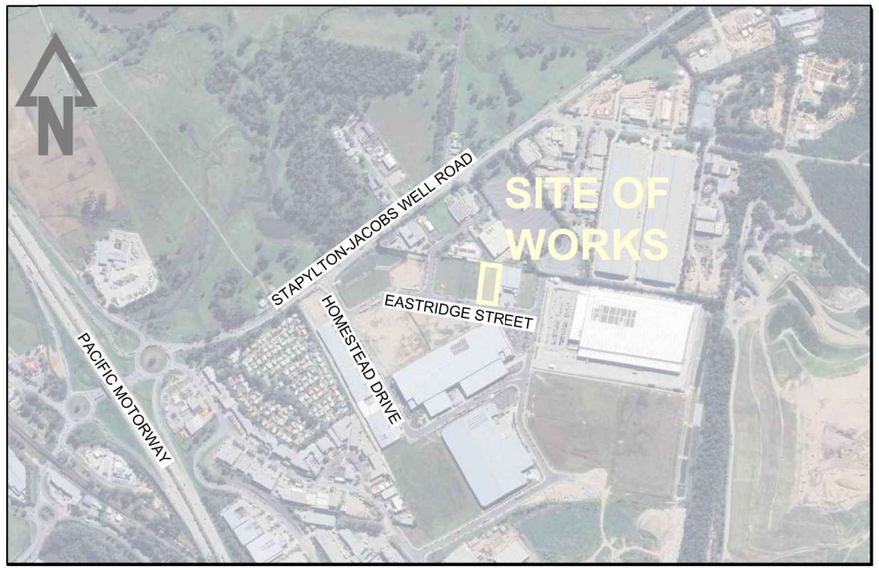
EASTRIDGE 117 PTY LTD



LOCALITY PLAN

N.T.S.

LOT 117 SP316137

28 EASTRIDGE STREET
STAPYLTON, QLD

THERE MAY BE EXISTING SERVICES WITHIN THE WORKS AREA THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS TO LOCATE ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.

DIAL BEFORE YOU DIG www.1100.com.au

DRAWING SCHEDULE

No.	TITLE	REV.	NOTE	DATE
C01	COVER SHEET	03	RFI RESPONSE	04/03/25
C02	GENERAL NOTES	02	LAYOUT UPDATE	28/01/25
C03	EROSION AND SEDIMENT CONTROL PLAN	02	LAYOUT UPDATE	28/01/25
C04	EROSION AND SEDIMENT CONTROL DETAILS	02	LAYOUT UPDATE	28/01/25
C05	EARTHWORKS PLAN	02	LAYOUT UPDATE	28/01/25
C06	EARTHWORKS SECTIONS	02	LAYOUT UPDATE	28/01/25
C07	CIVIL WORKS PLAN	03	DIMENSIONS ADDED TO VXO	04/03/25
C08	STORMWATER LONGITUDINAL SECTIONS	02	LAYOUT UPDATE	28/01/25
C09	CATCHMENT PLAN	02	LAYOUT UPDATE	28/01/25
C10	SEWER CONNECTION PLAN	02	LAYOUT UPDATE	28/01/25
C11	WATER CONNECTION PLAN	04	WATER CONNECTION REVISED	18/03/25

Vehicle access works (1x new VXO) and water connection are the only aspects of works approved in COM/2025/12.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/12

Dated: 21 March 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

LEGEND - EXISTING

- PRINCIPAL RP BOUNDARY
- ABUTTING BOUNDARY
- EASEMENT BOUNDARY
- CONTOUR
- TREE
- TREE - TO BE PROTECTED
- ROAD SIGN
- STORMWATER LINE
- STORMWATER SWALE / TABLE DRAIN
- STORMWATER PIT
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- STORMWATER HEADWALL
- SEWER LINE
- SEWER MAINTENANCE HOLE
- WATER LINE
- VALVE
- HYDRANT
- TELECOMMUNICATION LINE
- FIBRE OPTIC LINE
- TELECOMMUNICATION PIT
- TELECOMMUNICATION PLINTH

LEGEND - EXISTING

- BANK / BATTER
- ROCK WALL
- BLOCK WALL
- TIMBER WALL
- FENCE
- EDGE OF SEAL / BITUMEN
- EDGE OF GRAVEL
- BUILDING
- BUILDING OVER
- BUILDING
- BUILDING (TO BE REMOVED)
- SEAL / BITUMEN
- SEAL / BITUMEN (TO BE REMOVED)
- CONCRETE
- CONCRETE (TO BE REMOVED)
- PAVERS
- LANDSCAPE / PERMEABLE
- VEGETATED / GARDEN AREA

LEGEND - PROPOSED

- RP BOUNDARY
- EASEMENT BOUNDARY
- CONTOUR
- LIMIT OF WORKS
- TREE
- ROAD SIGN
- STORMWATER LINE
- STORMWATER SWALE / TABLE DRAIN
- BUILDING HYDRAULICS (INDIC. ONLY)
- STORMWATER HOUSE CONNECTION
- STORMWATER PIT
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- STORMWATER HEADWALL
- SEWER LINE
- SEWER RISING MAIN
- SEWER HOUSE CONNECTION
- SEWER MAINTENANCE HOLE
- WATER LINE
- VALVE
- HYDRANT

LEGEND - PROPOSED

- BANK / BATTER
- BARRIER KERB AND CHANNEL TYPE B1
- ROCK WALL
- CONCRETE SLEEPER WALL
- FENCE
- EDGE OF SEAL / BITUMEN
- EDGE OF GRAVEL
- BUILDING
- BUILDING OVER
- BUILDING
- SEAL / BITUMEN
- CONCRETE
- PAVERS
- LANDSCAPE / PERMEABLE
- VEGETATED / GARDEN AREA
- SJ — SAWN JOINT
- DCJ — DOWEL CRADLE JOINT
- EDJ — EXPANSION DOWEL JOINT
- R — 2N12 - 1000 L TIES TO U/S FABRIC

ISS:	DATE:	DESCRIPTION:
03	04/03/25	RFI RESPONSE
02	28/01/25	LAYOUT UPDATE
01	25/10/24	ISSUED FOR APPROVAL

ORIGINAL SIZE

A1

PROJECTS & DESIGNS ENGINEERS (TRADING NAME)

P&D ENGINEERS Pty Ltd
ACN 54 619 487 231

ADDRESS:
SUITE 31007
SOUTHPORT CENTRAL TOWER 3
9 LAWSON STREET, SOUTHPORT QLD 4215
AUSTRALIA

EMAIL: admin@projectsanddesigns.com.au
WEB: www.projectsanddesigns.com.au
PHONE: (07) 5679 8427
FAX: (07) 310 640 29

COVER SHEET

EASTRIDGE 117 PTY LTD
28 EASTRIDGE STREET
STAPYLTON, QLD

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd
RICARDO RAMIREZ
C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530

DATE	10/24	DRAWING NUMBER	REVISION
DESIGN	JB	5334 - C01	03
DRAWN	JB		
CHECKED	RAR	SHEET 01 OF 11 SHEETS	

GENERAL NOTES

1. The builder / contractor is to check and be responsible for the correctness of all dimensions and any discrepancy is to be reported immediately.
2. Do not obtain dimensions by scaling off these drawings.
3. Stability of the building during construction and excavation in the vicinity of neighbouring buildings is the responsibility of the builder.
4. All workmanship and materials are to be in accordance with the current S.A.A codes and local government ordinances.
5. Refer architect for set out dimensions, levels, steps and falls.
6. All standards and codes of practice referred to are those editions current at time of tendering.
7. Existing contours are at 0.50m intervals UNO.
8. Proposed contours are at 0.25m intervals UNO.

NOTES : CIVIL WORKS

1. Refer to structural engineers details for building floor construction.
2. Refer to architects details for building floor levels.
3. B1 = TYPE B1 kerb refer IPWEAQ Std Dwg RS-080.
   B2 = TYPE B2 kerb refer IPWEAQ Std Dwg RS-080.
4. All linemarking and signage is to comply with the manual of uniform traffic control devices.
5. Car stops are to be provided at the end of all carparks (excluding parallel parks and shared zone) in accordance with AS2890 and installed to manufacturers specifications.
6. Existing footpath, kerb and frontage areas to be reinstated to original after completion of works.
7. All setout points shown are to lip of kerb or edge of concrete UNO.

SITEWORKS NOTES

1. Datum A.H.D.
2. Origin of levels. refer to bench or state survey marks where shown on plan.
3. Contractor must verify all dimensions and existing levels on site prior to commencement of work.
4. All works to be undertaken in accordance with the details shown on the drawings & the directions of the superintendent.
5. Existing services unless shown on survey plan have been plotted from services search plans and as such their accuracy cannot be guaranteed. It is the responsibility of the contractor to establish the location and level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. clearances shall be obtained from the relevant service authority.
6. Where new works abut existing the contractor shall ensure that a smooth even profile, free from abrupt changes is achieved.
7. The contractor shall arrange all survey setout to be carried out by a registered surveyor.
8. Care is to be taken when excavating near existing services. No mechanical excavation is to be undertaken over Telstra or electrical services. Hand excavate in these areas.
9. Contractor to obtain authority approvals where applicable.
10. Make smooth transition to existing surfaces and make good.
11. These plans shall be read in conjunction with approved landscape, architectural, structural, hydraulic and mechanical drawings and specifications or written instructions that may be issued relating to development at the site.
12. Trenches through existing road and concrete pavements shall be sawcut to full depth of concrete and a minimum of 50mm in bituminous paving.
13. All branch gas and water services under driveways and brick paving shall be located in 80Ø uPVC sewer grade conduits extending a minimum of 500mm beyond edge of paving.
14. Grades to pavements to be as implied by RL's on plan . Grade evenly between nominated RL's. Areas exhibiting ponding greater than 5mm depth will not be accepted/ unless in a designated sag point.
15. All covers and grates etc to existing service utilities are to be adjusted to suit new finished surface levels where applicable.
16. All buildings and hardstand areas are to be removed and disposed of off site in accordance with local council requirements.
17. All trees and tree waste to be disposed of off site in accordance with local council requirements.

EARTHWORKS

1. Earthworks to be read in conjunction with Geotechnical investigation.
2. The contractor is to strip the construction area of all grass, shrubs, rubbish, deleterious material and unsuitable topsoil as nominated by the engineer. Disposal of this unsuitable material is to be off site.
3. Topsoil approved by the superintendent for reuse, is to be stockpiled on site as directed.
4. Bulk earthworks is to be carried out in accordance with council standards and the requirements of as3798.
5. Geotechnical supervision of earthworks is to be carried out in accordance with the level 1 requirements of as3798 by a N.A.T.A. registered geotechnical testing authority at the contractors cost. The contractor shall provide details of all testing to the engineer progressively through the works and notify the engineer of any non-conformances. All non conforming work is to be rectified.
6. Prior to fill operations and in the presence of the geotechnical engineer, proof roll the fill area subgrade. Remove soft and or compressible zones and replace with select site material compacted to a density consistent with that noted for the proposed filling.
7. Proof rolling nominated shall be carried out using a single axle highway truck with a rear axle load not less than 10 tonnes tyres inflated to 550kpa or approved equivalent. Equipment labour and loading required for proof rolling is to be provided by the contractor.
8. The majority of material won from proposed excavations should be suitable for use as fill material. Suitable materials for filling should generally have a maximum particle size not exceeding 150mm. Oversize material is to be either crushed to a particle size =/< 150mm for reuse as fill material or be disposed of off site.
9. All fill under footings and slabs shall be compacted in layers not greater than 150mm to 100% standard compaction. For cohesive materials or a density index of not less than 70% for non cohesive materials. Tests shall be conducted on fill as required by qualified soil test consultant to confirm compaction. Following completion of bulk earthworks operations the contractor is to notify the superintendent. The finished surface is to be proof rolled in the presence of the geotechnical engineer prior to topsoiling/building.
10. It is the contractors responsibility to protect the site and surrounding areas from damage resulting from stormwater runoff. Temporary diversion drains and or other drainage control devices are to be implemented by the contractor during construction to minimise the effects of weather.
11. Imported fill material if ordered, shall be low plasticity granular fill having the following characteristics:
    Minimum CBR 15
    Plasticity index <15 %
    Passing 0.0075mm sieve <25 %
12. Excess spoil material generated during construction is to be disposed of as directed by the superintendent.
13. All fill material placed on the site comprising only natural earth and rock is to be free of contaminants (as defined by section 11 of the environmental protection act (EPA) 1994), noxious, hazardous, deleterious and organic materials. Suitable fill material is deemed to comply with the requirements of clause 4.3, AS3798, guidelines on earthworks for commercial and residential developments.
14. The movement of material to and from the site is to be in accordance with relevant EPA policies, in particular those addressing presence and treatment of fire ants.
15. Retaining wall heights are to finished surface top and bottom.
16. For retaining walls that are in fill next to any vehicular area and additional course of blocks is to be added as a kerb block.
17. Any retaining wall above 1.0m in height is to have handrails installed in accordance with the relevant standards.
18. Full extent of retaining walls are to be confirmed onsite during construction

EXISTING SERVICES & FEATURES

1. The contractor shall allow for the capping off, excavation and removal (if required) of all existing services in areas affected by works within the contract area or as shown on the drawings unless directed otherwise by the superintendent.
2. The contractor shall ensure that at all times services to all buildings not affected by the works are not disrupted.
3. Prior to commencement of any works the contractor shall gain approval of his program for the relocation/construction of temporary services.
4. Contractor shall construct temporary services to maintain supply to existing building remaining in operation during works to the satisfaction and approval of the superintendent. Once diversion is complete and commissioned, the contractor shall remove all such temporary services and make good to the satisfaction of the superintendent.
5. Interruption to supply of existing services shall be done so as not to cause any inconvenience to the principal. Contractor to gain approval from the superintendent for time of interruption.
6. Existing services, buildings, external structures an trees shown on these drawings are existing features prior to any demolition works.
7. All buildings and hardstand areas are to be removed and disposed of off site in accordance with local council requirements.
8. All trees and tree waste to be disposed of off site in accordance with local council requirements.

NOTES : SEDIMENT CONTROL

1. All controls are to be compliant with the landcom - managing urban stormwater - 4th edition.
2. Construction is to be programmed to provide installation of perimeter landscaping/surface treatment as early as practical.
3. At the prestart meeting the contractors works program is to be reviewed. Alterations to the program may be required to ensure satisfactory erosion and sediment control.
4. A photographic record of sediment and erosion control devices and the immediate downstream stormwater system is to be carried out on a fortnightly cycle and after each major storm event. Carry out corrective and preventative action as required.
5. Public and workplace safety issues must be considered and monitored for each device to the satisfaction of the superintendent.
6. Woven fabrics are to be used for sediment fence filter fabric.
7. Sediment management devices shall be installed prior to commencement of construction activities and maintained at a suitable level/condition throughout construction. sediment fences are to be cleaned out when capacity is reduced to 30%. Drainage structure protection is to be cleaned following each significant runoff producing storm.
8. The contractor shall provide temporary drainage control to divert flow from undisturbed areas around disturbed areas and direct flow from disturbed areas towards control devices.
9. Ponded rainfall shall be pumped through a sediment fence located on the site before discharging into the downstream stormwater system.
10. The contractor shall be responsible for the inspection and maintenance of sediment and erosion control devices. All devices are to be inspected at least weekly and after significant runoff producing storms.
11. If erosion and sediment control devices have been found to be deficient or failed in service due to unforeseen circumstances corrective action is to be undertaken by the contractor immediately which may include;
    Amendments/additions to the original erosion control plans. Such additions or amendments are to be approved by the superintendent.
12. Straw bales used in sediment devices are to be replaced after a maximum service period of 6 weeks.
13. Sediment management devices are to be maintained by the contractor as noted and detailed until approval has been granted by the engineer for their removal the contractor is to remove and dispose of these devices off site.
14. All temporary access roads and hardstand areas are to be trimmed and maintained in a serviceable condition for the duration of the contract.
15. All temporary access roads and hardstand areas are to be reinstated to the satisfaction of the superintendent at the end of the contract.

DRAINAGE NOTES:

1. All stormwater work to comply with councils design and construction manual.
2. Contractor shall be responsible for maintaining the minimum cover of 600mm on all pipes UNO.
3. Protection of pipes due to loads exceeding W7 wheel load shall be the contractor's responsibility.
4. Bedding type shall be type HS2 for RCP. Where necessary the overlay zone shall be reduced to accommodate pavement requirements. Refer to this drawing for details.
5. Minimum cover over existing pipes for protection during construction shall be 800mm.
6. No construction loads shall be applied to plastic pipes.
7. Finished surface levels shown on layout plan dwgs take precedence over design drainage surface levels.
8. All pipes 300Ø and larger to be reinforced concrete class '2' approved spigot and socket with rubber ring joints. U.N.O. hardies FRC pipe may be used in lieu of RCP if desired in ground. All aerial pipes to be uPVC class SH.
9. All pipes 225Ø and lower and all aerial pipes to be PVC class SN10.
10. All pits in trafficable areas to be cast in situ and shall be constructed of 25 mpa concrete having 150mm thick walls and bases, reinforced with SL72 mesh heavy duty galv mild steel grating and frame. Precast pits, rectangular or circular in shape, may be used in lieu and shall comply with relevant australian standards.
11. All pits, gratings and frames shall be installed in accordance with the manufacturers specification and to be in accordance with AS3500,3 and AS3996.
12. Pit chamber dimensions are to be selected to satisfy the following:
    - Pipe size
    - Depth to invert
    - Skew angle
13. Refer typical pit chamber details. If pit lid size is smaller than the pit chamber size then the pit lid is to be constructed on the corner of the pit chamber with the step irons directly below. Alternatively the pit lid to be used, is to be the same size as the pit chamber.
14. For pipe sizes greater than 300Ø, pit floor is to be benched to facilitate flow.
15. Galvanised step irons shall be provided at 300 CTRS for pits having a depth exceeding 1200mm. subsoil drainage pipe shall be provided in pipe trenches adjacent to inlet pipes. (minimum length 3m)
16. All subsoil pipes shall be 100mm slotted PVC in a filter sock, UNO, with 3m installed upstream of all pits
17. All pipework shall have minimum diameter 100Ø.
18. Minimum grade for roofwater drainage lines shall be 1.0%
19. All pipe junctions and taper up to and including 300Ø shall be via purpose made fittings.
20. All roof drainage to be installed in accordance with AS3500, part 3. testing to be undertaken and reports provided to the superintendent.
21. Location of the direct down pipe connections may vary on site to suit site conditions, where connection shown on long sections chainages are indicative only.
22. Pits in excess of 1.5 m deep to have wall and floor thickness increased to 200mm, reinforced with N12@300 CTRS centrally placed throughout.
23. All pits are to have enviropod 200 gully inserts installed in accordance with the manufacturers specifications.
24. Grated drains are to be installed in accordance with the manufacturers specifications.
25. For stormwater lines labeled "BH" refer to the hydraulic engineers plans.
26. All pits are to have an enviropod 200 or approved similar installed.

Vehicle access works (1x new VXO) and water connection are the only aspects of works approved in COM/2025/12.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2025/12

Dated: 21 March 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

ISS:	DATE:	DESCRIPTION:
02	28/01/25	LAYOUT UPDATE
01	25/10/24	ISSUED FOR APPROVAL

ORIGINAL SIZE
A1

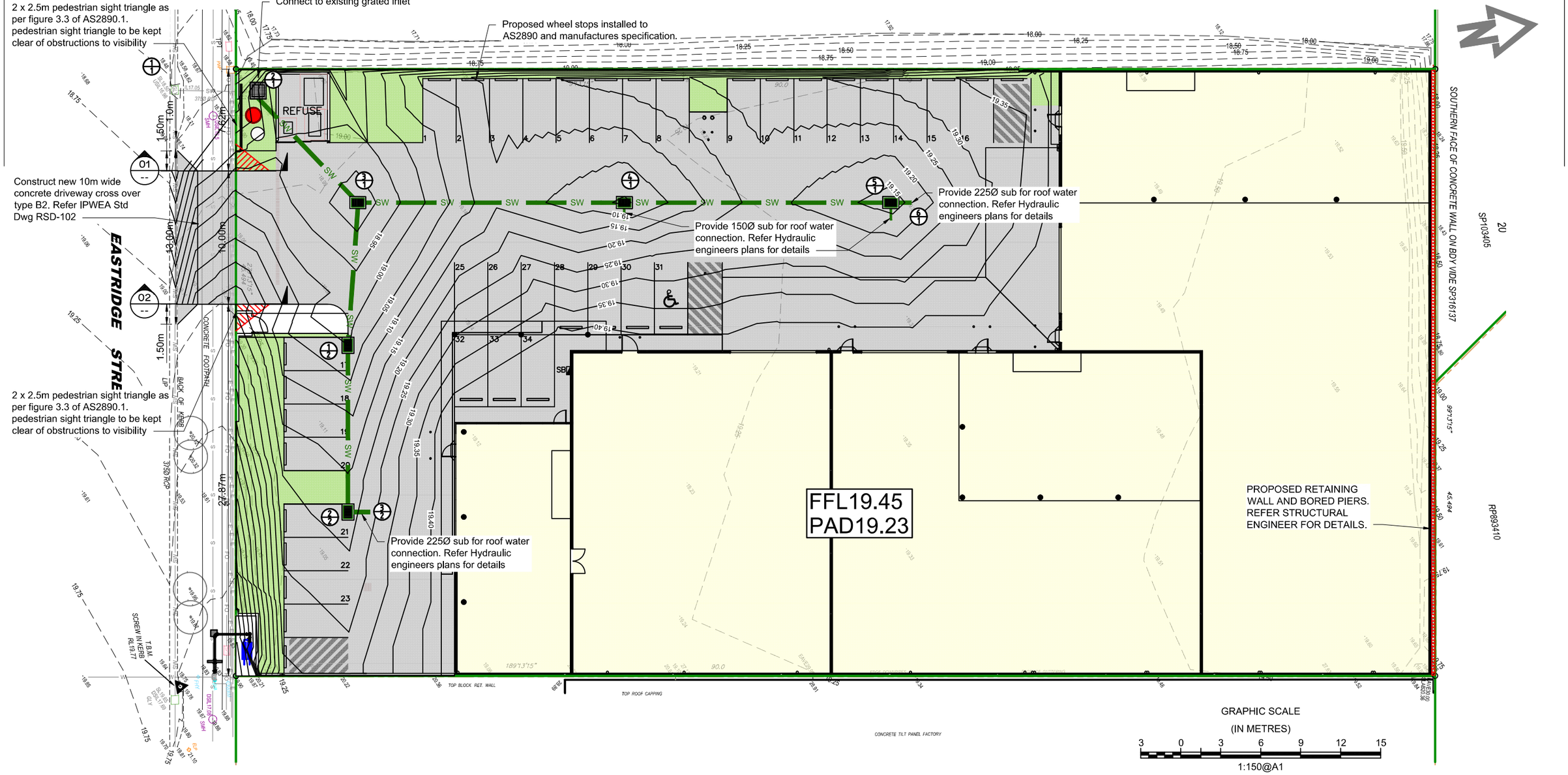
PROJECTS & DESIGNS ENGINEERS (TRADING NAME)
P&D ENGINEERS Pty Ltd
ACN 54 619 487 231
ADDRESS:
SUITE 31007
SOUTHPORT CENTRAL TOWER 3
9 LAWSON STREET, SOUTHPORT QLD 4215
AUSTRALIA
EMAIL: admin@projectsanddesigns.com.au
WEB: www.projectsanddesigns.com.au
PHONE: (07) 5679 8427
FAX: (07) 310 640 29

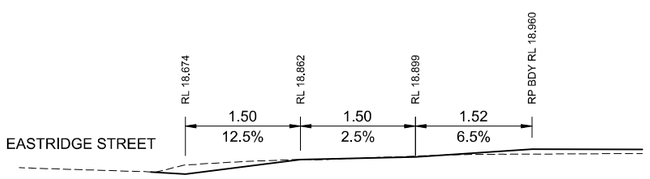
GENERAL NOTES

EASTRIDGE 117 PTY LTD
28 EASTRIDGE STREET
STAPYLTON, QLD

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd
RICARDO RAMIREZ
C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530

DATE	10/24	DRAWING NUMBER	REVISION
DESIGN	JB	5334 - C02	02
DRAWN	JB		
CHECKED	RAR	SHEET 02 OF 11 SHEETS	





SECTION 01
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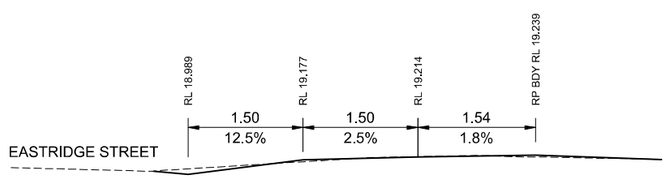

SECTION 02
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Vehicle access works (1x new VXO) and water connection are the only aspects of works approved in COM/2025/12.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 21 March 2025

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED APPROVED BY RELEVANT AUTHORITY. ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES. ALL EXISTING SERVICES ARE TO BE LOCATED AND CONFIRMED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ISS:	DATE:	DESCRIPTION:
03	04/03/25	DIMENSIONS ADDED TO VXO
02	28/01/25	LAYOUT UPDATE
01	25/10/24	ISSUED FOR APPROVAL

ORIGINAL SIZE
A1

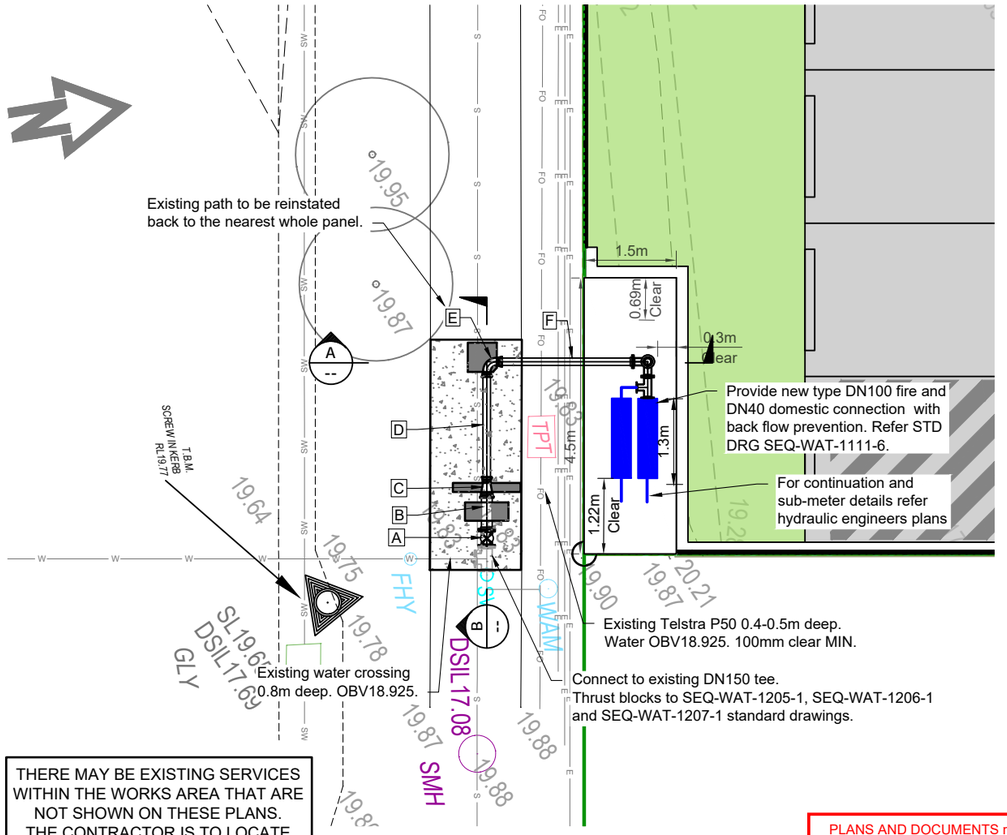
PROJECTS & DESIGNS ENGINEERS (TRADING NAME)
P&D ENGINEERS Pty Ltd
ACN 54 619 487 231
ADDRESS:
SUITE 31007
SOUTHPORT CENTRAL TOWER 3
9 LAWSON STREET, SOUTHPORT QLD 4215
AUSTRALIA
EMAIL: admin@projectsanddesigns.com.au
WEB: www.projectsanddesigns.com.au
PHONE: (07) 5679 8427
FAX: (07) 310 640 29

CIVIL WORKS PLAN

EASTRIDGE 117 PTY LTD
28 EASTRIDGE STREET
STAPYLTON, QLD

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd
RICARDO RAMIREZ
C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530

DATE	10/24	DRAWING NUMBER	REVISION
DESIGN	JB	5334 - C07	03
DRAWN	JB		
CHECKED	RAR	SHEET 07 OF 11 SHEETS	



THERE MAY BE EXISTING SERVICES WITHIN THE WORKS AREA THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS TO LOCATE ALL SERVICES PRIOR TO THE COmmENCEMENT OF WORKS.

DIAL BEFORE YOU DIG www.1100.com.au

WATER CONNECTION PLAN

GRAPHIC SCALE

(IN METRES)

1 0 1 2 3 4 5

1:50@A1

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 21 March 2025

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Vehicle access works (1x new VXO) and water connection are the only aspects of works approved in COM/2025/12.

GENERAL NOTES

1. EXISTING SERVICES AND CONNECTIONS TO EXISTING SERVICES ARE TO BE LOCATED AND CONFIRMED ON SITE PRIOR TO EXCAVATION. THE ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES FOR POSSIBLE REVISIONS.
2. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT GOLD COAST WATER SUPPLY CODE SPECIFICATIONS & STANDARDS.
3. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
4. COVER OF MAINS FROM FINISHED SURFACE LEVEL SHALL BE 600mm.
5. ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP'S 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 THE SEQ-SP.
6. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO. SEQ-WAT-1410-1.
7. THE CONSTRUCTION OF THE WATER RETICULATION WORKS 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 TO THE RETICULATION SYSTEM.
8. FOR WATER SUPPLY CONNECTION TO THE PROPOSED DEVELOPMENT REFER TO THE BUILDING HYDRAULIC PLANS AND DOCUMENTATION.
9. CONNECTIONS TO EXISTING MAINS IS TO BE UNDERTAKEN BY A COUNCIL APPROVED CONTRACTOR UNDER COUNCIL SUPERVISION.
10. CONTRACTOR TO REPAIR ANY DAMAGE TO KERB & CHANNEL, FOOTPATH, ROAD PAVEMENT OR SERVICES CAUSED DURING CONSTRUCTION TO THE SATISFACTION OF COUNCIL.
11. ALL WATER AND SEWER CONNECTION WORKS UNDERTAKERN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 1995 CONTACT YOUR NEAREST OFFICE OF WORKPLACE HEALTH & SAFETY FOR INFORMATION Ph. 1300 369 915.
12. ALL MEASUREMENT ARE IN METRES UNO.
13. INSTALL PIPEWORK PARALLEL TO PROPERTY BOUNDARIES.
14. WRAP FLANGES AND BOLTS WITH PETROLEUM TAPE SYSTEM IN ACCORDANCE WITH SEQ-WAT-1313-1

DI PIPE

1. DUCTILE IRON FITTINGS MAY BE USED WITH DI & PVC PIPE. FITTINGS SHALL BE FBE COATED AND LINED. CEMENT LINED FITTINGS WITH BITUMOUS EXTERNAL COATING MAY BE USED WITH APPROVAL. DO NOT USE PVC FITTINGS
2. FOR ALL RENEWALS ELETRONICALLY ISOLATE COPPER SERVICES FROM DICL.

DI PIPE

1. DIRECT TAPPING OF DICL PIPE IS PROHIBITED

VALVES

1. ALL VALVES TO BE RESTRAINED REFER SEQ-WAT-1206-1

VEGETATION PROTECTION

1. TREES LOCATED ALONG FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
2. 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.
3. 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 ADVISE.
4. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

SOIL

1. TOPSOIL AND SUBSOIL SHAL BE STOCKPILED SEPARATELY.
2. CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.

REHABILITATION

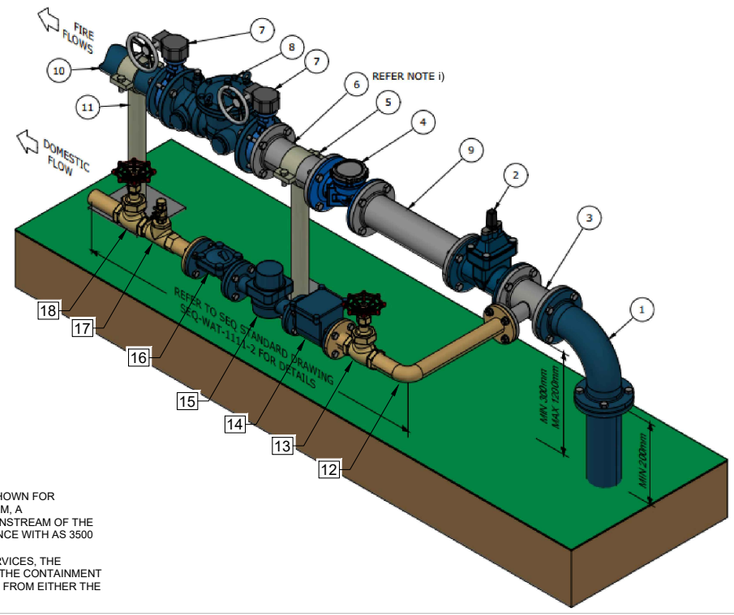
1. PRE-DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS ARE TO BE REINSTATED.
2. PRE-DISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED.

DN100 WATER METER FITTING TABLE

No.	DESCRIPTION
1	Service Pipe and 90° Bend
2	Isolation Valve
3	Branch offtake Tee for domestic service
4	Fire Service Water Meter
5	Pipe Support
6	Pipe (3D) 300mm
7	Isolation Valve
8	Backflow Prevention Device (Refer Note i) and ii) and AS 3500 Section 4)
9	Pipe (5D) 500mm
10	Service Pipe
11	Pipe Support

DN40 WATER METER FITTING TABLE

12	Service Pipe and 90° Bend
13	Isolation Valve
14	Non Return Valve
15	Strainer
16	Water Meter
17	Tee & Testing Port
18	Customer Isolation Valve



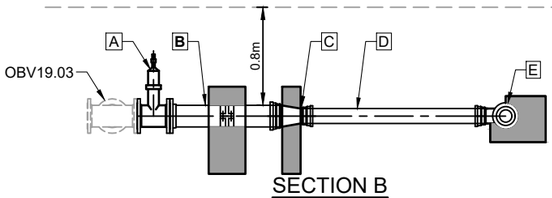
FOR FULL DESCRIPTION REFER SEQ-WAT-1111-6

i) - ASSEMBLY DETAIL DOWNSTREAM OF THE FIRE SERVICE PIPE (ITEM 6) IS SHOWN FOR REFERENCE ONLY AND IS CLASSIFIED AS PRIVATE PLUMBING. AS A MINIMUM, A CONTAINMENT BACKFLOW PREVENTION DEVICE MUST BE INSTALLED DOWNSTREAM OF THE PIPE (ITEM 6). THE BACKFLOW PREVENTION DEVICE MUST BE IN ACCORDANCE WITH AS 3500 AND BE AT LEAST A TESTABLE SINGLE CHECK VALVE.

ii) - WHERE THE FIRE SERVICE SUPPLIES BOTH HYDRANT AND SPRINKLER SERVICES, THE SPRINKLER SERVICE SHALL BRANCH OFF IMMEDIATELY DOWNSTREAM OF THE CONTAINMENT BACKFLOW PREVENTION DEVICE. HOSE REEL SERVICES MAY BE SUPPLIED FROM EITHER THE HYDRANT SERVICE LINE OR THE DOMESTIC SERVICE LINE.

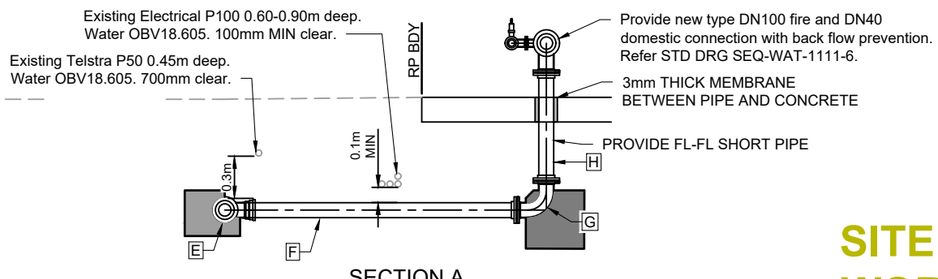
WATER FITTING TABLE

No.	DESCRIPTION
A	FL-FL DN150 resilient seated gate valve.
B	DN150 FL-SP 900mm ROCKER DI PN16 with puddle flange. Thrust block 15.8kN
C	DN150-100 SP-SP DI PN16 reducer. Thrust block 15.8kN
D	DN100 SP-SP DI PN16 1.8m
E	DN100-90° SP-SP BEND DI PN16. Thrust block 19.8kN.
F	DN100 SP-FL DI PN16 2.2m.
G	DN100-90° FL-FL BEND DI PN16. Thrust block 19.8kN.
H	DN100 FL-FL DI PN16 made to suit.



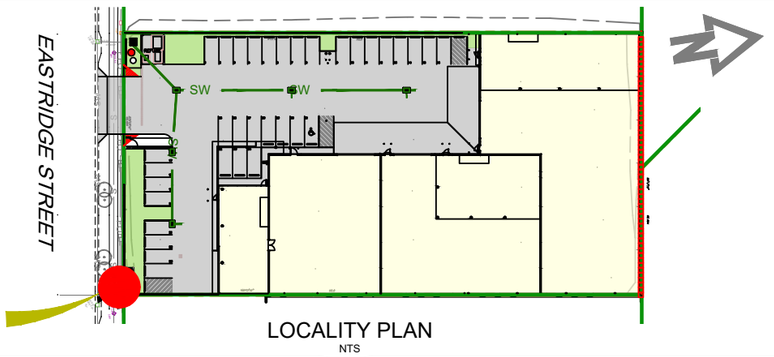
SECTION B

SCALE 1:25



SECTION A

SCALE 1:25



LOCALITY PLAN

NTS

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED APPROVED BY RELEVANT AUTHORITY. ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES. ALL EXISTING SERVICES ARE TO BE LOCATED AND CONFIRMED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ISS:	DATE:	DESCRIPTION:
04	18/03/25	WATER CONNECTION REVISED
03	04/03/25	WATER CONNECTION REVISED
02	28/01/25	LAYOUT UPDATE
01	25/10/24	ISSUED FOR APPROVAL

ORIGINAL SIZE

A1

PROJECTS & DESIGNS ENGINEERS (TRADING NAME)
P&D ENGINEERS Pty Ltd
ACN 54 619 487 231
ADDRESS:
SUITE 31007
SOUTHPORT CENTRAL TOWER 3
9 LAWSON STREET, SOUTHPORT QLD 4215
AUSTRALIA
EMAIL: admin@projectsanddesigns.com.au
WEB: www.projectsanddesigns.com.au
PHONE: (07) 5679 8427
FAX: (07) 310 640 29

WATER CONNECTION PLAN

EASTRIDGE 117 PTY LTD
28 EASTRIDGE STREET
STAPYLTON, QLD

FOR AND ON BEHALF OF P&D ENGINEERS Pty Ltd
RICARDO RAMIREZ
C.P.ENG, R.P.E.Q. 10733, N.E.R. 3317530

DATE	10/24	DRAWING NUMBER	REVISION
DESIGN	JB	5334 - C11	04
DRAWN	JB		
CHECKED	RAR	SHEET 11 OF 11 SHEETS	