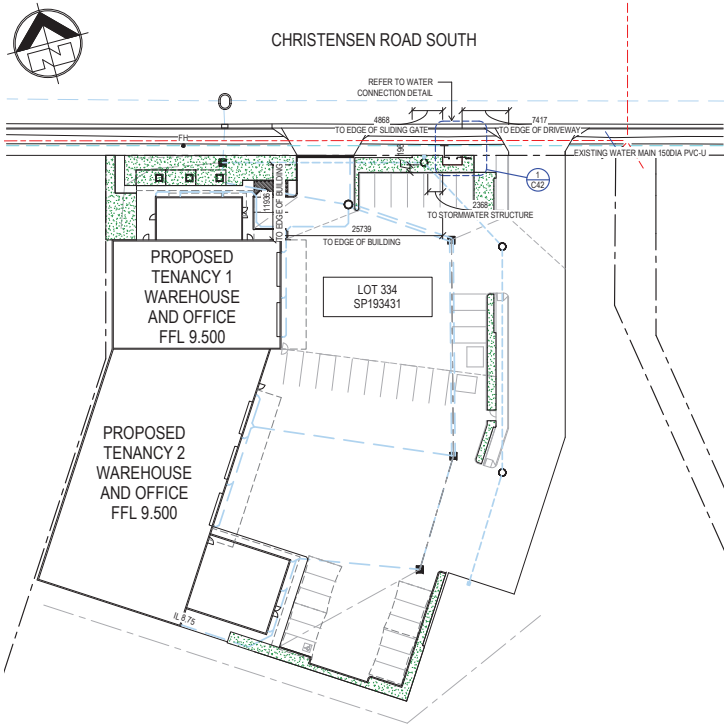




1 WATER CONNECTION PLAN

1:400

GRAPHIC SCALE 1:400

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 TOP OF KERB OR SHOULD OF ROAD AS PERMANENT LEVEL.
- COVER ON MAINS 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 THE SEQ-SP
- ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SPS ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THREE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY THE SEQ-SP
- 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
- THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.

VEGETATION PROTECTION

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

SOIL

- TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
- CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS (SEE REHABILITATION AND CREEK CROSSINGS).

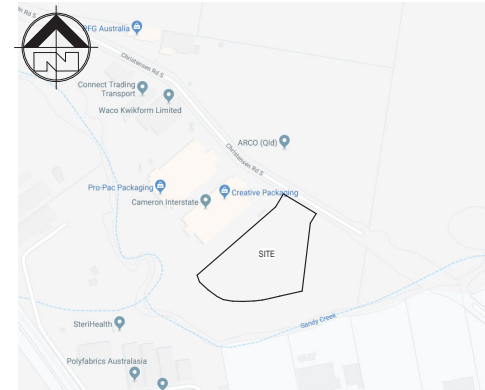
REHABILITATION

- PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS ARE TO BE REINSTATED.
- PREDISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED.

CREEK CROSSINGS

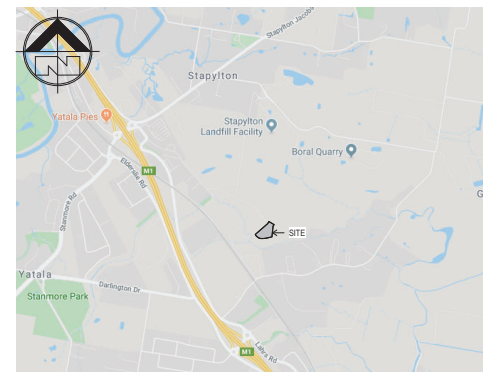
- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5m OF CREEK

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



2 LOCALITY PLAN

NTS



3 REGIONAL LOCALITY PLAN

NTS

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPW/2019/1603

Dated: 20 January 2020

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

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
 innovation, ingenuity, inspiration
 LV2, 39 Sherwood Rd PO Box 878
 Toowoong, Qld 4006 Toowoong, Qld 4006
 www.i3consult.com.au mail@i3consult.com.au
 ABN 89 106 675 156 ACN 106 675 156
 p 07 3870 8888

Engineers Certification:

Travis Smith MIE Aust. CPEng.
 NPQR Civil
 RPEQ 16400

Signature: *T. Smith*

Date: 16 / 12 / 2019

LEGEND

LINE	DESCRIPTION
---	PROPERTY BOUNDARY
---	EASEMENT
---	PROPOSED PROPERTY CONNECTION
---	EXISTING WATER MAIN AND SERVICE
●	EXISTING FIRE HYDRANT

NOTES

- ALL FITTINGS AND CONSTRUCTION TO BE IN ACCORDANCE WITH GCOCC STANDARD DRAWINGS AND SEQCODE.
- IF ANY SECTION OF THE FOOTPATH IS REMOVED OR DAMAGED, IT MUST BE REINSTATED AS PER GCOCC REQUIREMENTS.

B	COUNCIL RFI RESPONSE	13/12/2019	K.J.L.
A	FOR APPROVAL	18/10/2019	F.G.

REV DESCRIPTION DATE BY

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project
 LOT 334, 81-161 CHRISTENSEN ROAD SOUTH, STAPYLTON

for
 MULTI SPAN AUSTRALIA

Title
 WATER CONNECTION PLAN

Drawn Date Chkd Date
 F.G. 15/10/2019 T.J.S.

Design Date Apprd Date
 K.J.L. A1 Certif

Scale As indicated

Project No: 19-130 Draw No: C41 Rev: B

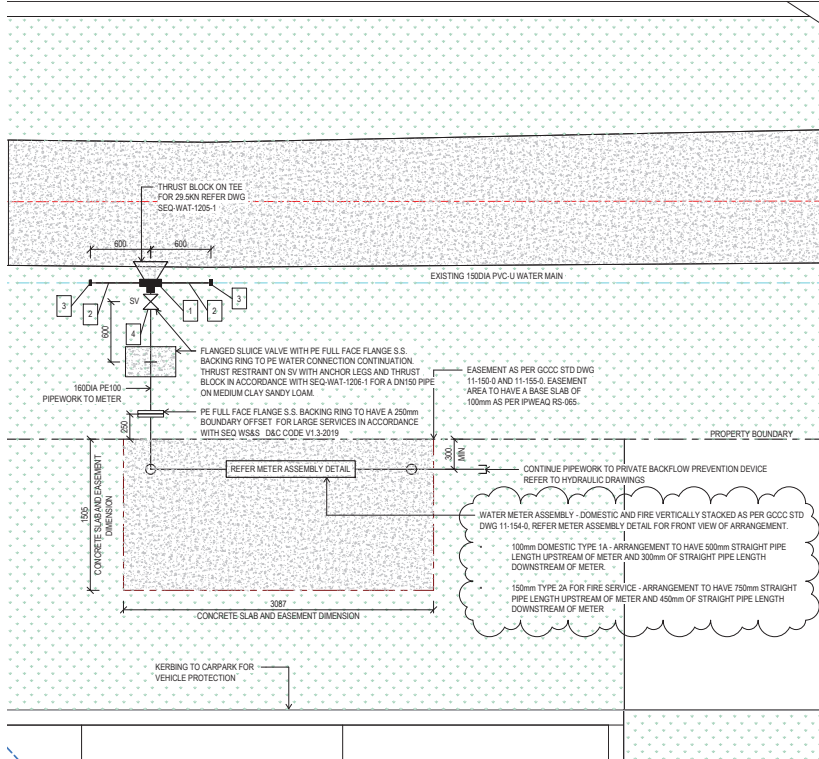
© These drawings remain the property of I³ consulting pty. ltd. and must not be copied in any format without the written permission of the owners of the copyright.



CHRISTENSEN ROAD SOUTH

LIVE WORKS TABLE OF FITTINGS

No.	DESCRIPTION	QTY
1	150DIA DICL SOC-FL TEE	1
2	150DIA DICL PN16 PIPE SHORT, 600 LONG	2
3	LONG TYPE GIBBULT JOINT	2
4	FLANGED SLUCE VALVE	1



1 WATER CONNECTION DETAIL

1:25
GRAPHIC SCALE 1:25

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

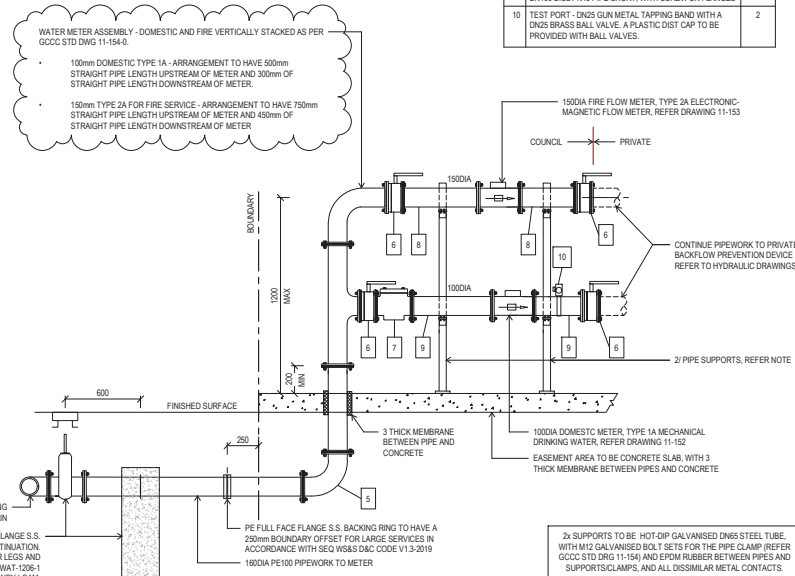
Application No... OPW/2019/1603

Dated: 20 January 2020

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

WATER METER TABLE OF FITTINGS

No.	DESCRIPTION	QTY
5	150DIA DICL D.F. PN16 90 DEGREE BEND	1
6	BUTTERFLY VALVE, PN16, FULLY LUGGED WITH LOOKABLE HAND LEVER	4
7	DN100 DIRT BOX AND STRAINER	1
8	DN150 DICL D.F. PN16 PIPE SHORT	2
9	DN100 DICL PN16 PIPE SHORT, WITH SCREW ON FLANGES	2
10	TEST PORT - DN25 GUN METAL TAPPING BAND WITH A DN25 BRASS BALL VALVE. A PLASTIC DIST CAP TO BE PROVIDED WITH BALL VALVES.	2



2 METER ASSEMBLY DETAIL

1:20

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
engineering consultants
innovation, ingenuity, inspiration
LV2, 39 Sherwood Rd PO Box 878
Toowoomba, Qld 4006 Toowoomba, Qld 4006
www.i3cubed.com.au mail@i3cubed.com.au
ABN 89 106 675 156 ACN 106 675 156
p 07 3870 8888

Engineers Certification:

Travis Smith MIE Aust. CPEng.
NPER Civil
RPEQ 16400

Signature:

Date:/...../.....

LEGEND

LINE	DESCRIPTION
---	PROPERTY BOUNDARY
---	EASEMENT
---	PROPOSED PROPERTY CONNECTION
---	EXISTING WATER MAIN AND SERVICE
●	EXISTING FIRE HYDRANT

C	COUNCIL RFI RESPONSE	15/01/2020	F.G.
B	COUNCIL RFI RESPONSE	13/12/2019	K.J.L.
A	FOR APPROVAL	18/10/2019	F.G.
REV	DESCRIPTION	DATE	BY

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project
**LOT 334, 81-161 CHRISTENSEN
ROAD SOUTH, STAPYLTON**

for
MULTI SPAN AUSTRALIA

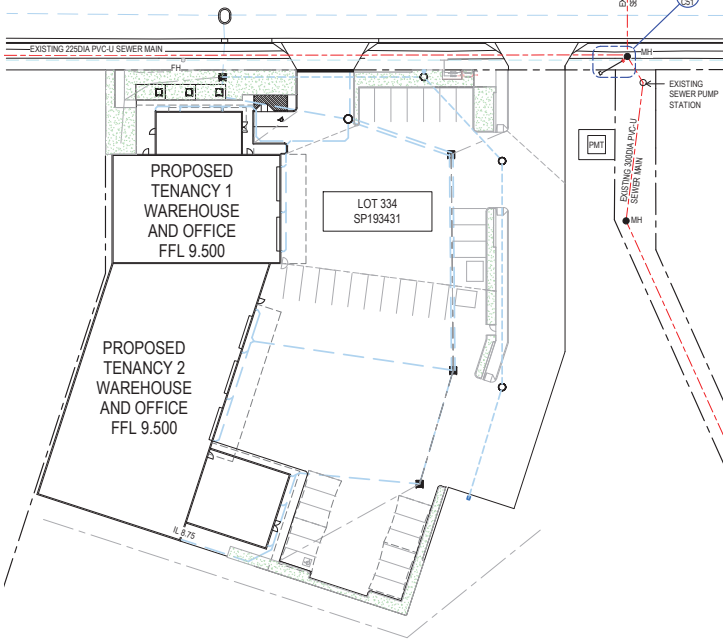
WATER CONNECTION DETAILS

Drawn	Date	Chkd	Date
F.G.	15/10/2019	T.J.S.	
Design	Date	Apprd	Date
K.J.L.			
Scale	As indicated	A1	Certif
Project No.	19-130	Dwg. No.	C42
		Rev	C

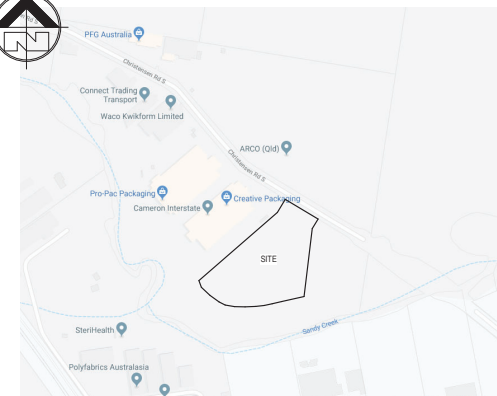
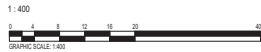
© These drawings remain the property of i³ consulting pty. ltd. and must not be
copied in any format without the written permission of the owners of the copyright



CHRISTENSEN ROAD SOUTH

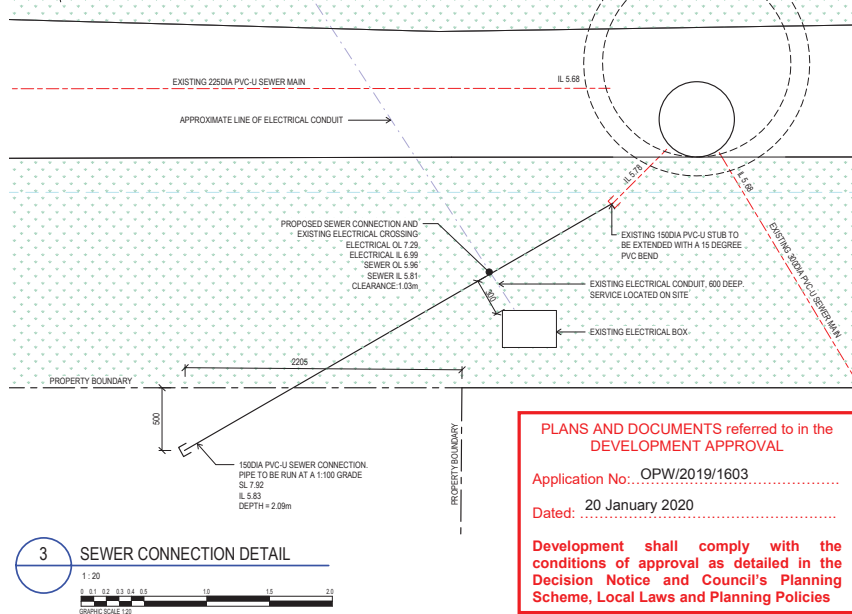


1 SEWER CONNECTION PLAN

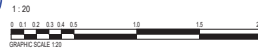


2 LOCALITY PLAN

NTS



3 SEWER CONNECTION DETAIL



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPED REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
4. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE SEQ SERVICE PROVIDER AT THE DEVELOPERS COST.
5. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE 'ACCEPTED PRODUCTS AND MATERIALS' LIST.
6. EACH ALLOTMENT SHALL BE SERVED BY A DN150 PE (OR DN150 PVC) PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN150 PE (OR DN150 PVC) PROPERTY CONNECTION SHALL BE PROVIDED.
7. PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
8. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm.
9. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 85% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH A S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SEQ SERVICE PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
10. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
12. SEWERS SHALL BE DISUSED ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
13. BENCH MARK AND LEVELS TO AHD.
14. EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING SEWERS SHALL BE PROVIDED BY THE SEQ SERVICE PROVIDER AT THE DEVELOPERS COST.

VEGETATION PROTECTION

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

SOIL

- A. TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
- B. CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- C. ACID SULPHATE SOILS EXIST IN THE WORKS AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS (SEE REHABILITATION AND CREEK CROSSINGS).

CREEK CROSSINGS

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

REHABILITATION

- A. PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- B. PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

SAFETY

- A. THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION

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

NAME OF ESTATE	LOT 334, 81-161 CHRISTENSEN ROAD SOUTH, STAPYLTON
SUBDIVIDER	MULTI SPAN AUSTRALIA
APPLICATION No.	
SP DELEGATE	
APPROVAL DATE	
DRAWING PLAN No.	19-130-C51
No. OF ALLOTMENTS	
AREA IN Ha.	3.304ha TOTAL / 0.59ha DEVELOPED
LENGTH OF SEWER	1500A 4.02m

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
engineering consultants
innovation, ingenuity, inspiration
LV2, 39 Sherwood Rd PO Box 878
Toowoomba, Qld 4066 Toowoomba, Qld 4066
www.i3consult.com.au mail@i3consult.com.au
ABN 89 106 675 156 ACN 106 675 156
p 07 3870 8888

Engineers Certification:

Travis Smith MIE Aust. CPEng.
NPER Civil
RPEQ 16400

Signature: *T. Smith*

Date: 11/11/2019

LEGEND

LINE	DESCRIPTION
---	PROPERTY BOUNDARY
---	EASEMENT
---	PROPOSED SEWER CONNECTION
---	EXISTING SEWER MAIN AND SERVICE
MH	EXISTING SEWER MANHOLE
---	EXISTING WATER MAIN AND SERVICE
FH	EXISTING FIRE HYDRANT

NOTES

1. ALL FITTINGS AND CONSTRUCTION TO BE IN ACCORDANCE WITH GCCC STANDARD DRAWINGS AND SECCODE
2. IF ANY SECTION OF THE FOOTPATH IS REMOVED OR DAMAGED, IT MUST BE REINSTATED AS PER GCCC REQUIREMENTS.

B	FOR APPROVAL	07/11/2019	K.J.L.
A	FOR APPROVAL	24/10/2019	F.G.

Rev

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project

LOT 334, 81-161 CHRISTENSEN

ROAD SOUTH, STAPYLTON

for

MULTI SPAN AUSTRALIA

Title

SEWER CONECTION PLAN

Drawn

Date

Check

Date

Design

Date

Approved

Date

Scale

As indicated

A1

Certif

Date

Project No.

19-130

Dwg. No.

C51

Rev

B

© These drawings remain the property of i³ consulting pty. ltd. and must not be copied in any format without the written permission of the owners of the copyright.