

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

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

HYDRAULIC SERVICES

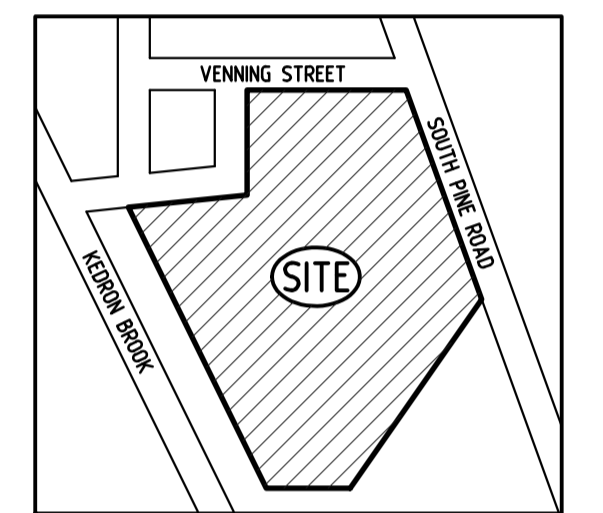
PROPOSED HUNDRED AND FOURTEEN (114) TOWNHOUSE RESIDENTIAL DEVELOPMENT (STAGE 3)

AT

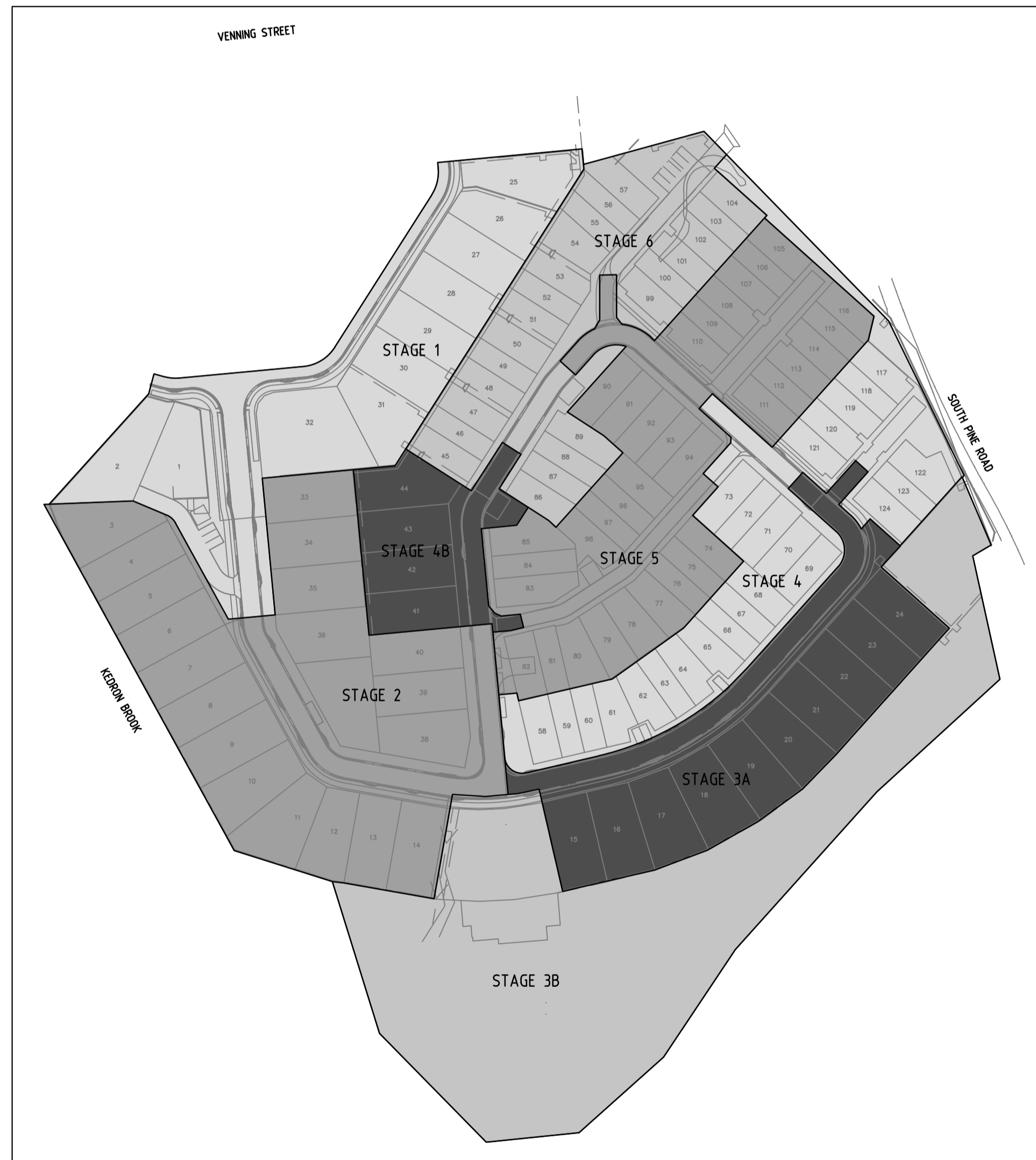
50 ASHMORE STREET & 420 SOUTH PINE ROAD
 EVERTON PARK, QLD 4053

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

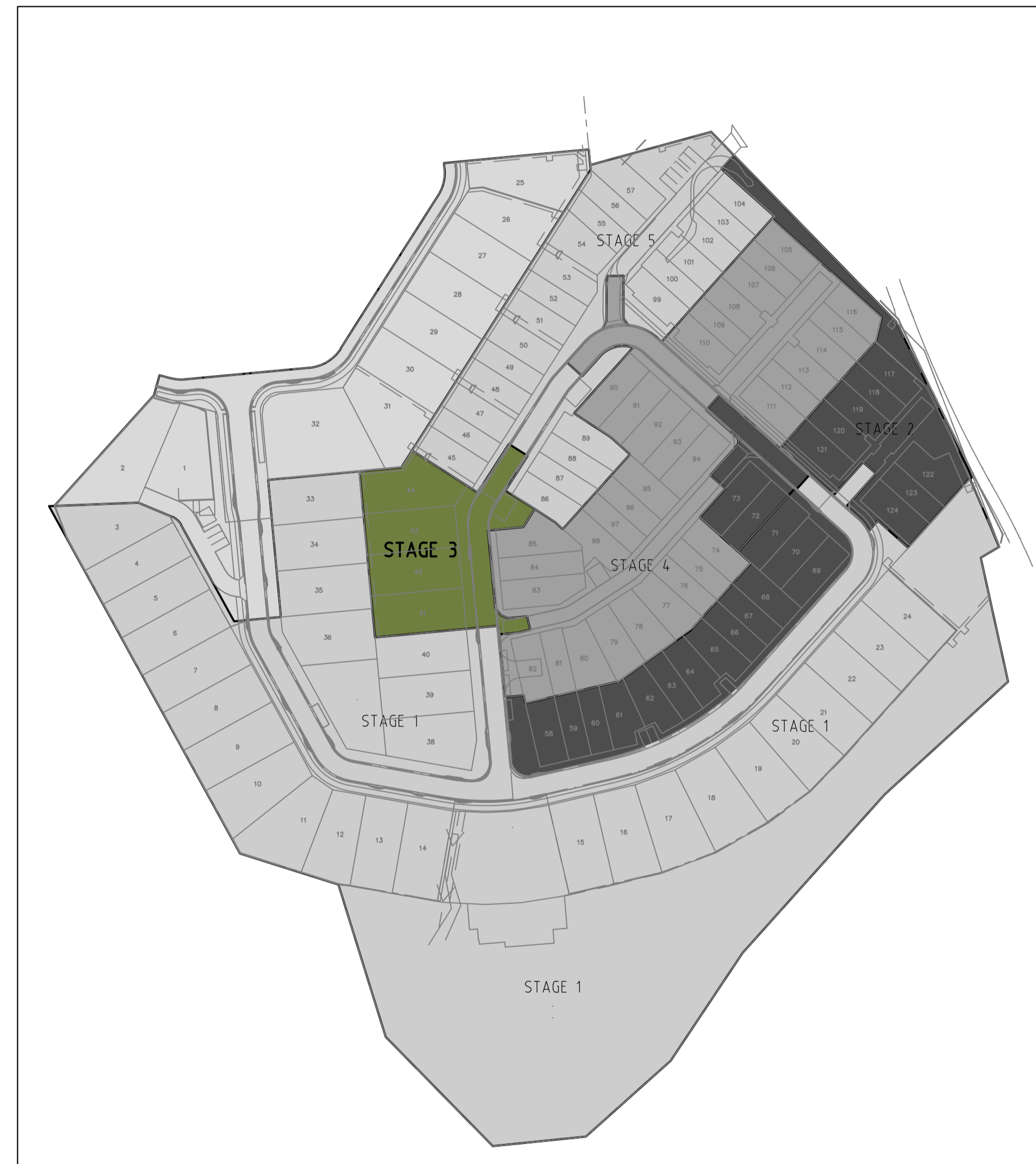
HYDRAULIC SERVICES LEGEND	
eS	EXISTING COUNCIL SEWER
eSW	EXISTING STORMWATER
nS	NEW CIVIL STORMWATER
nSW	NEW HOUSE DRAINAGE
eCW	EXISTING WATER SERVICE
nCW	NEW CIVIL WATER SERVICE
nCW	NEW COLD WATER SERVICE
COS	CLEAR OUT TO SURFACE
CV	CONTROL VALVE
EXIST	EXISTING
IL	INVERT LEVEL
JU	JUMP UP
RL	REDUCED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



LOCALITY PLAN
 NOT TO SCALE



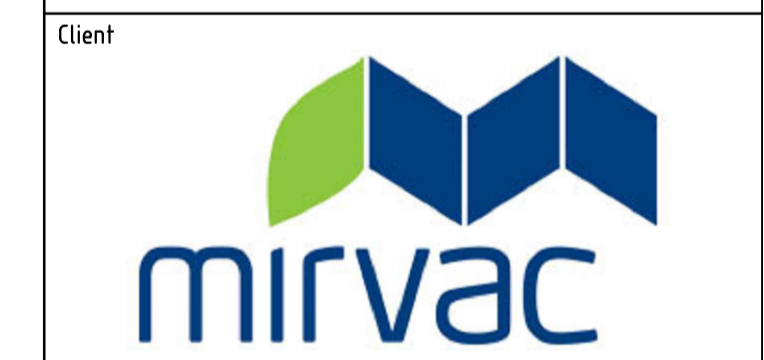
ARCHITECTURAL STAGING PLAN
 NOT TO SCALE



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

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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

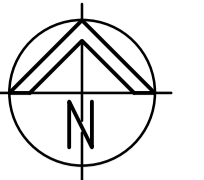
job no. 17636-3 drawing no. H1 revision IFC2

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

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

AS-CONSTRUCTED

DRAINAGE PLAN No. 129521 PA No. 1682834

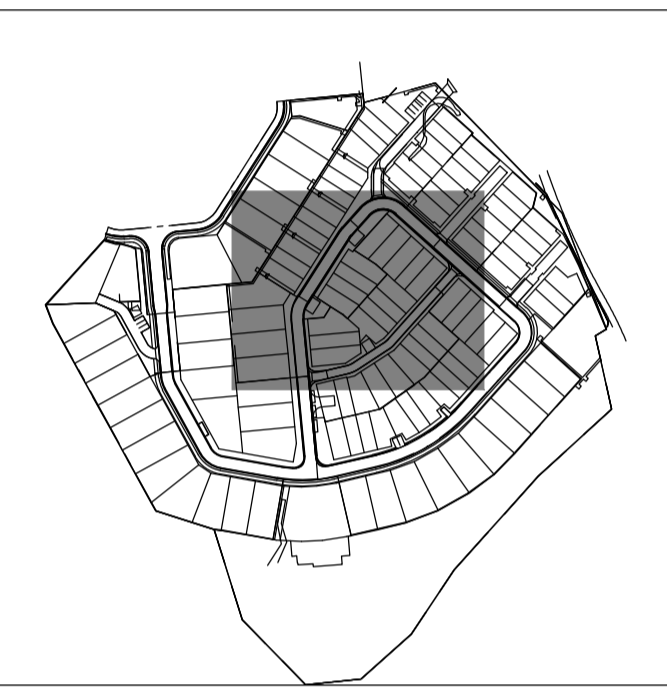


HYDRAULIC SERVICES LEGEND

— 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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Client
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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

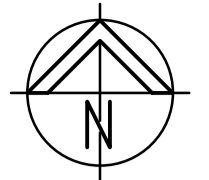
job no.	drawing no.	revision
17636-3	H2	IFC3

SITE PLAN / DRAINAGE
SCALE 1:200

AS-CONSTRUCTED

OWNER.
MIRVAC QUEENSLAND PTY LIMITED

DRAINAGE PLAN No. 129521
PA No. 1682834



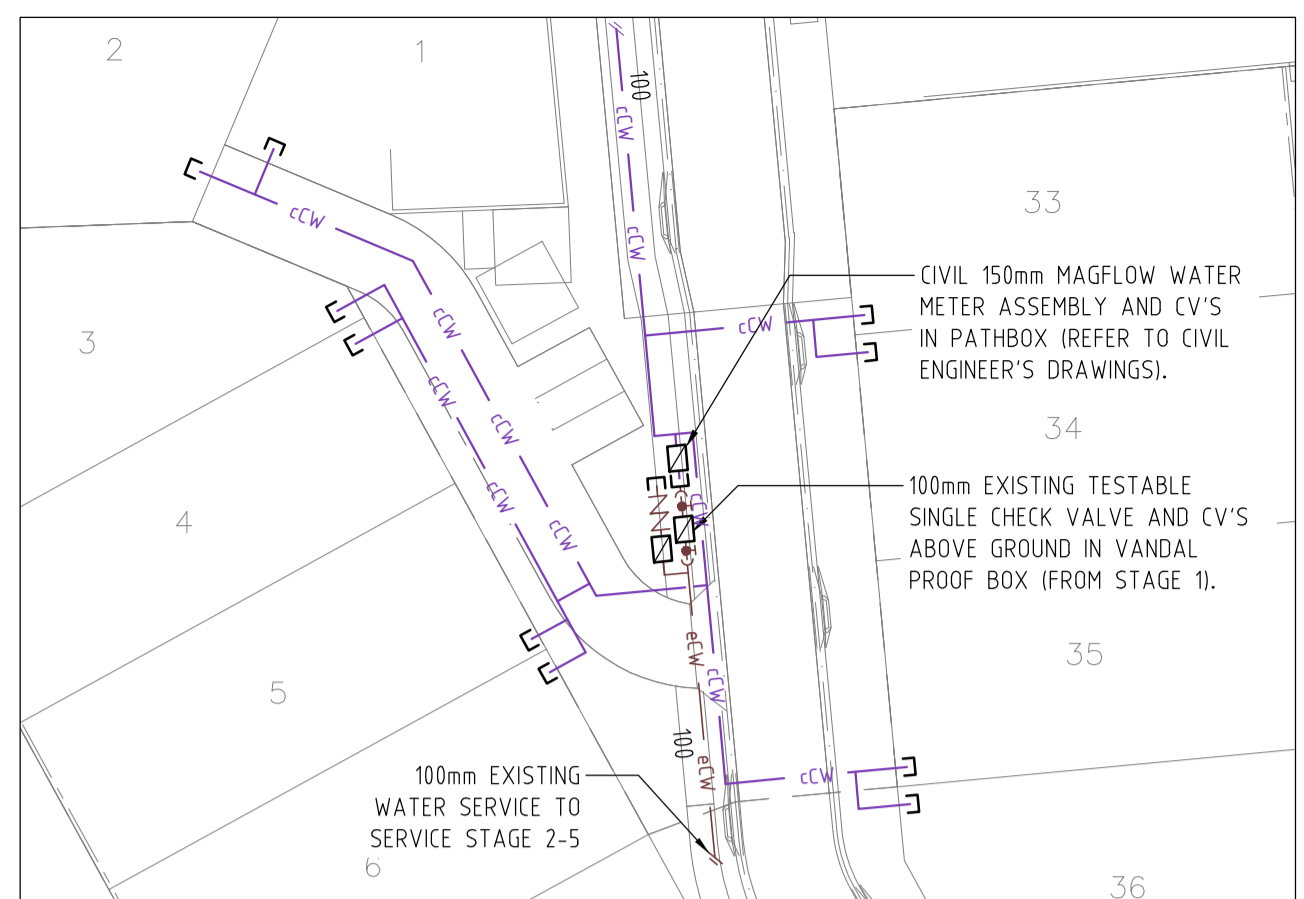
HYDRAULIC SERVICES LEGEND

- eS — 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
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- SIC — SEWER INSPECTION CHAMBER
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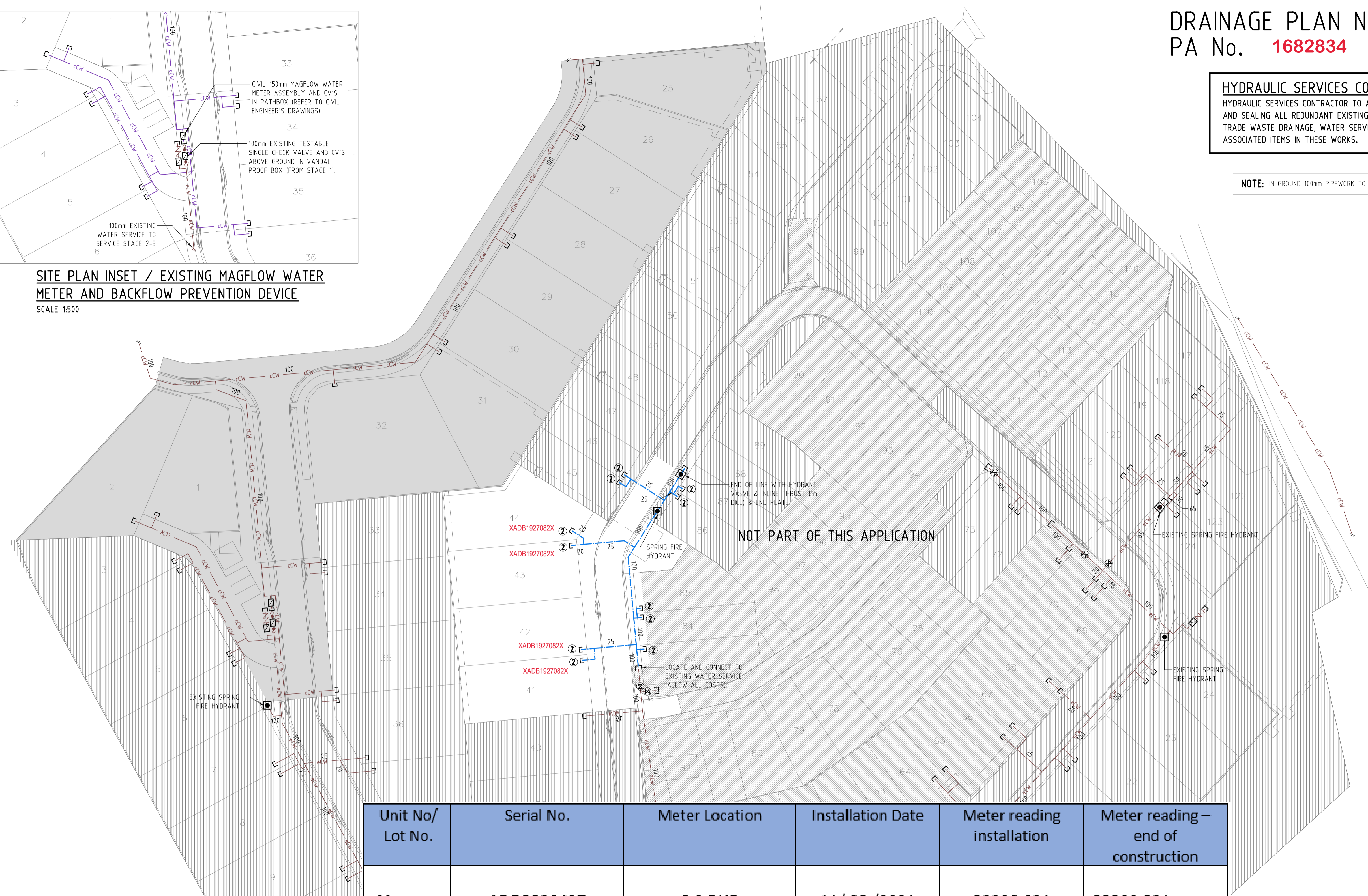
HYDRAULIC SERVICES CONTRACTOR NOTE:

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.

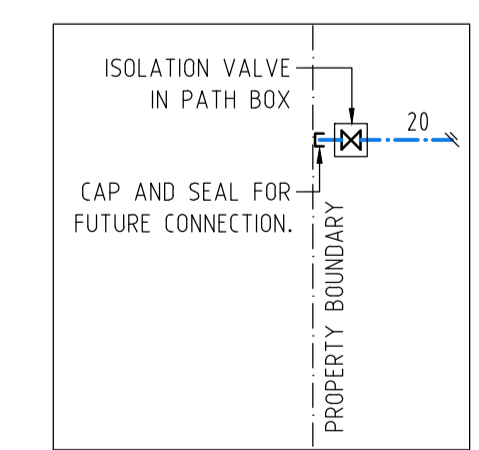


SITE PLAN INSET / EXISTING MAGFLOW WATER METER AND BACKFLOW PREVENTION DEVICE
 SCALE 1:500



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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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

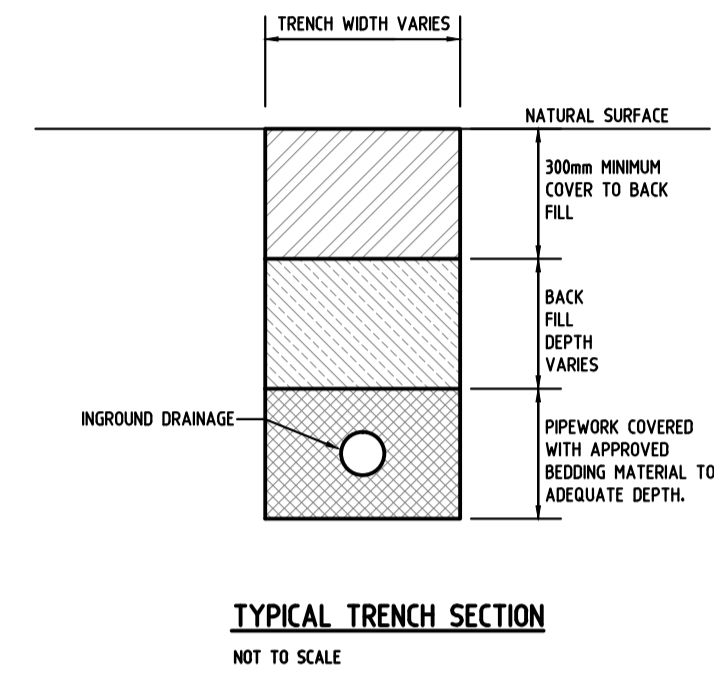
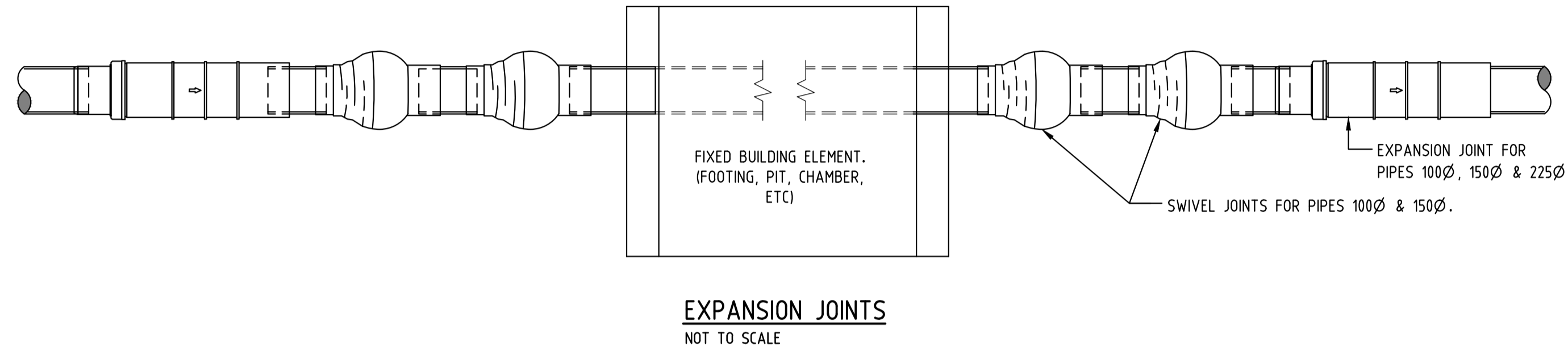
drawn SY checked B. NIKOLAJEVS (QBCC LICENCE N° 15058052) date Dec 2019

scale 1:500 @ A1 approved sheet 3 of 4

job no. 17636-3 drawing no. H3 revision IFC5

NOTES:

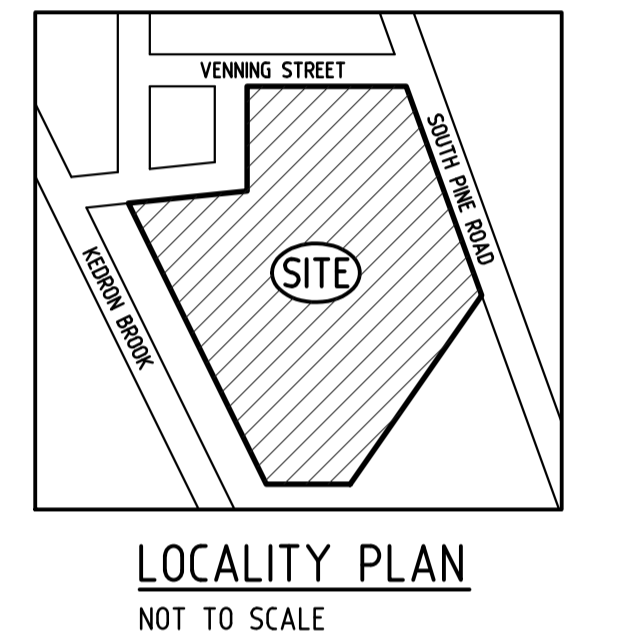
1. THE WHOLE OF THE PLUMBING AND DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH THE LOCAL PLUMBING & DRAINAGE ACT 2002.
2. ALL PIPEWORK INSTALLED IN GROUND THAT IS FILLED, UNSTABLE, EXPANSIVE OR WATER CHARGED AND WHERE SOIL MOVEMENT MAY EFFECT THE PERFORMANCE OF ANY DRAIN. A CERTIFIED PLAN AND SPECIFICATION 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.



N

HYDRAULIC SERVICES LEGEND

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



**"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

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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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	.	4 of 4
job no.	drawing no.	revision
17636-3	H4	IFC2

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