMENT.AUDIT@URBANUTILITIES.COM.AU

ALL LIVE WORKS TO BE UNDERTAKEN BY THE CONTRACTOR IN ACCORDANCE WITH A VALID NETWORK ACCESS PERMIT UNDER THE SUPERVISION OF QUU, AT DEVELOPERS EXPENSE.

ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO COMMENCING ANY CONSTRUCTION WORK, INCLUDING CLEARING.

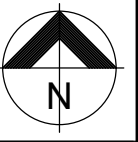
ALL WATER CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORKPLACE HEALTH & SAFETY FOR INFORMATION. PHONE: 1300 362 128

INDEMNITY - EXISTING SERVICES
 NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.



CLIENT	MIRVAC QUEENSLAND PTY LTD
CONTACT	PATRICK BRADY - PREMISE Ph. 3253 2222
Q.U.U. AUDITOR	AUDIT & COMPLIANCE OFFICER
	QUEENSLAND URBAN UTILITIES
CONTACT	Ph. 3855 6841

ENGINEERING CERTIFICATION	DATE	JOB CODE	SHEET NUMBER	REVISION
		17BNE-0071	C2600	B



**URBAN UTILITIES
CERTIFICATION SCHEME ENDORSED
CONSULTANT**

(PLANS SUBMITTED ARE TO URBAN UTILITIES' STANDARDS AND SATISFY THE WATER APPROVAL CONDITIONS)

WATER APPROVAL REF. NUMBER: 20-PNT-47978
ENDORSED CONSULTANT: PREMISE
NOMINATED RPEQ: RICHARD MORRIS - RPEQ 13484

RPEQ SIGNATURE: *[Signature]*
RPEQ CONTACT DETAILS: 07 3253 2222

AS CONSTRUCTED CERTIFICATION

I, Richard Morris hereby certify that:

- The information contained in this drawing/document is generally in compliance with approved drawings and design.
- To the best of my knowledge, this represents an accurate record of as constructed works and I accept the responsibility for the information contained in this drawing/document. Excluding Survey Error.

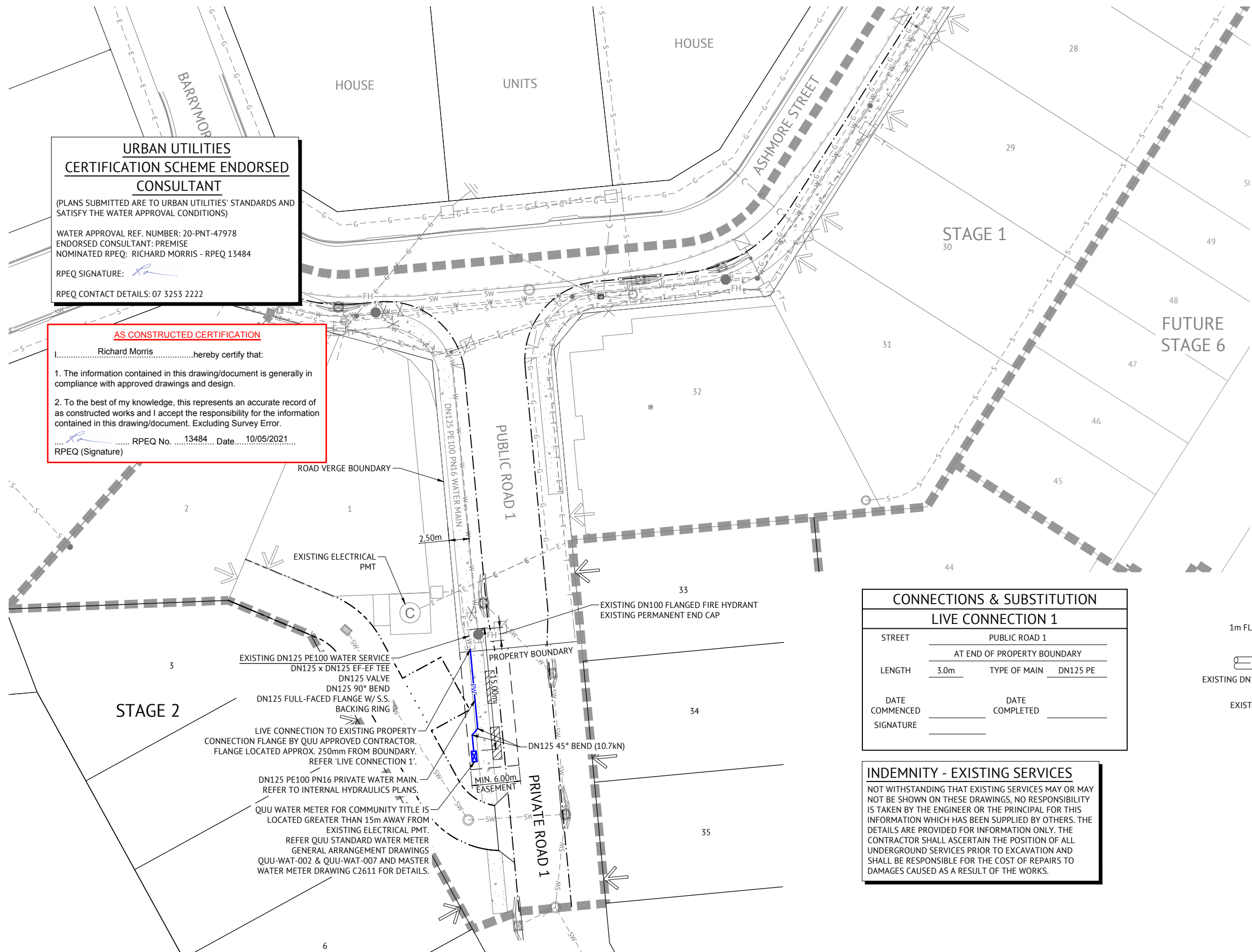
[Signature] RPEQ No. 13484 Date 10/05/2021
RPEQ (Signature)

LEGEND - PROPOSED

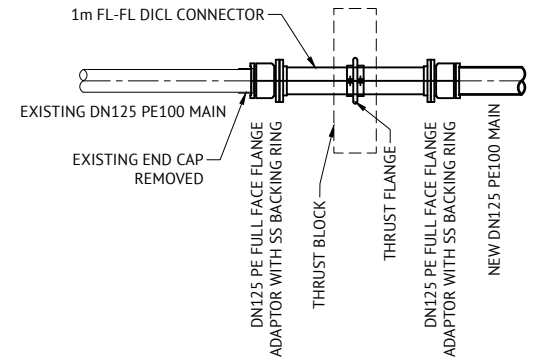
- PW — DN125 PE100 PN16 POTABLE PRIVATE WATERMAIN U.N.O.
- 31 LOT NUMBER
- SW — STORMWATER
- RW — ROOFWATER
- S — GRAVITY SEWER
- E — ELECTRICAL
- G — GAS
- T — TELECOMMUNICATION
- ▬▬▬▬▬▬ WORKS BOUNDARY

LEGEND - EXISTING

- - - W - - - WATER
- - - SW - - - STORMWATER
- - - S - - - GRAVITY SEWER
- - - G - - - GAS (PROVIDED FROM DBYD RECORDS)



CONNECTIONS & SUBSTITUTION	
LIVE CONNECTION 1	
STREET	PUBLIC ROAD 1
	AT END OF PROPERTY BOUNDARY
LENGTH	3.0m
	TYPE OF MAIN DN125 PE
DATE COMMENCED	DATE COMPLETED
SIGNATURE	



LIVE CONNECTION DETAIL 1
SCALE 1:25

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

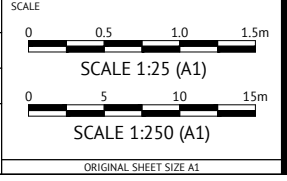
AS CONSTRUCTED

DATE	REV	DESCRIPTION	REC	APP
10/05/2021	C	AS CONSTRUCTED	RM	RM
10/11/2020	B	UPDATED WATER METER LOCATION	RL	PB
30/09/2020	A	ORIGINAL ISSUE	EL	PB

Premise

BRISBANE OFFICE
LEVEL 1, 100 BRUNSWICK STREET
PO BOX 361
FORTITUDE VALLEY, QLD 4006
PH: (07) 3253 2222
WEB: www.premise.com.au

DESIGNED: E.LONGMIRE
CHECKED: A.LANGDON
PROJECT MANAGER: R.LLEWELYN
ENGINEERING CERTIFICATION



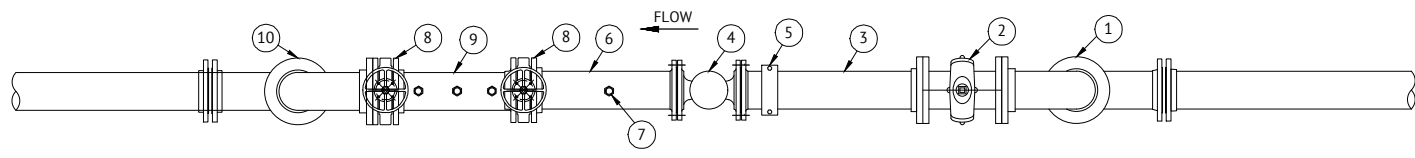
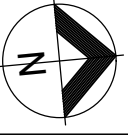
CLIENT: **MIRVAC QUEENSLAND PTY LTD**

PROJECT: **PROPOSED DEVELOPMENT - STAGE 2, 3A, 3B & 4A (54 LOTS)**

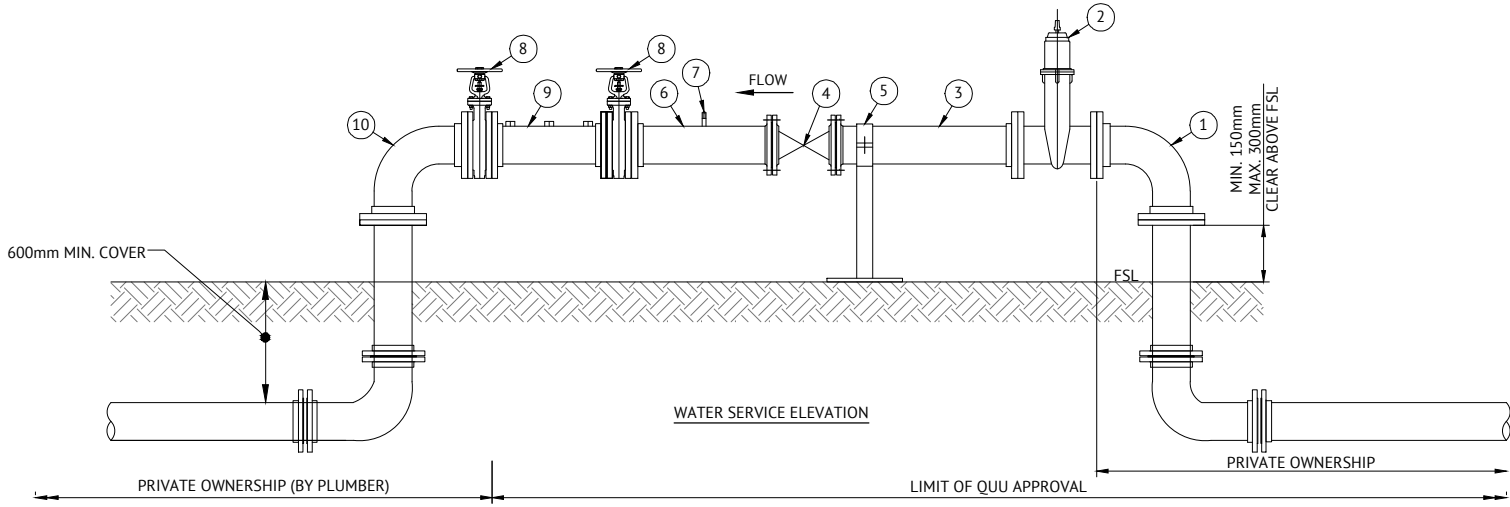
LOCATION: **420 SOUTH PINE ROAD - EVERTON PARK**

SHEET TITLE: **WATER RETICULATION LAYOUT PLAN AND CONNECTION DETAILS**

JOB CODE	17BNE-0071	
SHEET NUMBER	REV	
C2610	C	

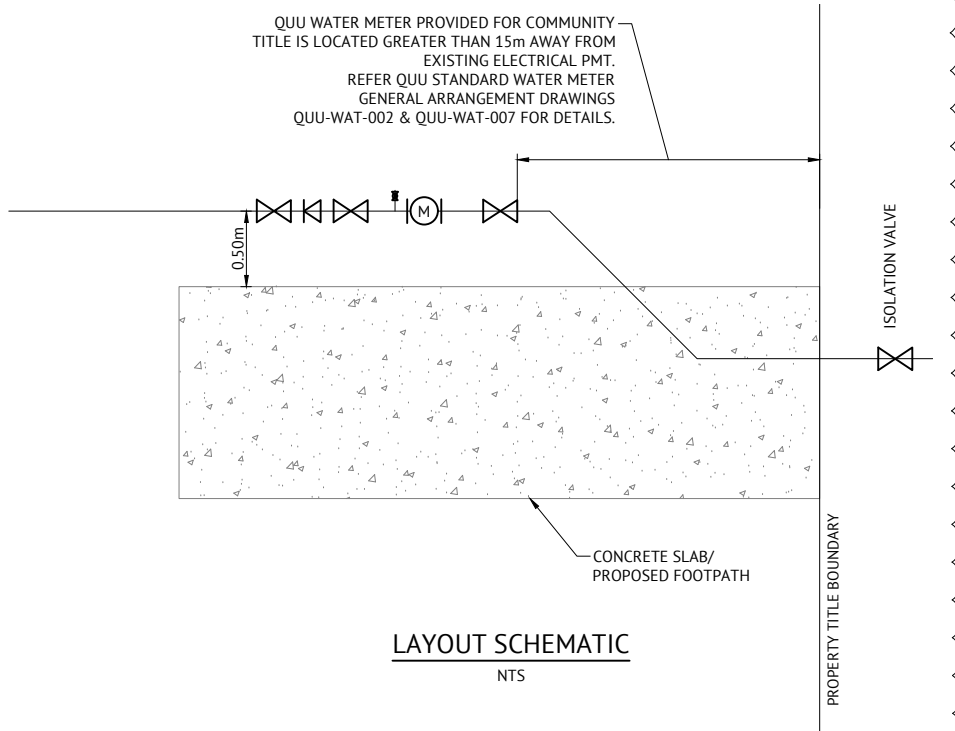


WATER SERVICE PLAN



WATER SERVICE ELEVATION

QUU MASTER METER DETAIL
SCALE 1:25



LAYOUT SCHEMATIC
NTS

- NOTES**
- CONTRACTOR TO ENSURE ALL WATER FITTINGS ARE CONSTRUCTED CLEAR OF ALL PROPOSED DRIVEWAYS FOR WATER RETICULATION NOTES REFER DRAWING C600.

- NOTES**
- THIS METER ASSEMBLY ARRANGEMENT IS APPLICABLE FOR A FIRE SERVICE OR A TOWNHOUSE STYLE COMMUNITY TITLE SCHEME (C.T.S) DEVELOPMENT COMBINED FIRE AND DOMESTIC SERVICE.
 - THE METER SIZING GUIDE PROVIDED IN THIS DRAWING IS FOR REFERENCE ONLY. CORRECT METER SIZING IS THE RESPONSIBILITY OF THE HYDRAULIC ENGINEER.
 - THE START OF THE METER ASSEMBLY ARRANGEMENT SHALL BE LOCATED AS PER THE LAYOUT SCHEMATIC, UPSTREAM OF ALL INTERNAL OFFTAKES, AND SHALL BE ACCESSIBLE FOR READING, MAINTENANCE AND REPLACEMENT AT ALL TIMES. THE PROPERTY SERVICE AND METER ASSEMBLY SHALL BE LOCATED AT LEAST 1.0m FROM ALL ELECTRICAL SOURCES AND AT LEAST 600mm HORIZONTALLY CLEAR OF EXISTING/ FUTURE DRIVEWAYS, FENCES AND STRUCTURES. ANY OTHER ARRANGEMENT IS SUBJECT TO PRIOR APPROVAL BY QUU.
 - WATER METER ASSEMBLY SHALL HAVE MIN 150 - 300mm VERTICAL CLEARANCE BETWEEN FINISHED SURFACE LEVEL AND UNDERSIDE OF FLANGE (AS SHOWN).
 - ASSEMBLY DETAILED DOWNSTREAM OF THE PIPE (ITEM 6) IS SHOWN FOR REFERENCE ONLY AND IS CLASSIFIED AS PRIVATE PLUMBING.
 - ASSEMBLY DETAIL DOWNSTREAM OF THE FIRE SERVICE PIPE (ITEM 6) IS SHOWN FOR REFERENCE ONLY AND IS CLASSIFIED AS PRIVATE PLUMBING. AS MINIMUM, A CONTAINMENT BACKFLOW PREVENTION DEVICE MUST BE INSTALLED DOWNSTREAM OF THE PIPE (ITEM 6). THE BACKFLOW PREVENTION DEVICE MUST BE IN ACCORDANCE WITH A.S. 3500 AND BE AT LEAST A SINGLE CHECK VALVE.
 - WHERE THE FIRE SERVICE SUPPLIES BOTH HYDRANT AND SPRINKLER SERVICES, THE SPRINKLER SERVICES, THE SPRINKLER SERVICE SHALL BRANCH OFF IMMEDIATELY DOWNSTREAM OF THE CONTAINMENT BACKFLOW PREVENTION DEVICE.
 - THIS DRAWING ILLUSTRATES A DN150 FIRE SERVICE OR A TOWNHOUSE STYLE C.T.S. COMBINED FIRE AND DOMESTIC SERVICE ARRANGEMENT. FITTINGS FOR OTHER SIZES SERVICES WILL BE SLIGHTLY DIFFERENT. THE TABLE BELOW DOES NOT PROVIDE DETAILS OF ALL THE FITTINGS REQUIRED, ONLY THE MAIN COMPONENTS.
 - REFER TO QUU STANDARD DRAWING QUU-WAT-002 FOR FURTHER NOTES.

DOMESTIC FLOW SCHEDULE		
ITEM	FITTING	DN100 SERVICE (WITH 100mm METER) LENGTH APPROX 1.3m
1	SERVICE PIPE AND 90° BEND	DN100 FL-FL DI CL, THERMAL BONDED EPOXY COATED
2	ISOLATION VALVE	DN100 FL-FL GATE VALVE, THERMAL BONDED EPOXY COATED
3	PIPE (5D)	DN100FL-FL 316SS, 500mm LONG
4	WATER METER	100mm ULTRASONIC/ ELECTROMAGNETIC METER (REFER NOTE 2)
5	PIPE SUPPORT	GALVANISED MILD STEEL WITH RUBBER INSERT
6	PIPE (3D)	DN100FL-FL 316SS, 300mm LONG
7	TESTING PORT	DN25 BSP BRASS BALL VALVE
8	ISOLATION VALVE	AS3500 COMPLIANT DN100 VALVE
9	BACKFLOW PREVENTION DEVICE (REFER TO NOTES 5 & 6 AND AS3500 SECTION 4)	AS/NZS 2845.1 COMPLIANT
10	90° BEND	DN100 FL-FL DI CL, THERMAL BONDED EPOXY COATED
NA	METER SIZING GUIDE - NUMBER OF DWELLINGS SERVICED	150-274

**URBAN UTILITIES
CERTIFICATION SCHEME ENDORSED
CONSULTANT**

(PLANS SUBMITTED ARE TO URBAN UTILITIES' STANDARDS AND SATISFY THE WATER APPROVAL CONDITIONS)

WATER APPROVAL REF. NUMBER: 20-PNT-47978
ENDORSED CONSULTANT: PREMISE
NOMINATED RPEQ: RICHARD MORRIS - RPEQ 13484

RPEQ SIGNATURE: *[Signature]*

RPEQ CONTACT DETAILS: 07 3253 2222

AS CONSTRUCTED CERTIFICATION

I, Richard Morris hereby certify that:

- The information contained in this drawing/document is generally in compliance with approved drawings and design.
- To the best of my knowledge, this represents an accurate record of as constructed works and I accept the responsibility for the information contained in this drawing/document. Excluding Survey Error.

[Signature] RPEQ No. 13484 Date: 10/05/2021
RPEQ (Signature)

- MASTER METER NOTES:**
- ALL WORKS UP TO AND INCLUDING THE LIMIT OF WORKS BY QUU SHALL BE AT NO COST TO QUU.
 - UPON RECEIPT OF QUU'S DECISION NOTICE APPROVAL (WITH CONDITIONS) THE APPLICANT MAY CONTACT QUU'S PRIVATE WORKS SECTION TO OBTAIN A QUOTATION FOR ALL WORKS BY QUU. THE WORKS (BY QUU) WILL NOT COMMENCE UNTIL THE QUOTATION PAYMENT IS MADE IN FULL.

INDEMNITY - EXISTING SERVICES

NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

AS CONSTRUCTED DETAILS FOR AMEND.

I CERTIFY THAT THE 'AS CONSTRUCTED' DETAILS SHOWN ON THIS PLAN ARE TRUE AND ACCURATE RECORD OF THE WORKS

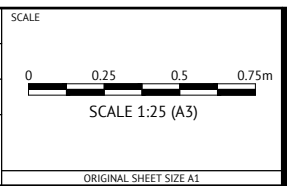
SIGNED: _____ DATE: _____
NAME of SIGNATORY
RPEQ No. or LICENCE
COMPANY NAME
START DATE: _____

AS CONSTRUCTED				
DATE	REV	DESCRIPTION	REC	APP
10/05/2021	C	AS CONSTRUCTED	RM	RM
10/11/2020	B	UPDATED WATER METER DETAILS	RL	PB
30/09/2020	A	ORIGINAL ISSUE	EL	PB

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DESIGNED
E.LONGMIRE
CHECKED
A.LANGDON
PROJECT MANAGER
R.LLEWELYN
ENGINEERING CERTIFICATION



CLIENT **MIRVAC QUEENSLAND PTY LTD**

PROJECT **PROPOSED DEVELOPMENT - STAGE 2, 3A, 3B & 4A (54 LOTS)**

LOCATION **420 SOUTH PINE ROAD - EVERTON PARK**

SHEET TITLE **WATER CONNECTION SECTION AND DETAIL**

JOB CODE **17BNE-0071**

SHEET NUMBER **C2611** REV **C**

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

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

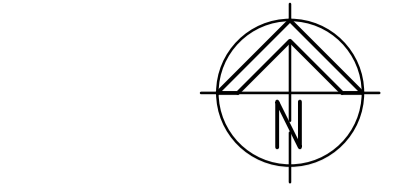
HYDRAULIC SERVICES

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

AT

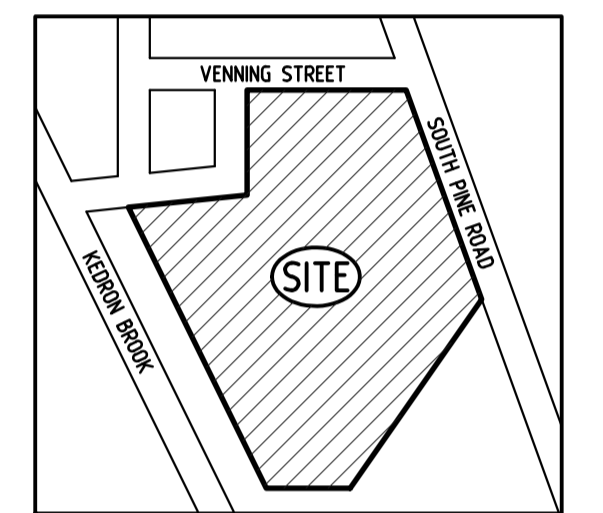
50 ASHMORE STREET & 420 SOUTH PINE ROAD
 EVERTON PARK, QLD 4053

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

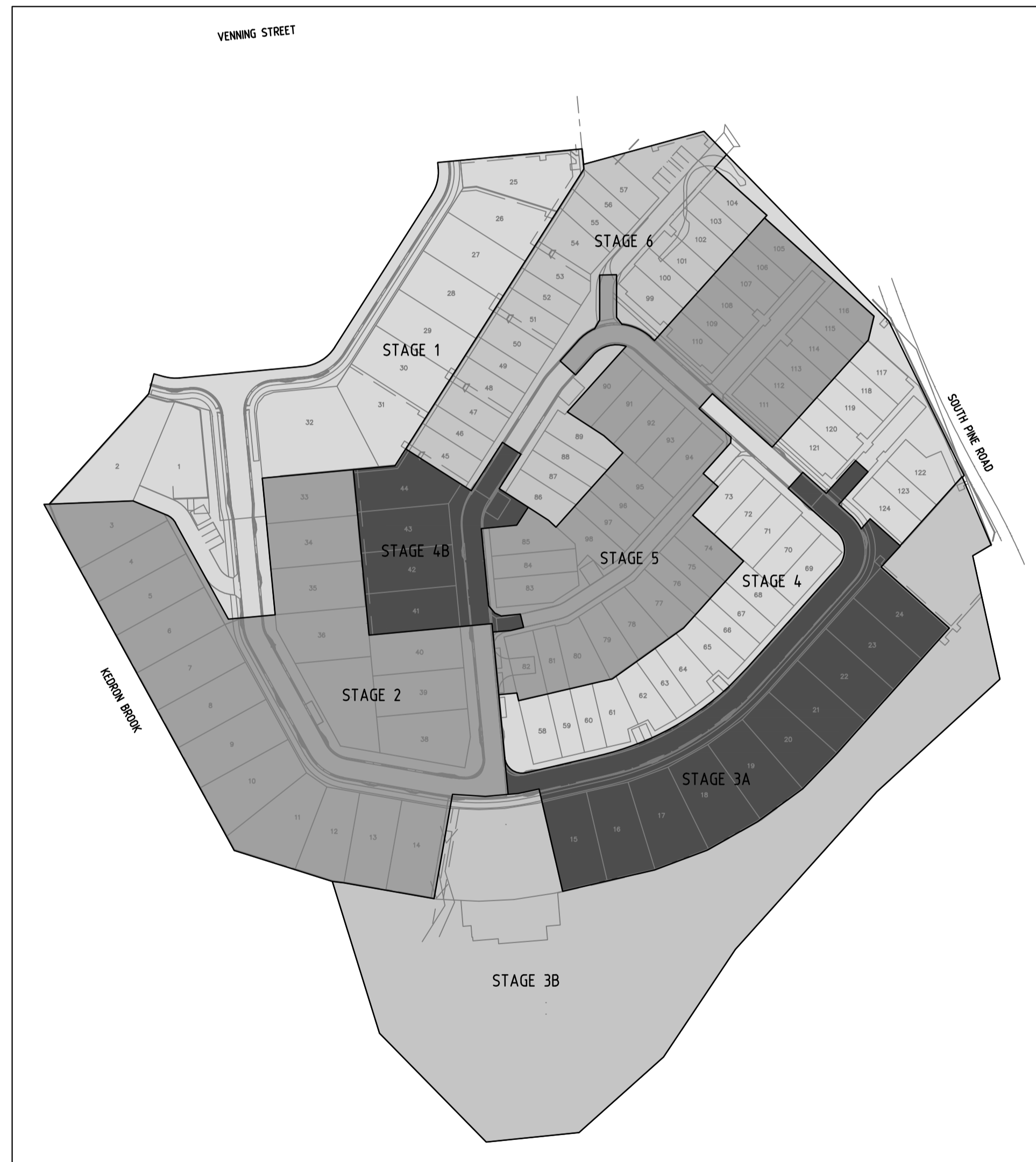


HYDRAULIC SERVICES LEGEND

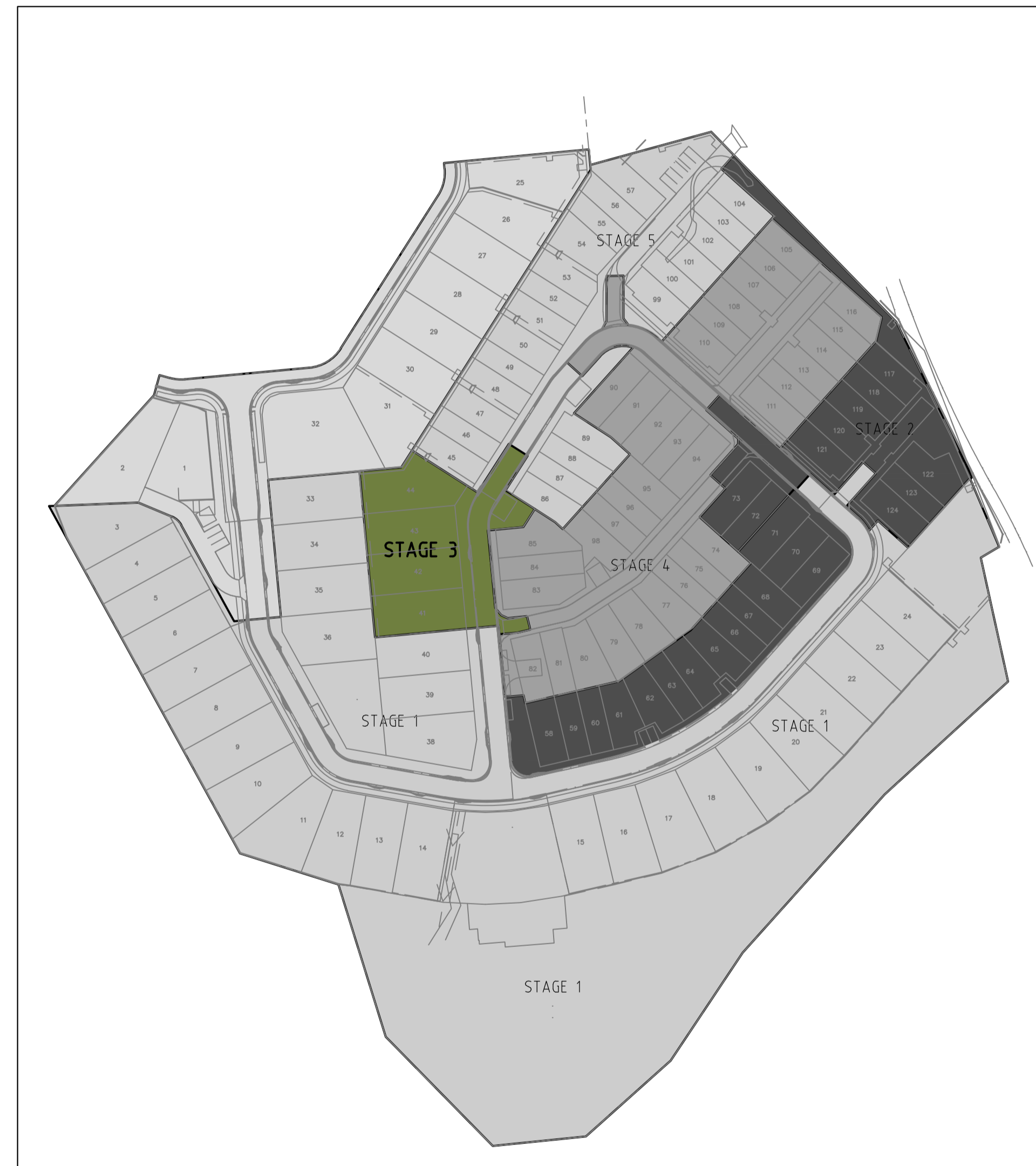
eS	eS	EXISTING COUNCIL SEWER
eSW	eSW	EXISTING STORMWATER
nS	nS	NEW CIVIL STORMWATER
nH	nH	NEW HOUSE DRAINAGE
eW	eW	EXISTING WATER SERVICE
nW	nW	NEW CIVIL WATER SERVICE
nCW	nCW	NEW COLD WATER SERVICE
COS		CLEAR OUT TO SURFACE
CV		CONTROL VALVE
EXIST		EXISTING
IL		INVERT LEVEL
JU		JUMP UP
RL		REDUCED LEVEL
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
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 TELEPHONE: (07) 3876 0088
 QBCC LIC. No. 15067828 FACSIMILE: (07) 3876 0018
 BRISBANE 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	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019
scale	approved	sheet
NTS @ A1		1 of 4

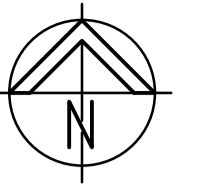
job no. 17636-3 drawing no. H1 revision IFC2

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	— 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

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

① 100mm SANITARY DRAINAGE POINT FOR FUTURE CONNECTION.



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

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PTY LTD
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 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 STAGE 3 SITE PLAN DRAINAGE

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

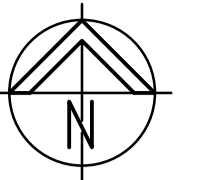
job no.	drawing no.	revision
17636-3	H2	IFC3

SITE PLAN / DRAINAGE
SCALE 1:200

AS-CONSTRUCTED

OWNER.
MIRVAC QUEENSLAND PTY LIMITED

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

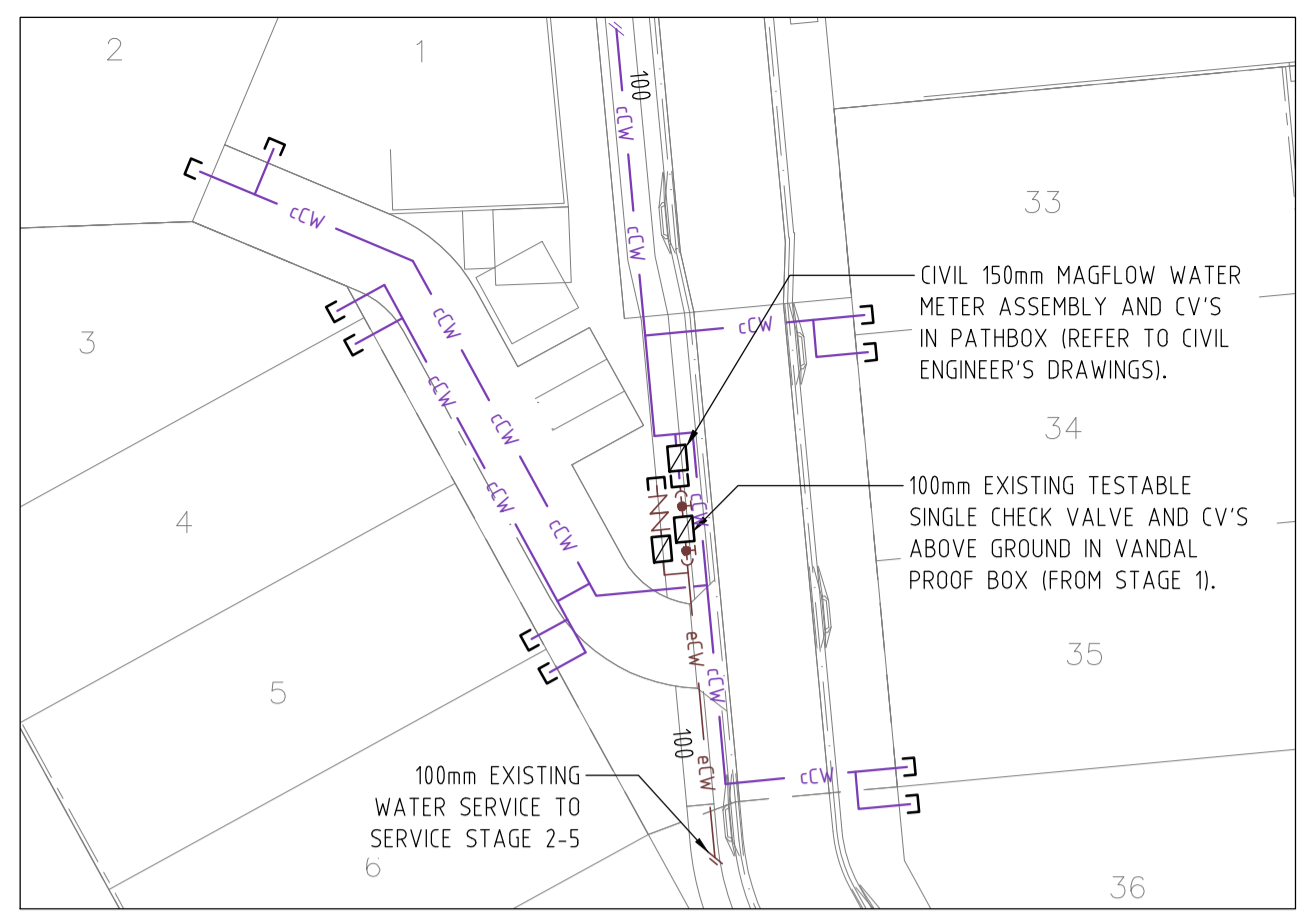


HYDRAULIC SERVICES LEGEND

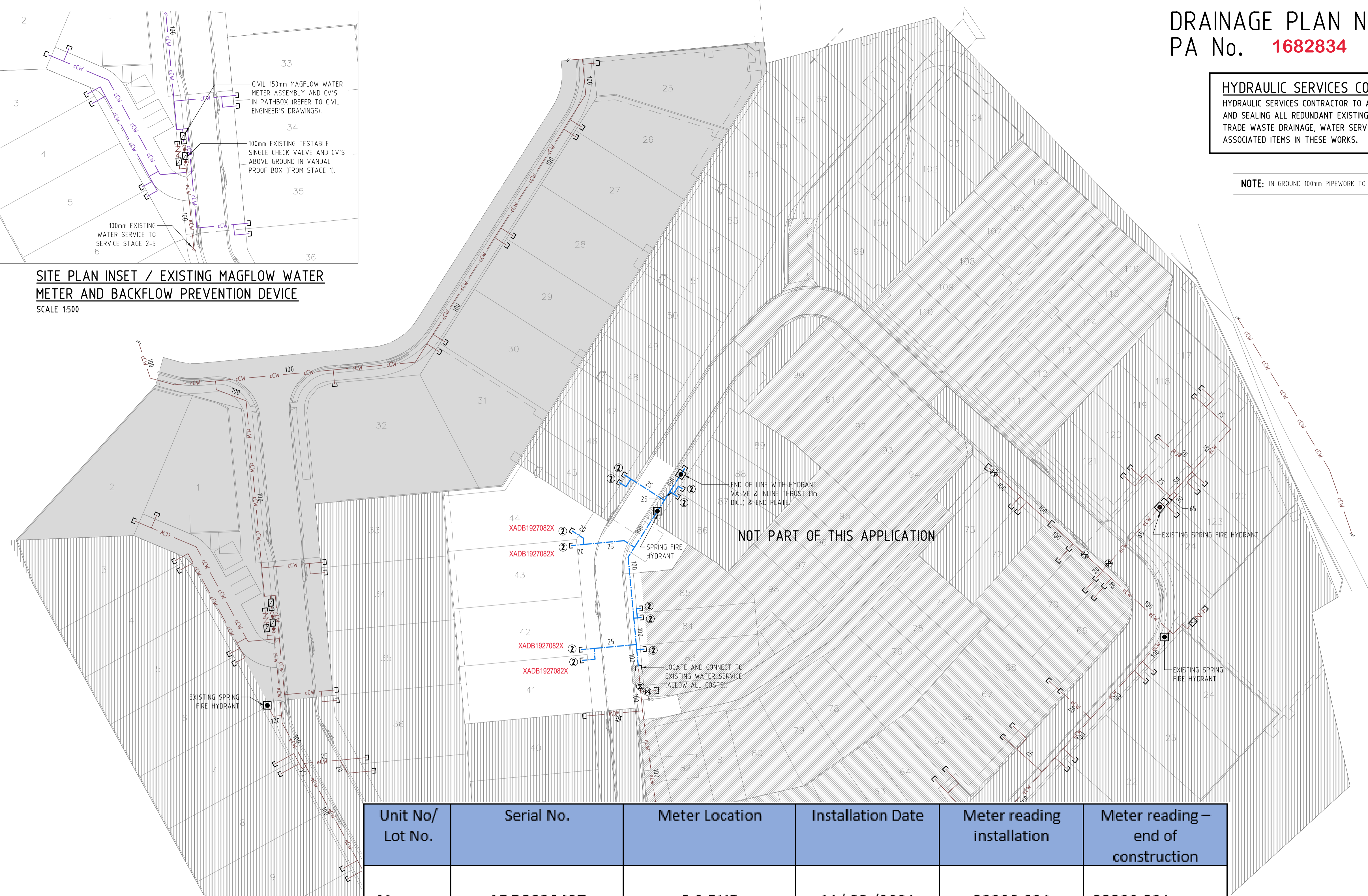
— eS	— eS	—	EXISTING COUNCIL SEWER
— eSW	— eSW	—	EXISTING STORMWATER
— cSW	— cSW	—	NEW CIVIL STORMWATER
— eCW	— eCW	—	EXISTING WATER SERVICE
— cCW	— cCW	—	NEW CIVIL WATER SERVICE
— cCW	— cCW	—	NEW COLD WATER SERVICE
COS			CLEAR OUT TO SURFACE
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SIC			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.

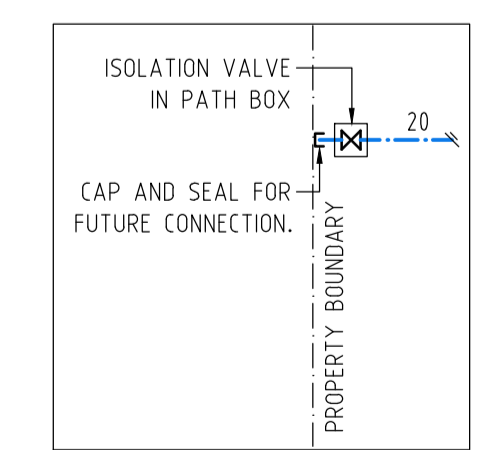


SITE PLAN INSET / EXISTING MAGFLOW WATER METER AND BACKFLOW PREVENTION DEVICE
SCALE 1:500



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

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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	checked	date
SY	B. NIKOLAJEVS (QBCC LICENCE N° 15058052)	Dec 2019

scale	approved	sheet
1:500 @ A1		3 of 4

job no.	drawing no.	revision
17636-3	H3	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.

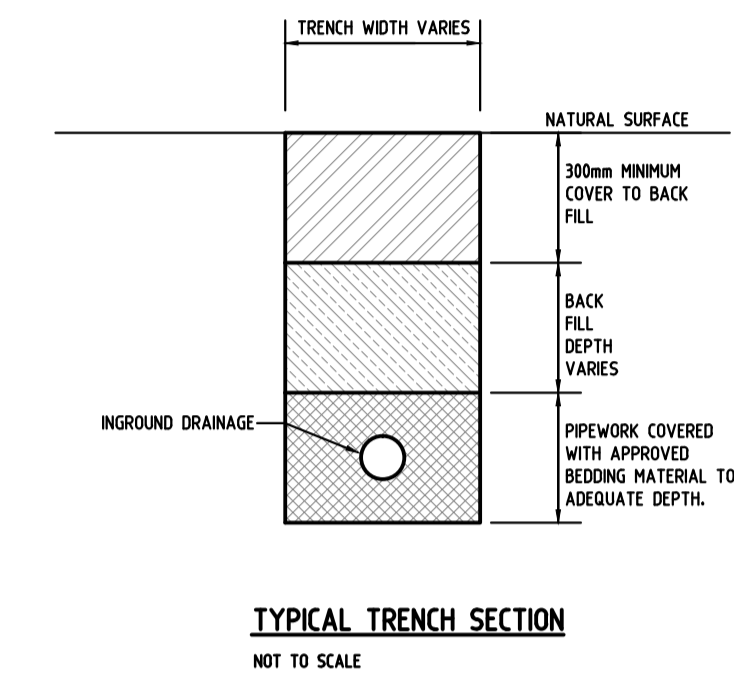
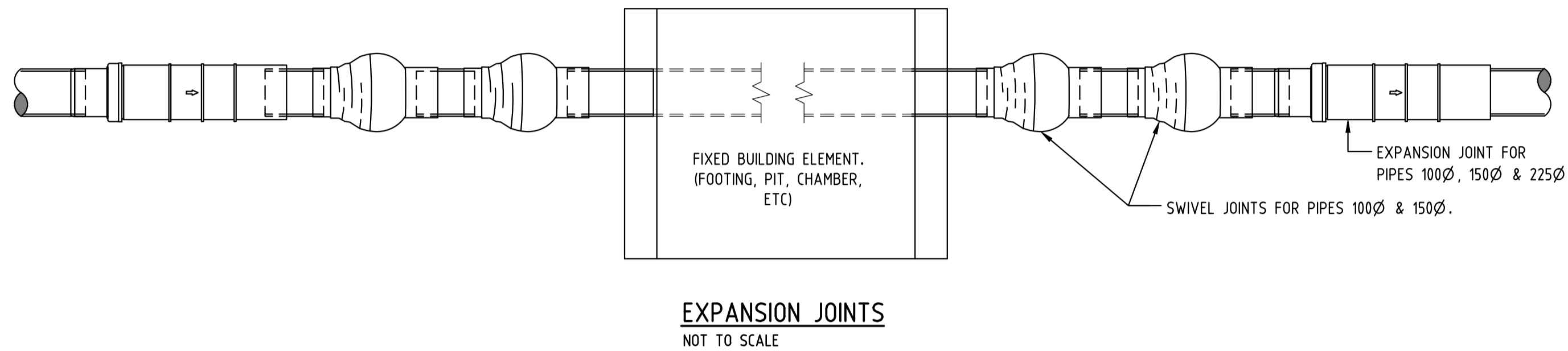
**"H" HIGHLY REACTIVE LOTS AT
EVERTON PARK**

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°

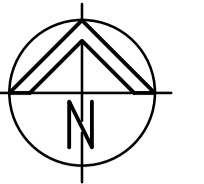
HYDRAULIC SERVICES CONTRACTOR NOTE:

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

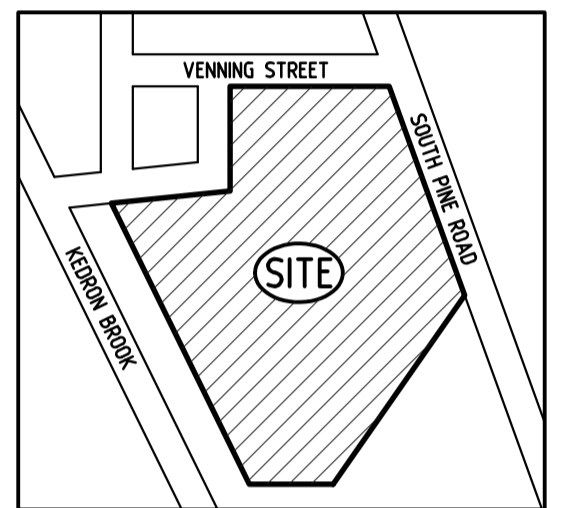


**DRAINAGE PLAN No. 129521
PA No. 1682834
COMMUNITY TITLE
CLASS 1a**



HYDRAULIC SERVICES LEGEND

- eS — eS — EXISTING COUNCIL SEWER
- eSW — eSW — EXISTING STORMWATER
- eSW — eSW — NEW CIVIL STORMWATER
- eCW — eCW — NEW HOUSE DRAINAGE
- eCW — eCW — EXISTING WATER SERVICE
- eCW — eCW — NEW CIVIL 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



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

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BRISBANE 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.