

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1245

Date: 26-Oct-2022



EAGLE FARM PRECINT

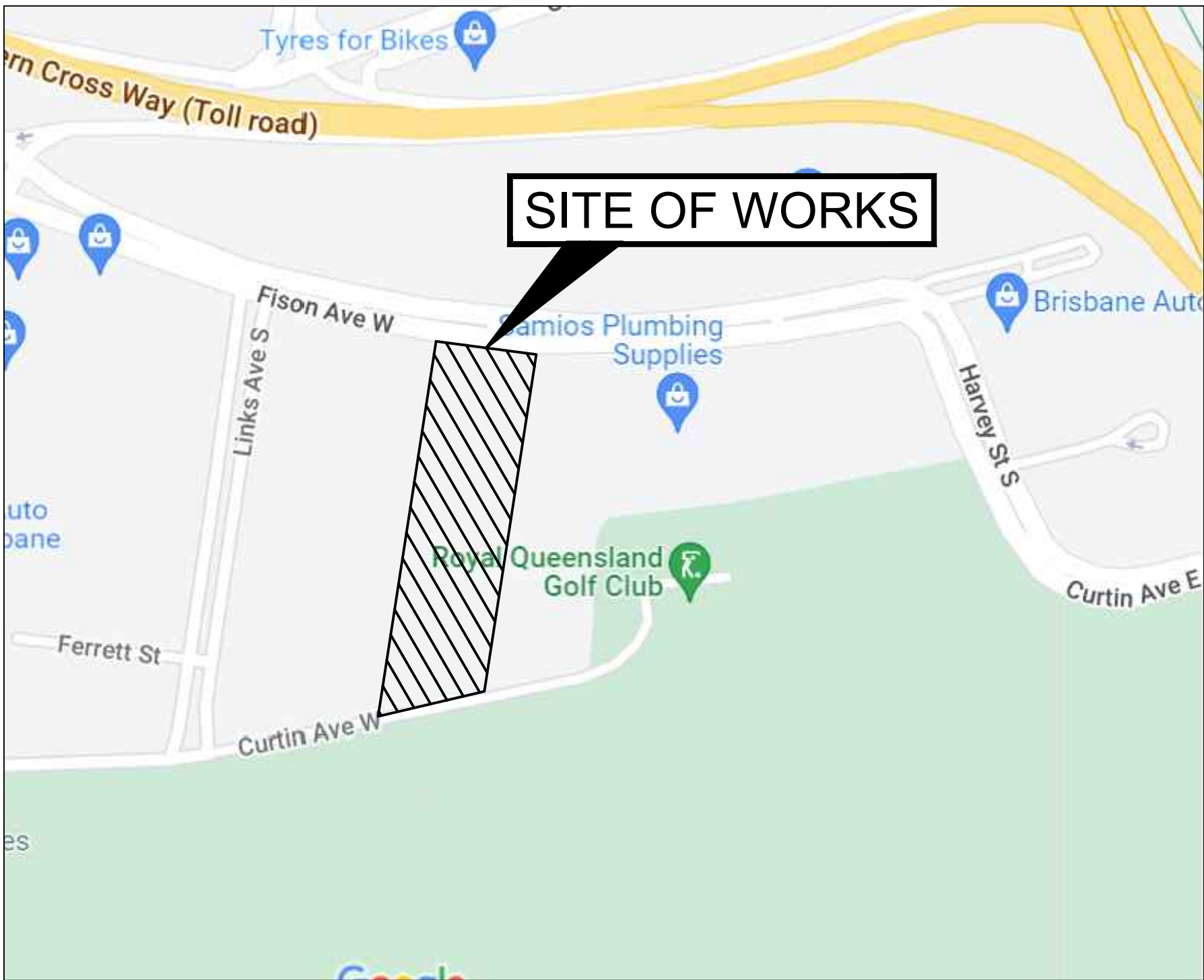
STAGE 1

CIVIL TENDER PACKAGE

FOR KINGSMEDE



The Essential First Step.



LOCALITY PLAN

EXTRACTED FROM GOOGLE MAPS © 2021
NOT TO SCALE

DESIGN REFERENCE LIST

ITEM	AUTHOR		DOCUMENT NAME	REV	DATE
D/A DECISION NOTICE	##	##		##	
DETAILED SURVEY DATA	LAWSON SURVEYS	18934DT-2021.pdf		C	08/12/21
GEOTECH REPORT	SOIL SURVEYS	1-24573, 2021-12-01, BR VER 2.pdf		2	JAN/22

DRAWING INDEX

DRG. NO.	DESCRIPTION
GENERAL	
C001	TITLE SHEET, LOCALITY PLAN, NOTES AND DRAWING INDEX
C002	GENERAL NOTES
BULK EARTHWORKS	
C200	BULK EARTHWORKS LAYOUT PLAN
C210	BULK EARTHWORKS SITE SECTIONS
ACCESS AND GRADING	
C300	ACCESS AND GRADING LAYOUT PLAN - SHEET 1
C301	ACCESS AND GRADING LAYOUT PLAN - SHEET 2
C302	ACCESS AND GRADING LAYOUT PLAN - SHEET 3
C310	PAVEMENT DETAILS
STORMWATER DRAINAGE	
C400	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1
C401	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2
C402	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3
SEWER CONNECTION	
C500	SEWER RETICULATION TITLE SHEET, DRAWING INDEX, LOCALITY PLAN & NOTES
C510	SEWER RETICULATION LAYOUT PLAN
WATER CONNECTION	
C600	WATER RETICULATION TITLE SHEET, DRAWING INDEX, LOCALITY PLAN & NOTES
C610	WATER RETICULATION LAYOUT PLAN
C620	WATER RETICULATION DETAILS

GENERAL NOTES

- PRIOR TO COMMENCING WORK, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL RELEVANT LOCAL AUTHORITY PERMITS.
- THE DEVELOPER IS TO NOMINATE THE SUPERINTENDENT FOR THE WORKS AND NOTIFY ALL RELEVANT PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS ON THE DRAWINGS ARE IN METRES UNLESS SHOWN OTHERWISE. DO NOT SCALE OFF THESE DRAWINGS. IF IN DOUBT ASK SUPERINTENDENT FOR CLARIFICATION.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS, CURRENT COUNCIL (AND OTHER RELEVANT AUTHORITY) GUIDELINES AND STANDARD DRAWINGS UNLESS DIRECTED OTHERWISE.
- THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT LOCAL AUTHORITY SPECIFICATIONS (OR INERTIA ENGINEERING SPECIFICATIONS IF SUPPLIED). ANY POINT OF CONFLICT IS TO BE IDENTIFIED BY CONTRACTOR AND WILL BE RESOLVED BY THE SUPERINTENDENT. THE ACCURACY AND COMPLETENESS OF EXISTING SERVICES INFORMATION SHOWN ON THE DRAWINGS IS NOT GUARANTEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES ON SITE PRIOR TO CONSTRUCTION AND LAYING OF ANY SERVICES AND ADVISE THE SUPERINTENDENT OF ANY DIFFERENCES FROM THE DRAWINGS. ANY DAMAGE TO EXISTING SERVICES WILL BE REPAIRED AT THE CONTRACTORS COST.
- REFER LANDSCAPE, GAS, ELECTRICAL AND COMMUNICATIONS DRAWINGS (WHERE APPLICABLE) FOR ADDITIONAL SITE SERVICES TO BE CO-ORDINATED FOR CONSTRUCTION.
- ALL TRENCH EXCAVATION AND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE COMMONWEALTH WORK HEALTH AND SAFETY ACT 2011.
- ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE PRINCIPALS SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE CO-ORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
- WORKS SHALL BE PROGRAMMED SO AS NOT TO DISTURB NEARBY HOUSEHOLDERS EITHER BY DUST, NOISE, FLOODING OR DISCONNECTION OF SERVICES. THE SITE IS TO BE KEPT IN A TIDY STATE EVEN DURING CONSTRUCTION. THE CONTRACTOR SHALL ALLOW IN HIS TENDER TO CLEAN-UP THE SITE INCLUDING REMOVAL OF RUBBISH AND EXCESS SOIL, STACKING OF LOOSE PIPES AND GRADING OF DISTURBED AREAS AS REQUIRED TO PRESENT THE SITE IN A TIDY MANNER AT ALL TIMES.
- TRANSPORTATION ROUTES FOR IMPORTED AND EXPORTED MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- UNDERTAKE ACTIVITIES ASSOCIATED WITH THE OPERATION OF THE USE ONLY BETWEEN THE HOURS AS STATED IN THE APPROVED DEVELOPMENT CONDITIONS.
- ALL ROAD DIMENSIONS ARE TO NOMINAL SETOUT LINE OF KERBS OR EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
- LEVELS AND GRADIENTS AT JUNCTIONS WITH EXISTING WORKS MAY BE VARIED WITH SUPERINTENDENTS APPROVAL AS REQUIRED TO ACHIEVE SATISFACTORY CONNECTIONS.
- ALL PVIOUS AREAS DISTURBED BY CONSTRUCTION WORKS TO BE TOPSOILED (100mm MINIMUM THICKNESS) AND GRASS SEEDED OR HYDROMULCHED AS SPECIFIED IN THE PROJECT DOCUMENTATION. VERGES ARE TO BE TURFED PRIOR TO ON-MAINTENANCE INSPECTION.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE VEGETATION MANAGEMENT PLAN (VMP) AND FAUNA MANAGEMENT REPORT AT ALL TIMES.
- ANY REQUIRED SERVICE CONDUITS FOR THE DEVELOPMENT SHALL BE INSTALLED TO COUNCIL, ENERGEX, TELSTRA, OPTUS AND GAS AUTHORITY STANDARDS AT LOCATIONS DETERMINED BY THE RELEVANT AUTHORITIES WITH COSTS BORNE BY THE DEVELOPER.
- SUBGRADE TEST RESULTS TO BE FORWARDED TO THE SUPERINTENDENT FOR PAVEMENT DESIGN DETERMINATION OF BOX DEPTHS PRIOR TO EXCAVATION. TESTS SHALL INCLUDE SOAKED CBR AND/OR OTHER TESTS AS REQUESTED BY THE SUPERINTENDENT.
- TEMPORARY WARNING DEVICES TO BE ERECTED AS PER "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND RELEVANT COUNCIL GUIDELINES TO ENSURE SAFE WORKING CONDITIONS FOR WORKERS, PEDESTRIANS AND PASSING TRAFFIC

REFERENCED GUIDELINES & STANDARDS

BRISBANE CITY COUNCIL (BCC)	
BRISBANE CITY PLAN 2014 - PLANNING SCHEME POLICIES (PSPs) AND DEVELOPMENT CODES	
WATER SERVICES ASSOCIATION OF AUSTRALIA	
WATER SUPPLY CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V1.3	
GRAVITY SEWERAGE CODE OF AUSTRALIA - SEQ SERVICE PROVIDERS EDITION V2.0	
SEQ CODE FOR WATER SUPPLY AND SEWER DESIGN AND CONSTRUCTION	
SEQ WS&S D&C CODE - DESIGN CRITERIA	
SEQ WS&S D&C CODE - SEQ ACCEPTED INFRASTRUCTURE PRODUCTS AND MATERIALS (IPAM) LIST	
QUEENSLAND URBAN UTILITIES (QUU)	
QUU SPECIFIC STANDARDS AND GUIDELINES FOR WATER AND SEWER PRODUCTS	
AUSTRALIAN STANDARDS (AS)	
AS 3798 - 2007	EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
AS 1289.1.1	METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES
AS 2890.1	OFFSTREET CARPARKING
AS 3500-2018	PLUMBING AND DRAINAGE
INTERNATIONAL EROSION CONTROL ASSOCIATION (IECA)	
IECA AUSTRALIA GUIDELINES AND STANDARD DRAWINGS	

FOR INFORMATION

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				NORTH POINT: 		ARCHITECT: ROTHELOWMAN		CLIENT: KINGSMEDE		SCALE BARS:		PROJECT: PROPOSED DEVELOPMENT EAGLE FARM PRECINT STAGE 1		DRAWING TITLE: TITLESHEET, LOCALITY PLAN NOTES AND DRAWING INDEX		9914 JOB No.	
														DESIGNED: CINTHIA F.		C001 DWG. No.	
A REV				ISSUED FOR INFORMATION DESCRIPTION		29.04.22 DATE		CF DRAWN		AK REVIEWED						A REVISION	

GENERAL EARTHWORKS NOTES

- REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY XXXXX FOR SOIL INFORMATION.
- STRIP SITE OF ALL TOPSOIL, VEGETATION, EXISTING ASPHALT AND ANY OTHER DELETERIOUS MATTER TO A MINIMUM DEPTH AS NOMINATED IN GEOTECHNICAL REPORT. THE SUPERINTENDENT MAY DIRECT ALL TOPSOIL STRIPPED FROM WORK AREAS TO BE STOCKPILED FOR LATER RE-SPREADING TO ALL FOOTPATHS, BATTERS AND ALLOTMENTS.
- UNLESS SPECIFIED OTHERWISE ANY EXISTING FILL MATERIAL IS TO BE REMOVED AND RE-COMPACTED TO 98% STANDARD COMPACTION IN ACCORDANCE WITH AS1289.
- MATERIAL WON FROM THE SITE TO BE INSPECTED BY GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO USE AS FILL. ANY IMPORTED FILL TO HAVE A MINIMUM CBR VALUE OF 10. ALL FILL TO BE COMPACTED TO 98% STANDARD COMPACTION IN 200mm MAXIMUM THICK LAYERS IN ACCORDANCE WITH AS1289.
- VOLUMES DO NOT INCLUDE SOIL COMPACTION FACTORS, TOPSOIL STRIPPING VOLUMES OR MATERIAL WON FROM TRENCHING (UNLESS NOTED OTHERWISE).
- IF DURING EARTHWORKS OPERATIONS UNSUITABLE MATERIAL IS ENCOUNTERED, AS DEFINED IN SECTION 4 OF AS3798 OR CONFIRMED BY THE GEOTECHNICAL ENGINEER, MATERIAL IS TO BE REMOVED AND REPLACED AS DIRECTED BY THE SUPERINTENDENT.
- UNDERTAKE TESTING TO ROADS, BUILDING PADS AND EARTHWORKS AREAS AS DEEMED NECESSARY BY PROJECT GEOTECHNICAL SUPPORT AND FORWARD RESULTS INCLUDING SITE PLAN SHOWING LOCATIONS OF TESTS TO THE SUPERINTENDENT. THE CONTRACTOR SHALL REPEAT TESTING AT THE CONTRACTORS EXPENSE ANY FAILED TEST
- THE CONTRACTOR IS TO ENSURE THAT THE SITE IS SELF-DRAINING THROUGHOUT THE EARTHWORKS OPERATIONS. DAMAGE RESULTING FROM EXPOSURE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ADEQUATE SAFETY FENCING TO BE APPLIED TO BATTERS OR RETAINING WALLS IN FILL AS PER RELEVANT AUSTRALIAN AND/OR DETAILS IN THIS DRAWING PACKAGE.
- DUST CONTROL MEASURES ARE TO INCLUDE SPRAYING WATER ON UNPAVED ROADS, ACCESS TRACKS AND STOCKPILES AT A SUFFICIENT LEVEL TO SUPPRESS DUST GENERATION. ADDITIONALLY CONTRACTORS ARE TO COVER OR ENCLOSE STOCKPILES WHERE REASONABLY PRACTICAL TO RESTRICT DUST MOVEMENT.
- ALL SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798-2007,"GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS".
- CONSTRUCTION ACCESS SHALL BE KEPT TO A MINIMUM & AVOIDED WHERE POSSIBLE THROUGH COUNCIL LAND AT THE REAR OF THE SITE DURING THESE WORKS.
- PROOF ROLL SUBGRADE TO CONFIRM ANY PAVEMENT FAILURE. ANY EXISTING PAVEMENT FAILURE IS TO BE REHABILITATED AS DIRECTED BY SUPERINTENDENT. ALL NATURAL SUBGRADE IS TO BE COMPACTED TO 98% STANDARD COMPACTION IN ACCORDANCE WITH AS1289 PRIOR TO PLACEMENT OF FILL MATERIAL.
- LEVEL 1 INSPECTION TESTING AND REPORTING TO BE IMPLEMENTED ON THE SITE IN ACCORDANCE WITH AS3798-2007. THE TOTAL COST OF THE GEOTECHNICAL INSPECTION AND TESTING AUTHORITY (GITA) FOR THE LEVEL 1 INSPECTION AND TESTING IS TO BE INCLUDED IN THE LUMP SUM OF TENDER.
- FILL IS TO BE SOUND CLEAN MATERIAL, OF REASONABLE STANDARD AND FREE FROM LARGE ROCK BOULDERS, STUMPS, INORGANIC MATTER AND OTHER DEBRIS.
- RETAINING WALLS TO BE CONSTRUCTED 300mm CLEAR FROM PROPERTY BOUNDARIES.
- FILL BATTER SLOPES ARE TO BE OVERFILLED AND TRIMMED BACK TO PROFILE AS PER STANDARD DETAILS IN THIS DRAWING PACKAGE.
- THE EARTHWORKS FOR RETAINING WALLS IN FILL IS TO BE OVERFILLED AND CUTBACK TO SUIT THE RETAINING WALL AND CONSTRUCTION METHODS.
- NOTWITHSTANDING THE LIMITS OF CUT AND FILL SHOWN ON THE DRAWINGS THE LIMITS AND FINAL PROFILE MAY BE VARIED ON SITE BY THE SUPERINTENDENT DURING CONSTRUCTION.
- THE CONTRACTOR SHALL UNDERTAKE ALL CLEARING USING INDUSTRY BEST PRACTICE INCLUDING CONSIDERATION OF FAUNA RELOCATION.
- THE CONTRACTOR SHALL CONSIDER LOADS GENERATED BY THE EARTHWORKS OPERATIONS SO AS TO AVOID DAMAGE TO ALL PIPES, SERVICES AND STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND CERTIFYING ALL RETAINING WALLS SHOWN ON THE PLAN AND SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARDS / AUSTRALIAN STANDARDS. THE CONTRACTOR SHALL PROVIDE A FORM 15 & 16 TO COVER ALL WORKS.
- METHOD OF DISPOSAL OF ALL WASTE MATERIAL SHALL BE TO LAWFUL LOCATION
- PLACING OF FILL ON THE PREPARED AREAS SHALL NOT COMMENCE UNTIL THE AUTHORITY TO DO SO HAS BEEN OBTAINED FROM THE SUPERINTENDENT.

ROADWORKS - GENERAL NOTES

- ALL WORKS ARE TO BE IN ACCORDANCE WITH BRISBANE CITY COUNCIL REFERENCE SPECIFICATIONS AND STANDARD DRAWINGS.
- ALL DIMENSIONS ARE TO NOMINAL FACE KERBS OR EDGE OF ROAD UNLESS SHOWN OTHERWISE.
- CONTRACTOR IS TO REPAIR ANY DAMAGE TO EXISTING KERB AND CHANNEL, FOOTPATH, LANDSCAPING, FENCING, ROADWAY AND REINSTATEMENT OF EXISTING TRAFFIC SIGNS AND PAVEMENT MARKINGS THAT HAVE BEEN REMOVED OR DAMAGED DURING CONSTRUCTION WORKS.
- REMOVE ANY EXISTING VEHICULAR CROSSING(S) ON THE FRONTAGE(S) OF THE SITE AND MAKE GOOD KERB, FOOTPATH AND GRASS TO BCC REQUIREMENTS.
- PAVEMENT THICKNESSES SHOWN ON DRAWINGS ARE PRELIMINARY. THE SUPERINTENDENT WILL NOMINATE FINAL PAVEMENT THICKNESSES FOLLOWING DETAILED SUBGRADE EVALUATION AS NOMINATED IN THE SPECIFICATIONS.
- A PRIMER IS REQUIRED ON THE BASE COURSE SURFACE BEFORE ANY ASPHALTIC CONCRETE SURFACING, OR SEALING, IS CARRIED OUT. REFER SPECIFICATION FOR TYPICAL REQUIREMENTS. DETAILS TO BE CONFIRMED WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION.
- BITUMINOUS SURFACING SHALL NOT BE COMMENCED UNTIL THE PROFILE, SURFACE COMPACTION, QUALITY AND FINISH OF THE PAVEMENT HAVE BEEN APPROVED BY THE SUPERINTENDENT. SHOULD THE PAVEMENT, DUE TO ANY REASON OR CAUSE, LOSE THE REQUIRED QUALITY, STABILITY, DENSITY OR FINISH BEFORE THE SURFACING IS COMPLETE; IT SHALL BE RECTIFIED AT THE EXPENSE OF THE CONTRACTOR.
- WHERE PAVEMENT MATERIALS ARE SPECIFIED BY SOAKED CBR VALUES, THIS SHALL BE DEFINED AS THE FOUR DAY SOAKED CBR VALUE WHEN TESTING IN ACCORDANCE WITH AS 1289.6.1.1 - METHOD 6.1.1.
- PRIOR TO DELIVERY OF ANY MATERIAL ON SITE SUBMIT MATERIAL COMPLIANCE TEST RESULTS TO THE SUPERINTENDENT.
- TESTING REQUIRED TO DEMONSTRATE COMPLIANCE OF MATERIALS SHALL BE UNDERTAKEN AT THE RATE OF ONE (1) TEST PER 500 CUBIC METRES SOLID MEASUREMENT OR PART THEREOF UNLESS OTHERWISE DETERMINED BY THE SUPERINTENDENT OR SPECIFIED UNDER THE JOB SPECIFICATION.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF WHEN THE SUBGRADE WILL BE READY FOR THE SUPERINTENDENT'S INSPECTION. PAVEMENT SHALL NOT COMMENCE UNTIL THE SUPERINTENDENT HAS INSPECTED AND APPROVED THE SUBGRADE PREPARATION.
- THE SUBGRADE IS TO BE FREE FROM STICKS, ORGANIC MATTER, CLAY LUMPS AND OTHER DELETERIOUS MATERIAL
- THE MINIMUM STANDARDS OF COMPACTION SHALL BE TO BCC STANDARD SPECIFICATION:

ROAD SUBGRADE - 98% STANDARD COMPACTION SUB-BASE AND BASE - 98% MODIFIED COMPACTION AND A <=65% DEGREE OF SATURATION
- COMPACTION TESTS ARE REQUIRED ON SUBGRADE, SUBGRADE REPLACEMENT, SUB-BASE AND BASE LAYERS AT A FREQUENCY OF ONE (1) TEST PER 100 METRES FOR ROADWAY OR ONE (1) TEST PER 500m2 FOR GENERAL PAVEMENT.
- THE CONTRACTOR IS TO CONFIRM THE LOCATION OF SERVICE CONDUITS WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION.
- ALL CONDUITS TO BE IDENTIFIED BY BRASS PLAQUES ON KERB AND CHANNEL AS PER BCC STANDARDS.
- WHERE CONCRETE DRIVEWAYS ABUT KERB & CHANNEL, THE CONTRACTOR IS TO CONSTRUCT A CROSS-OVER IN ACCORDANCE WITH BCC STANDARDS.
- THE CONTRACTOR SHALL ENSURE THAT ALL KERB AND CHANNEL GRADES SHALL NOT FALL BELOW 0.3% AT ANY POINT IRRESPECTIVE OF ROAD CENTERLINE GRADING OR INTERSECTION DESIGN LEVELS.
- SUB-BASE GRAVEL SHALL EXTEND UNDER KERB AND CHANNEL TO MINIMUM 150mm BEHIND REAR OF KERBING, 100mm MIN. DEPTH UNDER KERBING UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL INSTALL SUBSOIL DRAINS UNDER ALL KERBS AS REQUIRED BY THE LOCAL AUTHORITY'S STANDARDS. SUBSOIL DRAINS SHALL BE LAID AT MINIMUM 1% HYDRAULIC GRADE AND CONNECT INTO THE NEAREST DOWNSTREAM STORMWATER PIT. PROVIDE INSPECTION OPENINGS AT UPSTREAM END.
- THE CONTRACTOR SHALL ENSURE THAT ALL RETAINING WALL SUBSOIL DRAINS ARE TO CONNECT TO EITHER KERB ADAPTORS, KERB SUBSOIL DRAINS OR STORMWATER DRAINAGE STRUCTURES. CONTRACTOR TO DEMONSTRATE TO SUPERINTENDENT THAT SUITABLE CONNECTIONS HAVE BEEN PROVIDED FOR ALL WALLS.
- THE STORMWATER PIPE CLASSES HAVE BEEN DESIGNED FOR SERVICE LOADS ONLY. THE CONTRACTOR SHALL ASSESS THE SUITABILITY OF MACHINERY USED ON SITE AND THE ANTICIPATED CONSTRUCTION LOADS, AND UPGRADE THE PIPE CLASSES IF NECESSARY, IN ACCORDANCE WITH AS3725-2007 AND AGREEMENT OF THE SUPERINTENDENT.

DRAINAGE NOTES

GENERAL

- ALL SURFACE DRAINAGE PIPES CONVEYING SITE FLOWS TO LAWFUL POINT OF DISCHARGE IN COUNCIL LAND ARE RRJ RCP CLASS 3 UNLESS NOTED OTHERWISE.
- ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO WORKS COMMENCING ON SITE, THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
- THE CONTRACTOR IS TO CONFIRM THE LOCATION OF SERVICE CONDUITS WITH THE SUPERINTENDENT PRIOR TO LAYING STORMWATER DRAINAGE. ALL TRENCH EXCAVATION AND CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 2011.
- REMOVE ANY REDUNDANT DRAINAGE OUTLETS FROM THE KERB AND CHANNEL INCLUDING ANY ASSOCIATED PIPE WORK ACROSS THE FOOTWAY AND REINSTATE THE KERB AND CHANNEL AND THE FOOTWAY AREA IN ACCORDANCE WITH THE COUNCIL GUIDELINES.
- REFER HYDRAULICS DESIGN DRAWINGS FOR DETAILS OF ROOFWATER PIPES.

GULLY PITS

- LIP IN LINE GULLY PITS (<=1.35m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH BCC STD DRG BSD-8051
- LIP IN LINE GULLY PITS (1.35m TO 3m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH DTMR STD DRG No. 1311
- KERB IN LINE GULLY PITS (<=1.35m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH BCC STD DRG BSD-8052
- KERB IN LINE GULLY PITS (1.35m TO 3m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH DTMR STD DRG No. 1312
- GULLY PIT GRATES AND FRAMES TO BE IN ACCORDANCE WITH BCC STD DRG BSD-8053 & BSD-8054

MAINTENANCE HOLES

- 1050 TO 1500 DIAMETER MAINTENANCE HOLES (<=3m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH BCC STD DRG BSD-8021
- 1050 TO 2100 DIAMETER MAINTENANCE HOLES (>3m DEEP) TO BE CONSTRUCTED IN ACCORDANCE WITH DTMR STD DRG No. 1307
- MAINTENANCE HOLE FRAMES TO BE IN ACCORDANCE WITH BCC STD DRG BSD-8031
- MAINTENANCE HOLE RISERS TO BE IN ACCORDANCE WITH BCC STD DRG BSD-8032
- MAINTENANCE HOLE COVERS TO BE IN ACCORDANCE WITH BCC STD DRG BSD-8033 FOR COVERS IN ROADWAYS, BSD-8034 FOR NON-ROADWAY CAST IRON COVERS AND BSD-8035 FOR NON-ROADWAY CONCRETE INFILL COVERS.

ACCESS TO STORMWATER STRUCTURES

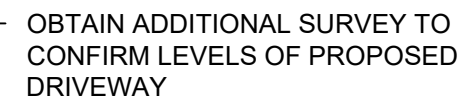
- INSTALL STEP IRONS TO ALL STORMWATER STRUCTURES BETWEEN 1.2m AND 3.0m DEEP IN ACCORDANCE WITH AS1657.
- INSTALL FIXED ACCESS LADDER TO ALL STORMWATER STRUCTURES GREATER THAN 3.0m DEEP IN ACCORDANCE WITH AS1657.
- STAINLESS STEEL STEP IRONS AND ACCESS LADDERS ARE TO BE USED IN AGGRESSIVE OR MARINE ENVIRONMENTS OR AS DIRECTED.

FOR INFORMATION

					NORTH POINT:	ARCHITECT: ROTHELOWMAN	CLIENT: KINGSMEDE	 ABN 82 115 498 023 Phone: 3857 7868 E-mail: info@inertiaeng.com.au Fax: 3262 7359 ©Copyright of this engineering design and plan is the property of INERTIA ENGINEERING Pty Ltd	SCALE BARS:	PROJECT: PROPOSED DEVELOPMENT EAGLE FARM PRECINT STAGE 1	DRAWING TITLE: GENERAL NOTES	9914					
JOB No.																	
C002																	
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A	ISSUED FOR INFORMATION	29.04.22	CF	AK							DESIGNED: CINTHIA F.	DWG. No.	REVISION				
REV	DESCRIPTION	DATE	DRAWN	REVIEWED													

LEGEND

- B1
- B2



PROVIDE DRIVEWAY
LAYBACK TO ALLOW
ACCESS FOR COMMERCIAL
VEHICLES. (TYPICAL)

PROVIDE 2% CROSSFALL
AWAY FROM BUILDINGS
FOR ALL FOOTPATHS

PROVIDE EDGE TO BUILDING. NOM 600mm TO BE CONFIRMED BY ADDITIONAL SURVEY

PROVIDE BREAK IN KERB TO PROMOTE RUNOFF TO LANDSCAPE ZONE. (TYPICAL)

FFL3.500m

FFL3.500m

9914

JOB No.

C300

A

REVISION

NORTH POINT:



ARCHITECT-

ROTHELOWMAN

CLIENT:

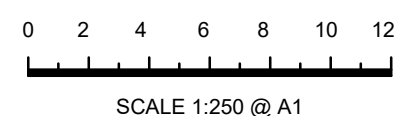
KINGSMEDE



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SCALE BARS:



SCALE 1:250 @ A

PROJECT:

PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

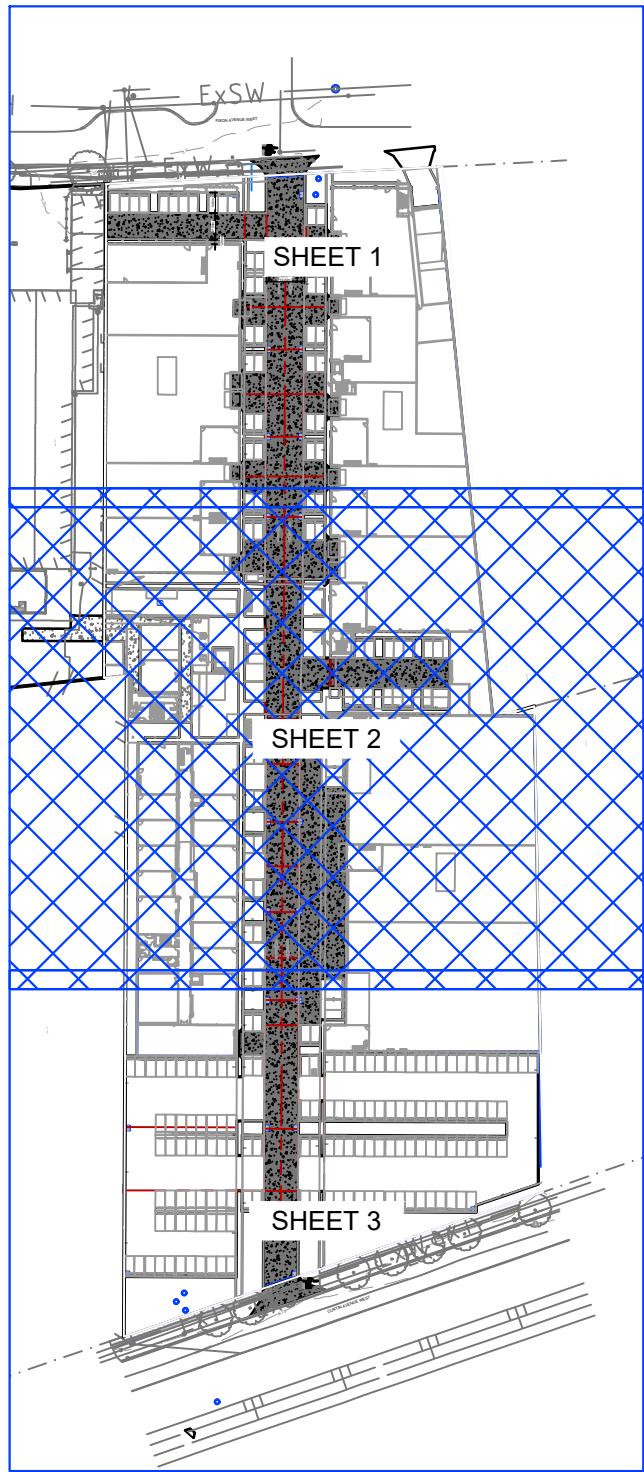
DRAWING TITLE:

PAVEMENT & LEVELS LAYOUT PLAN SHEET 1

DESIGNED
CINTHIA F.

LEGEND

- SITE BOUNDARY
EXISTING PROPERTY BOUNDARY
EXISTING CONTOURS (AT 0.10m INTERVALS)
EXISTING FENCE
EXISTING KERB
EXISTING EDGE OF BITUMEN
EXISTING ROAD CENTRELINE
EXISTING TOP OF BATTER
EXISTING BOTTOM OF BATTER
EXISTING STORMWATER
EXISTING SEWERAGE
EXISTING WATER
EXISTING TELSTRA
EXISTING UNDERGROUND ELECTRICITY
DESIGN CONTOURS (AT 0.05m INTERVALS)
PROPOSED CHANGE OF GRADE
FINISHED SURFACE ELEVATION LABEL
PROPOSED SURFACE SLOPE
PROPOSED BUILDING REFER TO STRUCTURAL
HEAVY DUTY CONCRETE PAVEMENT
REFER TO C310 FOR DETAILS
LIGHT DUTY CONCRETE PAVEMENT
EXTENT. REFER TO C310 FOR DETAILS
PROPOSED LANDSCAPING AREA
REFER TO LANDSCAPE ARCHITECTURE.
PROPOSED CONCRETE FOOTPATH
REFER TO C310 FOR DETAILS
PROPOSED PERMEABLE PAVING.
REFER TO LANDSCAPE ARCHITECT
PROPOSED TEMPORARY LIGHT DUTY
ASPHALT PAVEMENT. REFER TO C310
FOR DETAIL.
PROPOSED B1 TYPE K&C. REFER TO
C310 FOR DETAIL
PROPOSED B2 KERB ONLY. REFER TO
C310 FOR DETAIL

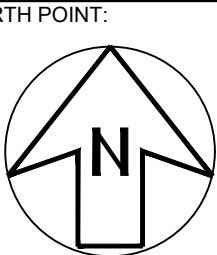


KEY PLAN



FOR INFORMATION

REV	DESCRIPTION	DATE	DRAWN	REVIEWED
A	ISSUED FOR INFORMATION	29.04.22	CF	AK

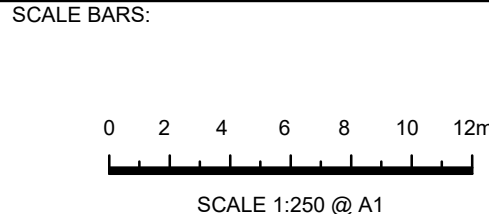


ARCHITECT:
ROTHELOWMAN

CLIENT:
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PROJECT:
PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:
PAVEMENT & LEVELS
LAYOUT PLAN
SHEET 2

DESIGNED:
CINTHIA F.

9914

JOB No.

C301

DWG. No.

A

REVISION

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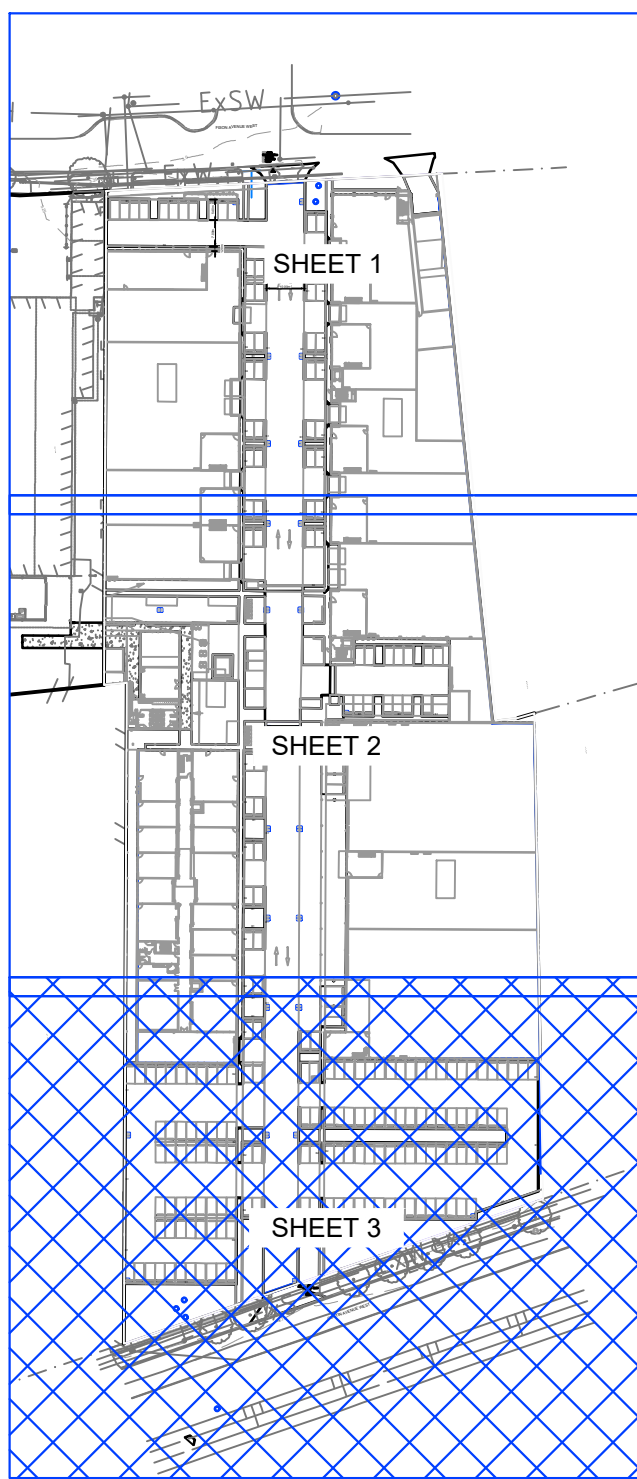
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B1

B2



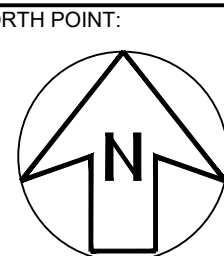
9914

JOB No. _____

C302

 Δ

A	ISSUED FOR INFORMATION	29.04.22	CF	AK
REV	DESCRIPTION	DATE	DRAWN	REVIEWED



CLIENT: **KINGSMEDE**



ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au Fax: 3262 7359

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SCALE BARS:



0 2 4 6 8 10 12m

SCALE 1:250 @ A1

PROJECT:

PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:

PAVEMENT & LEVELS
LAYOUT PLAN
SHEET 3

DESIGNED
CINTHIA F.

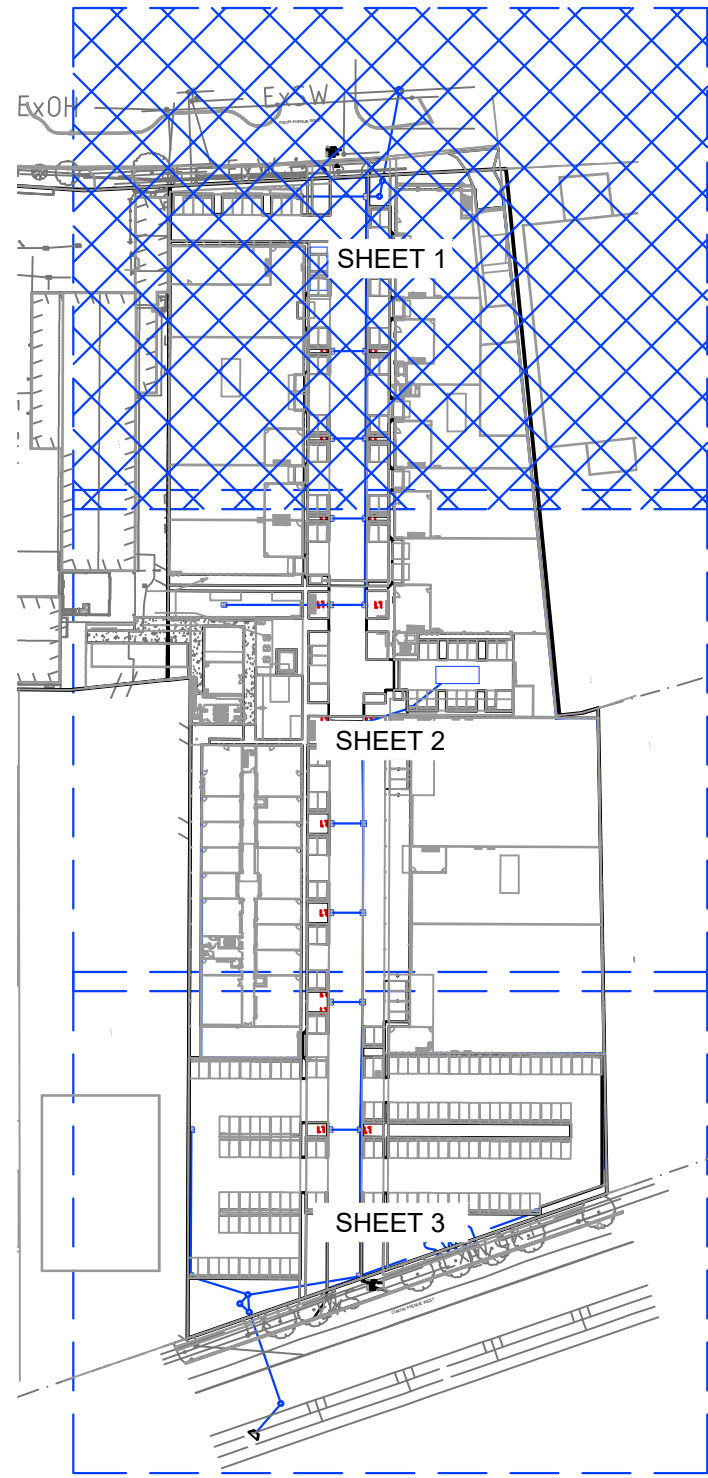
=====	SITE BOUNDARY
-----	EXISTING PROPERTY BOUNDARY
=====	EASEMENT BOUNDARY
=====	EXISTING FENCE
-----	EXISTING KERB
-----	EXISTING EDGE OF BITUMEN
-----	EXISTING ROAD CENTRELINE
-----	EXISTING TOP OF BATTER
-----	EXISTING BOTTOM OF BATTER
----- ExSW -----	EXISTING STORMWATER
----- ExS -----	EXISTING SEWERAGE
----- ExW -----	EXISTING WATER
----- ExT -----	EXISTING TELSTRA
----- ExG -----	EXISTING GAS
----- ExOH -----	EXISTING OVERHEAD ELECTRICITY
----- ExE -----	EXISTING UNDERGROUND ELECTRICITY
----- 3.05 -----	DESIGN CONTOURS (AT 0.05m INTERVALS)

11



10

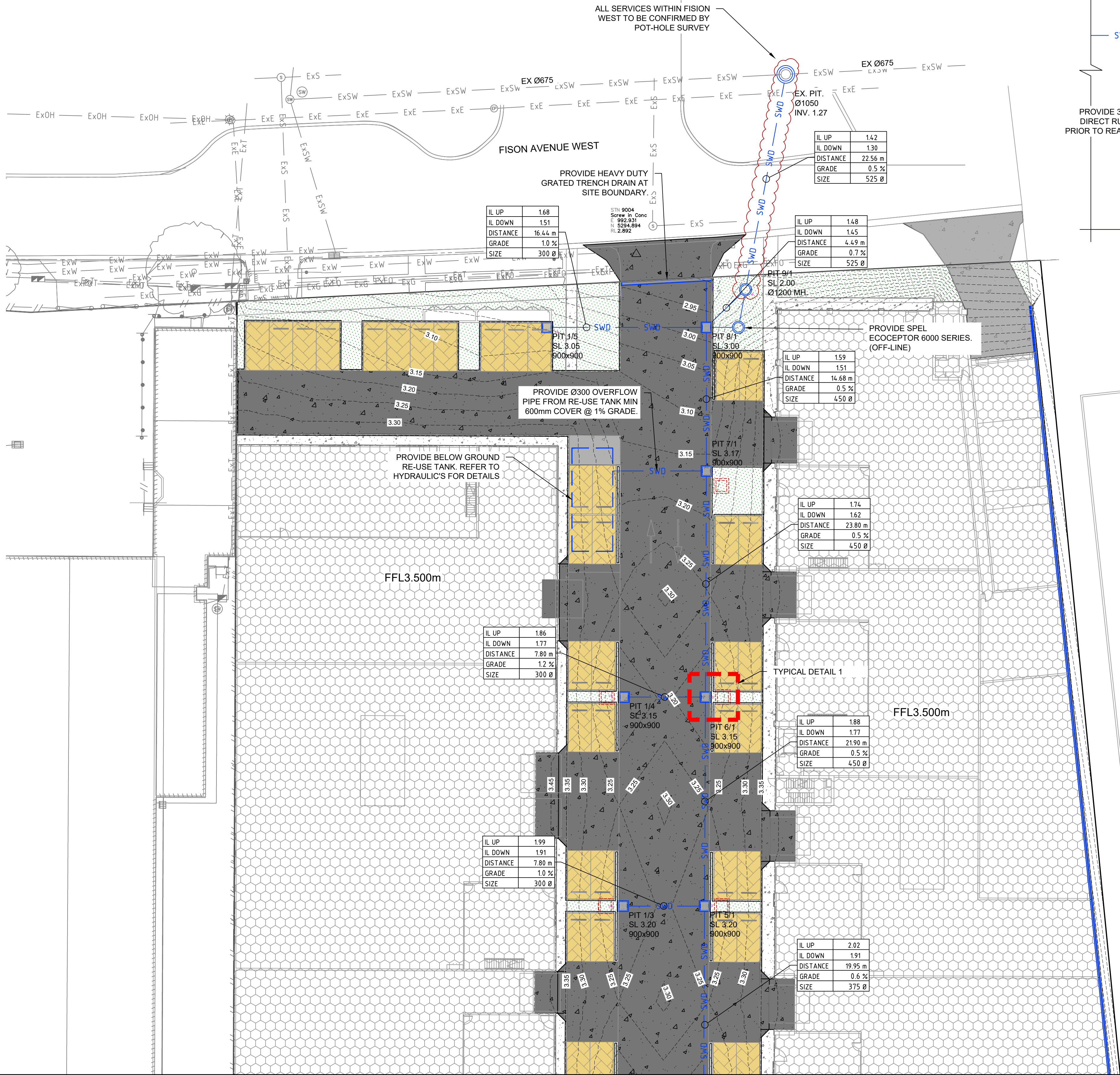
NOTE:
ALL STORMWATER INLET PITS TO BE FITTED WITH SPEL
STORMSACKS TO MANUFACTURES SPECIFICATION



CONSTRUCTION NOTE:
ALL PROPOSED WORKS ARE TO BE CONSTRUCTED IN
CONJUNCTION WITH GENERAL NOTES ON DRG No.
C001 WHICH IS TO BE REQUESTED AND VIEWED
PRIOR TO COMMENCEMENT OF CONSTRUCTION IF
NOT SUPPLIED.

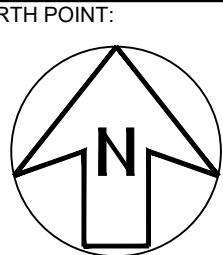
[illegible]

DETAIL 1
PROPOSED ECOSOL TREE PIT
SCALE 1:50



FOR INFORMATION

A	ISSUED FOR INFORMATION	29.04.22	CF	AK
REV	DESCRIPTION	DATE	DRAWN	REVIEWED



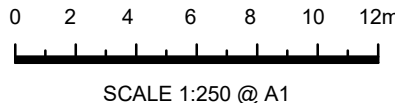
ARCHITECT:

ROTHELOWMAN

CLIENT: **KINGSMEDE**



ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au Fax: 3262 7359
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PROJECT: **PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1**

DRAWING TITLE:

**STORMWATER DRAINAGE
LAYOUT PLAN
SHEET 1**

JOB No.

DWG. No.

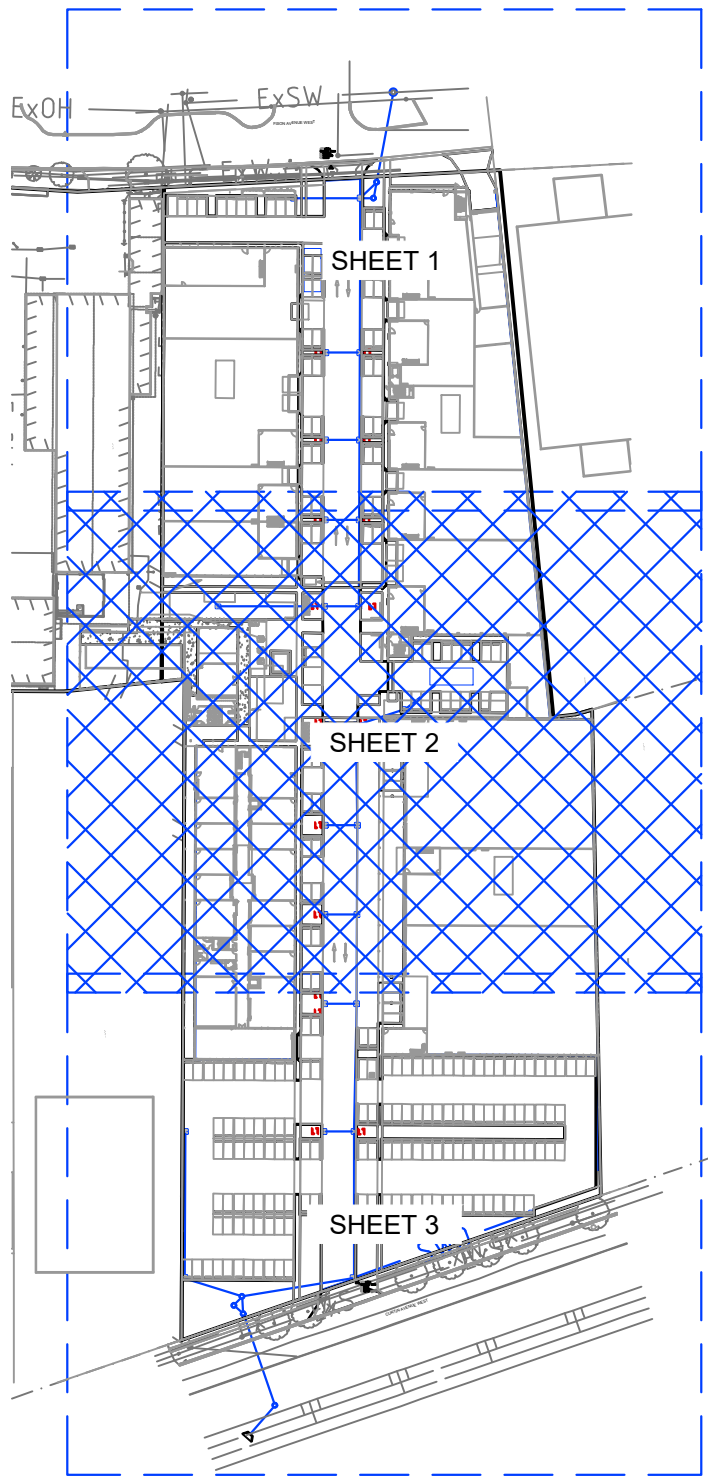
REVISION

LEGEND:

- SITE BOUNDARY
- - - EXISTING PROPERTY BOUNDARY
- - - EASEMENT BOUNDARY
- - - EXISTING FENCE
- - - EXISTING KERB
- - - EXISTING EDGE OF BITUMEN
- - - EXISTING ROAD CENTRELINE
- - - EXISTING TOP OF BATTER
- - - EXISTING BOTTOM OF BATTER
- - - ExSW EXISTING STORMWATER
- - - ExS EXISTING SEWERAGE
- - - ExW EXISTING WATER
- - - ExT EXISTING TELSTRA
- - - ExG EXISTING GAS
- - - ExOH EXISTING OVERHEAD ELECTRICITY
- - - ExE EXISTING UNDERGROUND ELECTRICITY
- - - 3.05 DESIGN CONTOURS (AT 0.05m INTERVALS)
- - - SWD PROPOSED STORMWATER PIPE

- PIT 1/3
S.L. xxxx
xxx X xxx
PROPOSED STORMWATER PIT, SURFACE
LEVEL AND SIZE
PROPOSED ECOSOL TREE PIT
(OR APPROVED EQUIVILANT)
PROPOSED BUILDING BY OTHERS
HEAVY DUTY CONCRETE PAVEMENT
REFER TO C310 FOR DETAILS
LIGHT DUTY CONCRETE PAVEMENT
EXTENT. REFER TO C310 FOR DETAILS
PROPOSED LANDSCAPING AREA
REFER TO LANDSCAPE ARCHITECTURE.
PROPOSED CONCRETE FOOTPATH
REFER TO C310 FOR DETAILS
PROPOSED PERMEABLE PAVING
REFER TO LANDSCAPE ARCHITECT
PROPOSED TEMPORARY LIGHT DUTY
ASPHALT PAVEMENT. REFER TO C310
FOR DETAIL.

NOTE:
ALL STORMWATER INLET PITS TO BE FITTED WITH SPEL
STORMSACKS TO MANUFACTURES SPECIFICATION

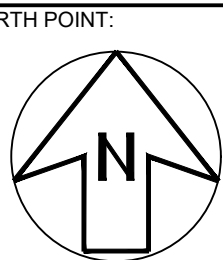


CONSTRUCTION NOTE:
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C001 WHICH IS TO BE REQUESTED AND VIEWED
PRIOR TO COMMENCEMENT OF CONSTRUCTION IF
NOT SUPPLIED.



PROPOSED RE-USE TANK.
REFER TO HYDRAULIC FOR SITE
AND RE-USE REQUIREMENTS

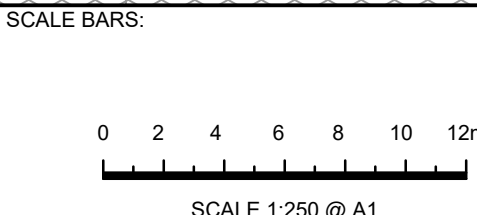
PROVIDE Ø300 OVERFLOW
PIPE FROM RE-USE TANK MIN
600mm COVER @ 1% GRADE.



ARCHITECT:
ROTHELOWMAN

CLIENT:
KINGSMED

Inertia
ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au Fax: 3262 7359
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PROJECT:
PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:
STORMWATER DRAINAGE
LAYOUT PLAN
SHEET 2

DESIGNED:
CINTHIA F.

FOR INFORMATION

JOB No.
9914

DWG. No.
C401

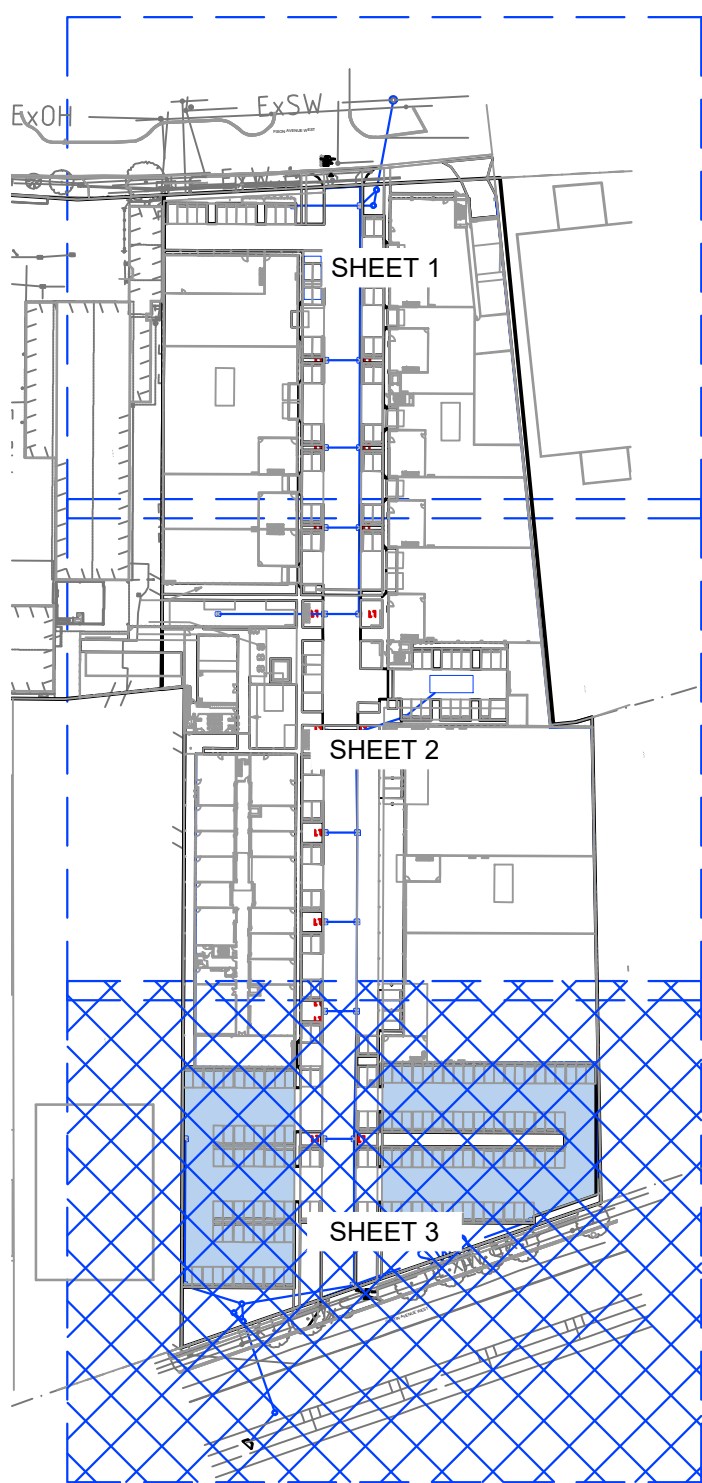
REVISION
A

LEGEND:

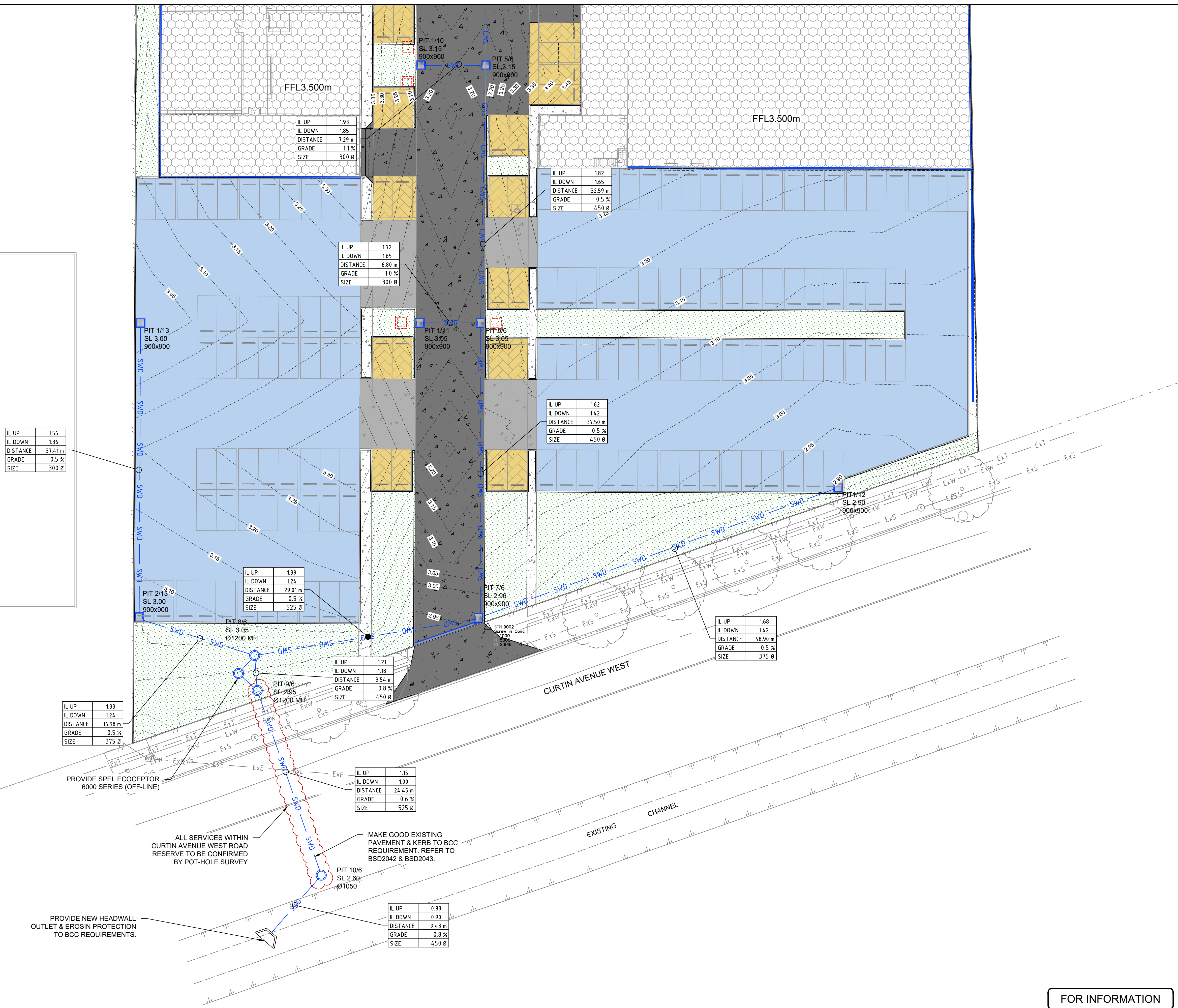
- SITE BOUNDARY
— EXISTING PROPERTY BOUNDARY
— EASEMENT BOUNDARY
— EXISTING FENCE
— EXISTING KERB
— EXISTING EDGE OF BITUMEN
— EXISTING ROAD CENTRELINE
— EXISTING TOP OF BATTER
— EXISTING BOTTOM OF BATTER
— ExSW — EXISTING STORMWATER
— ExS — EXISTING SEWERAGE
— ExW — EXISTING WATER
— ExT — EXISTING TELSTRA
— ExG — EXISTING GAS
— ExOH — EXISTING OVERHEAD ELECTRICITY
— ExE — EXISTING UNDERGROUND ELECTRICITY
- - - 3.05 — DESIGN CONTOURS (AT 0.05m INTERVALS)

- SWD — PROPOSED STORMWATER PIPE
PIT 1 / 3
S.L. xxxx
xxx X xxx
PROPOSED STORMWATER PIT, SURFACE
LEVEL AND SIZE
PROPOSED ECOSOL TREE PIT
(OR APPROVED EQUIVILANT)
PROPOSED BUILDING BY OTHERS
HEAVY DUTY CONCRETE PAVEMENT
REFER TO C310 FOR DETAILS
LIGHT DUTY CONCRETE PAVEMENT
EXTENT. REFER TO C310 FOR DETAILS
PROPOSED LANDSCAPING AREA
REFER TO LANDSCAPE ARCHITECTURE.
PROPOSED CONCRETE FOOTPATH
REFER TO C310 FOR DETAILS
PROPOSED PERMEABLE PAVING.
REFER TO LANDSCAPE ARCHITECT
PROPOSED TEMPORARY LIGHT DUTY
ASPHALT PAVEMENT. REFER TO C310
FOR DETAIL.

NOTE:
ALL STORMWATER INLET PITS TO BE FITTED WITH SPEL
STORMSACKS TO MANUFACTURES SPECIFICATION

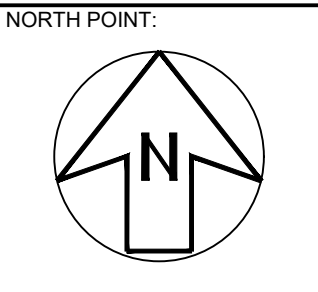


CONSTRUCTION NOTE:
ALL PROPOSED WORKS ARE TO BE CONSTRUCTED IN
CONJUNCTION WITH GENERAL NOTES ON DRG No.
C001 WHICH IS TO BE REQUESTED AND VIEWED
PRIOR TO COMMENCEMENT OF CONSTRUCTION IF
NOT SUPPLIED.



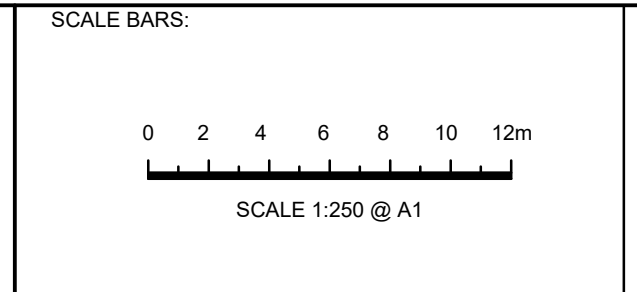
FOR INFORMATION

REV	DESCRIPTION	DATE	DRAWN	REVIEWED
A	ISSUED FOR INFORMATION	29.04.22	CF	AK



ARCHITECT:
ROTHELOWMAN

CLIENT:
KINGSMED



PROJECT:
PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:
STORMWATER DRAINAGE
LAYOUT PLAN
SHEET 3
DESIGNED:
CINTHIA F.

JOB No.
9914
C402
DWG. No.
A
REVISION



GENERAL NOTES SEQ

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 RPEQ REGISTRATION.
4. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
5. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE.
6. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
7. EACH ALLOTMENT (SINGLE RESIDENTIAL) SHALL BE SERVED BY A DN110 PE PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN160 PE PROPERTY CONNECTION SHALL BE PROVIDED.
8. PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
9. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300MM AND A MAXIMUM OF 750MM.
10. WHERE TRENCHES 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 95% 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.
11. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
13. SEWERS SHALL BE DISUSED /ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
14. BENCH MARK AND LEVELS TO AHD.
15. EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING SEWERS SHALL BE PROVIDED BY THE CONTRACTOR AT THE DEVELOPERS EXPENSE.

1. CLEAR, UNOBSTRUCTED, 24 HOUR ACCESS FROM THE STREET FRONTAGE IS TO BE MAINTAINED TO ANY SEWERAGE MAINTENANCE HOLES AND PROPERTY CONNECTIONS.
2. AFTER SUCCESSFUL 'ON MAINTENANCE' HOUSE DRAINS ARE TO BE CONNECTED TO NEW HC'S BY A LICENSED PLUMBER IN ACCORDANCE WITH APPROVED PLANS.
3. ANY EXISTING PROPERTIES REQUIRING SEWER WORKS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. ANY REPAIR AND RECTIFICATION WORK IS AT THE EXPENSE OF THE CONTRACTOR. WRITTEN PERMISSION MUST BE OBTAINED FROM OWNERS BEFORE ENTERING PROPERTY TO CONSTRUCT/PROPOSED SEWER WORKS.
4. EXISTING AND PROPOSED SEWERS WILL BE SUBJECT TO B.O.S. CONDITIONS IF APPLICABLE.
5. SEWER ALIGNMENT IN PRIVATE PROPERTY SHALL BE OFFSET MIN. 1.00M TO 1.50M FROM PROPERTY BOUNDARIES, WITH PREFERENCE FOR LARGER OFFSET UNLESS SHOWN OTHERWISE.
6. THE PREFERRED LOCATION OF THE PROPERTY CONNECTION POINT SHALL BE 1.2M FROM THE DOWNSTREAM BOUNDARY. IF THIS IS NOT POSSIBLE, OB'S SHALL NOT BE LOCATED GREATER THAN 3.5M FROM THE DOWNSTREAM ALIGNMENT.
7. ALL MANHOLES AND CONCRETE BLOCKS TO O.B.'S SHALL BE PROVIDED WITH BY-PASS DRAINAGE CONNECTING SAND BEDDING UPSTREAM AND DOWNSTREAM.
8. APPROVED CBR15 BACKFILL MATERIAL SHALL BE USED IN TRENCHES UNDER ROAD PAVEMENTS.
9. THE CONTRACTOR SHALL COMPLETE MANHOLES 75MM ABOVE SURFACE LEVEL IN PRIVATE PROPERTY, AND FLUSH WITH SURFACE IN FOOTPATHS, VERGE AND ROADWAYS.
10. PROPERTY CONNECTION POINTS AT THE ENDS OF PROPERTY CONNECTION SEWERS SHALL BE MARKED WITH A SINGLE VERTICAL ORANGE PVC CONDUIT 40MM IN DIAMETER AND 2M LONG, PLACED AT THE INVERT OF THE PROPERTY CONNECTION POINT, DUCT TAPED TO A HARDWOOD STAKE AND BROUGHT TO THE SURFACE, AND MARKED WITH THE WORDS "SEWER CONNECTION 2 M".
11. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE CO-ORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO ALLOW CONSTRUCTION OF THE SEWER, INCLUDING EXCAVATION AND SAFE SHORING TO ALLOW FOR LIVE SEWER WORKS (INCLUDING INSPECTION).
13. WHERE SEWER DEPTHS EXCEED 1.5M SAFE TRENCH BENCHING PRACTICES ARE TO BE PERFORMED DURING CONSTRUCTION.
14. PROPERTY CONNECTION MARKERS ARE TO BE INSTALLED (IN ACCORDANCE WITH STANDARD DRAWING NO. 486/525-SD001(1)) ON ALL PROPERTY CONNECTIONS, EXCEPT WHERE THE PROPERTY CONNECTION IS PROVIDED FROM A MAINTENANCE HOLE OR PRIVATE DRAINAGE IS CONNECTED TO THE PROPERTY CONNECTION AS PART OF THE WORKS.
15. WHERE THE SEWER IS DESIGNED TO PASS THROUGH PRIVATE PROPERTY, WRITTEN PERMISSION FROM THE PROPERTY OWNER MUST BE OBTAINED AND FORWARDED TO UU AND R.P.E.Q. (IF APPLICABLE) BEFORE PLANS ARE APPROVED AND RELEASED. ANY COSTS INCLUDING LEGAL, DESIGN, OR ADMINISTRATION INCURRED IN OBTAINING A COURT ORDER OR LEGAL ENTRY REQUIREMENTS FOR ENTRY ONTO PRIVATE PROPERTY TO CONSTRUCT THE SEWER WORKS, MUST BE MET BY THE APPLICANT.
16. UU DOES NOT ACCEPT THE USE OF UPVC PIPES AND FITTINGS.

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DRG. NO.	DESCRIPTION
SEWER CONNECTION	
C500	SEWER TITLESHEET LOCALITY PLAN, DRAWING INDEX AND NOTES
C510	SEWER RETICULATION LAYOUT PLAN

ALL WATER AND SEWER CONSTRUCTION WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORK HEALTH AND SAFETY FOR INFORMATION.
Phone: 1300 362 128

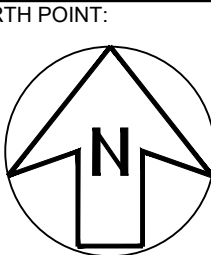
CCTV IS TO BE CARRIED OUT FOR ALL SEWER MAINS OR ALL PROPERTY SERVICES THAT ARE 12m OR GREATER AND FOR REUSE OF PROPERTY SERVICES. CCTV REPORT AND FOOTAGE TO BE PROVIDED TO INERTIA AS PER SEQ CODE FORMAT AND REQUIREMENTS.

NAME OF PROJECT				155, 161 FISON AVENUE WEST & 364 CURTIN AVENUE WEST, EAGLE FARM, QLD 4009			
APPLICANT				KINGSMEDDE			
DA No.				DEV 2021/1246			
DELEGATES APP. DATE							
No. OF ALLOTMENTS				1			
AREA IN ha				2.96 Ha			
SERVICE PROVIDER				URBAN UTILITIES			
UU APPLICATION No.				22-PWT-56645			
MAINS		DIAMETER		MATERIAL DESIGN CONST		LENGTH DESIGN CONST	
				-		-	
PC		DIAMETER		MATERIAL DESIGN CONST		LENGTH DESIGN CONST	
				-		-	

CONTRACTOR	
CONTRACTOR TO REQUEST LIVE WORKS PRIOR TO COMMENCEMENT OF WORKS	CONTACT: INERTIA ENGINEERING
CONTRACTOR TO CONFIRM SEWER WORK START DATE AND BOOK INSPECTION TIMES (MIN. 5 WORKING DAYS NOTICE REQUIRED)	CONTACT: INERTIA ENGINEERING
CONTRACTOR TO CONSTRUCT SEWER WORKS AND ARRANGE INSPECTIONS AS REQUIRED. A FIELD INSPECTION REPORT WILL BE ISSUED UPON SUCCESSFUL 'ON MAINTENANCE' INSPECTION AND COLLECTION OF 'AS CONSTRUCTED' INFORMATION PROVIDED TO THE ENDORSED CONSULTANT BY THE CONTRACTOR.	CONTACT FOR INSPECTIONS: INERTIA ENGINEERING (AND UU IF REQUIRED)

NOTE: UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PERFORM ANY LIVE WORKS WITHOUT PRIOR APPROVAL OR CONSENT FROM ENDORSED CONSULTANT (AND UU IF REQUIRED)

A	ISSUED FOR INFORMATION	29.04.22	CF	AK
REV	DESCRIPTION	DATE	DRAWN	REVIEWED



[Inertia

ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au Fax: 3262 7359

PROJECT: **PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1**

DRAWING TITLE:

SEWER TITLESHEET
LOCALITY PLAN, DRAWING
INDEX AND NOTES

DESIGNED
CINTHIA F.

JOB No.

C500

A

LEGEND

---	SITE BOUNDARY
---	EXISTING PROPERTY BOUNDARY
---	EASEMENT BOUNDARY
-XX.XX-	EXISTING CONTOURS (AT 0.25m INTERVALS)
---	EXISTING FENCE
---	EXISTING KERB
---	EXISTING EDGE OF BITUMEN
---	EXISTING ROAD CENTRELINE
---	EXISTING TOP OF BATTER
---	EXISTING BOTTOM OF BATTER
---	EXISTING STORMWATER
---	EXISTING SEWERAGE
---	EXISTING WATER
---	EXISTING TELSTRA
---	EXISTING GAS
---	EXISTING OVERHEAD ELECTRICITY
---	EXISTING UNDERGROUND ELECTRICITY
-XX.XX-	DESIGN CONTOURS (AT 0.10m INTERVALS)
---	PROPOSED RETAINING WALL
---	PROPOSED 1600 SEWER
---	PROPOSED STORMWATER
---	REMOVED SEWER CONNECTION

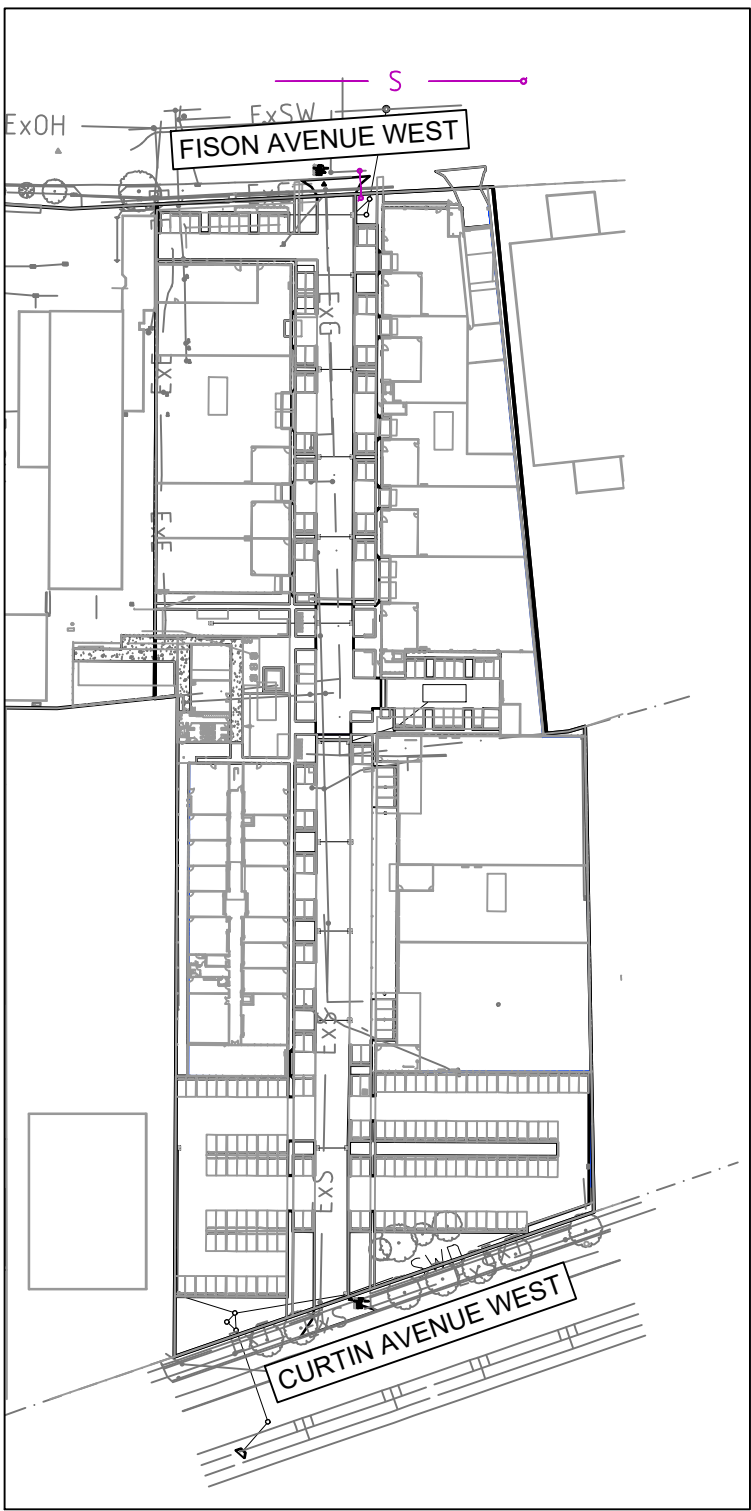
REMOVE EXISTING PROPERTY CONNECTION. MAINTAIN CONNECTION TO ADJOINING LOT TO THE WEST.

FISON AVENUE WEST

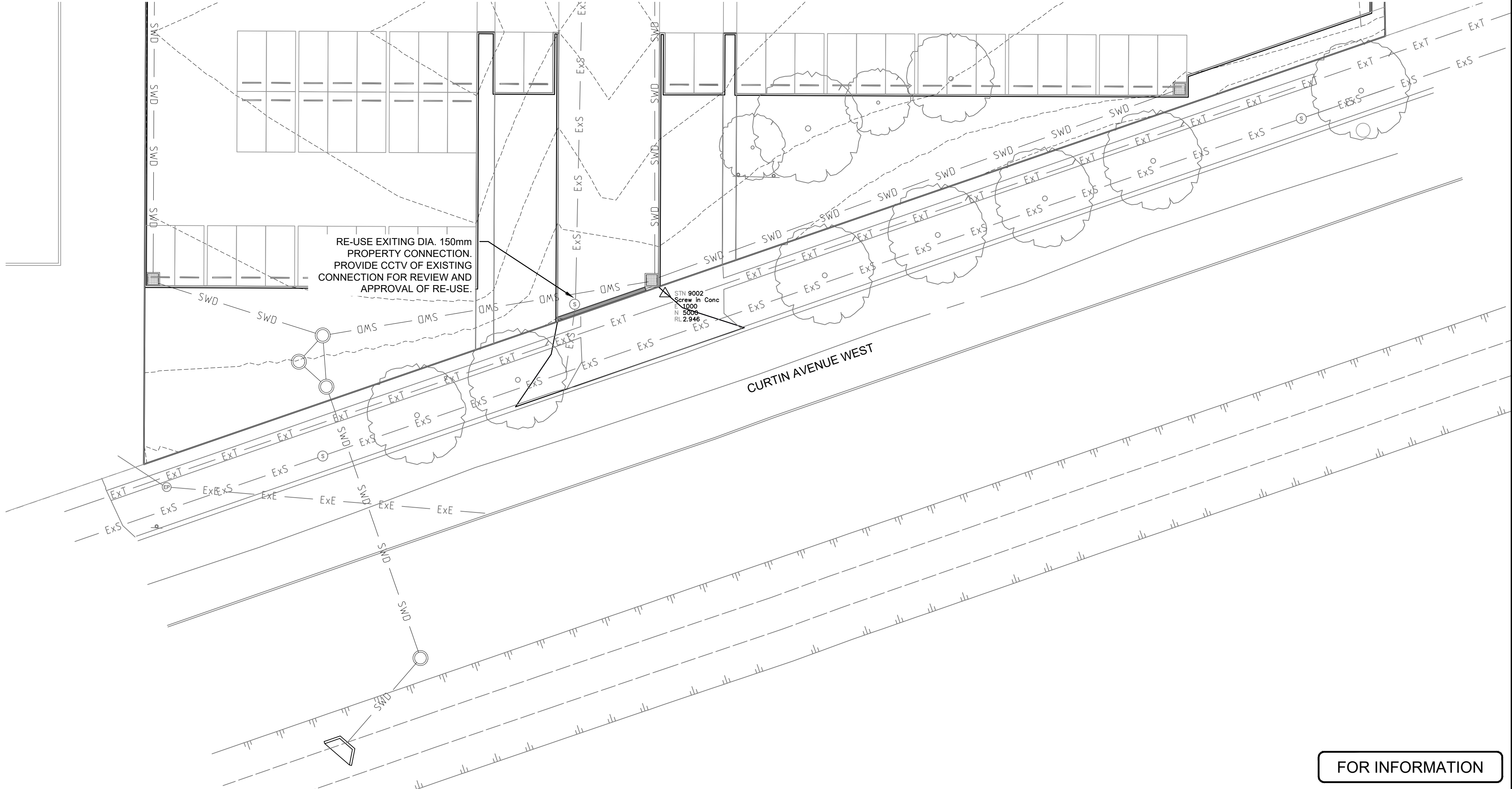
FISON AVENUE WEST PC
TYPE A
NEW DN160 PE
CH 0.00
L 2.00 m
SL 2.99
IL 1.00
DEPTH: 1.99

CONSTRUCT NEW MH OVER EXISTING DIA 150mm MAIN.
MH TYPE - F
MH COVER - D
BRANCH TYPE - A

PROVIDE NEW SEWER MH TO SERVICE COMBINED LOT.
MH TYPE - F
MH COVER - B
BRANCH TYPE - A



SITE PLAN
1:2000 @A1

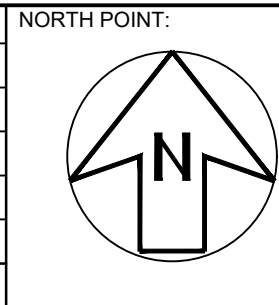


RE-USE EXISTING DIA. 150mm PROPERTY CONNECTION. PROVIDE CCTV OF EXISTING CONNECTION FOR REVIEW AND APPROVAL OF RE-USE.

CURTIN AVENUE WEST

FOR INFORMATION

A	ISSUED FOR INFORMATION	29.04.22	CF	AK
REV	DESCRIPTION	DATE	DRAWN	REVIEWED

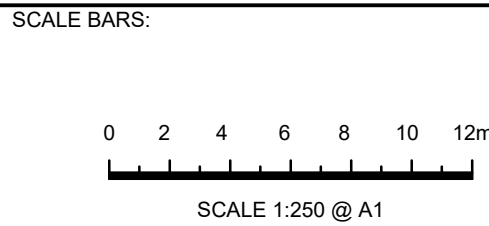


ARCHITECT:
ROTHELOWMAN

CLIENT:
KINGSMED

Inertia

ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au Fax: 3262 7359
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PROJECT:
PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:
SEWER RETICULATION
LAYOUT PLAN

DESIGNED:
CINTHIA F.

9914

JOB No.

C510

DWG. No.

A

REVISION



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The Essential First Step

WATER CONNECTION DRAWING INDEX	
DRG. NO.	DESCRIPTION
WATER CONNECTION	
C600	WATER RETICULATION TITLE SHEET, LOCALITY PLAN, DRAWING INDEX AND NOTES
C610	WATER RETICULATION LAYOUT PLAN
C620	WATER RETICULATION DETAILS PLAN

ESTATE/STAGE		N/A				
SITE ADDRESS		155, 161 FISON AVENUE WEST & 364 CURTIN AVENUE WEST, EAGLE FARM, QLD 4009				
DA No.		DEV 2021/1246				
DELEGATES APP. DATE						
CLIENT		KINGSMEDe				
DRAWING No.		C610				
UU APPLICATION No.		22-PWT-56645				
MAINS	DIAMETER	MATERIAL DESIGN		CONST	LENGTH DESIGN	CONST
	Ø150	DICL			3.0m	
SERVICES	DIAMETER	MATERIAL DESIGN		CONST	LENGTH DESIGN	
	Ø150	DICL			2.0m	
METERS	DIAMETER	NUMBER DESIGN		CONST		
	Ø100 (FIRE)	1				
	Ø32 (SUPPLY)	1				

CONTRACTOR TO REQUEST LIVE WORKS PRIOR TO COMMENCEMENT OF WORKS	CONTACT: INERTIA ENGINEERING
CONTRACTOR TO CONFIRM WATER CONNECTION WORK START DATE AND BOOK INSPECTION TIMES (MIN. 5 WORKING DAYS NOTICE REQUIRED)	CONTACT: INERTIA ENGINEERING
CONTRACTOR TO CONSTRUCT WATER WORKS AND ARRANGE INSPECTIONS AS REQUIRED. A FIELD INSPECTION REPORT WILL BE ISSUED UPON SUCCESSFUL 'ON MAINTENANCE' INSPECTION AND COLLECTION OF 'AS CONSTRUCTED' INFORMATION PROVIDED TO THE ENDORSED CONSULTANT BY THE CONTRACTOR.	CONTACT FOR INSPECTIONS: INERTIA ENGINEERING AND UU

NOTE: UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PERFORM ANY
LIVE WORKS WITHOUT PRIOR APPROVAL OR CONSENT FROM ENDORSED
CONSULTANT AND UU

ALL WATER AND SEWER CONSTRUCTION WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORK HEALTH AND SAFETY FOR INFORMATION.
Phone: 1300 362 128

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
4. COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
5. CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
6. 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 SERVICE POINT.
7. 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.
8. ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS.
9. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO SEQ-WAT-1410-1.
10. 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 TO THE RETICULATION SYSTEM.

1. ANY EXISTING PROPERTIES REQUIRING WATER INFRASTRUCTURE WORKS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. ANY REPAIR AND RECTIFICATION WORK IS AT THE EXPENSE OF THE CONTRACTOR.
2. WRITTEN PERMISSION MUST BE OBTAINED FROM OWNERS BEFORE ENTERING PROPERTY TO CONSTRUCT PROPOSED WATER INFRASTRUCTURE WORKS.
3. SEWER ALIGNMENTS AND MINIMUM COVER TO BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS UNLESS SHOWN OTHERWISE.
4. ANY SERVICES CROSSING THE PROPOSED WORKS ARE TO BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND WATER SUPPLY CODE SPECIFICATIONS AND STANDARDS UNLESS SHOWN OTHERWISE.
5. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE CO-ORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS
6. UPVC PIPES SHALL BE SERIES 2 CLASS 16 AND COMPLY WITH A.S. 1477. MPVC PIPES SHALL COMPLY WITH SERIES 2 CLASS 16 AND SHALL COMPLY WITH A.S. 4765. FITTINGS SHALL BE CEMENT LINED GREY IRON IN ACCORDANCE WITH A.S. 2544. OR DUCTILE IRON CEMENT LINED (DICI) IN ACCORDANCE WITH A.S. 2280 DUCTILE IRON CEMENT LINED (DICI) PIPES AND FITTINGS SHALL BE CLASS K9 AND COMPLY WITH A.S. 2280. PIPES AND FITTINGS SHALL BE POLYETHYLENE SLEEVED. MIL (MSP) PIPES SHALL COMPLY WITH A.S. 1579 AND BE CEMENT LINED IN ACCORDANCE WITH A.S. 1231. PIPE CEMENT SHALL COMPLY WITH A.S. 4321 (SINTAKOTE II). POLYETHYLENE PIPES OF 63 OD OR GREATER SHALL BE CLASS PN16 PE80B AND COMPLY WITH A.S. 4130. FITTINGS SHALL COMPLY WITH A.S. 1460.

ALL ENVIRONMENTAL PROTECTION MEASURES SHOULD BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMMENCING VEGETATION PROTECTION

1. TREES LOCATED ALONG THE FOOTPATH SHOULD BE, WHERE POSSIBLE TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
2. WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GIRDLES 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.
3. WHERE POSSIBLE 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.
4. ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY COUNCIL'S METROPOLITAN TREE SERVICES OR AND APPROVED ARBORIST.

5. TOPSOIL AND SUBSOIL SHOULD BE STOCKPILED SEPARATELY.
6. CARE SHOULD BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND THE STOCKPILES.

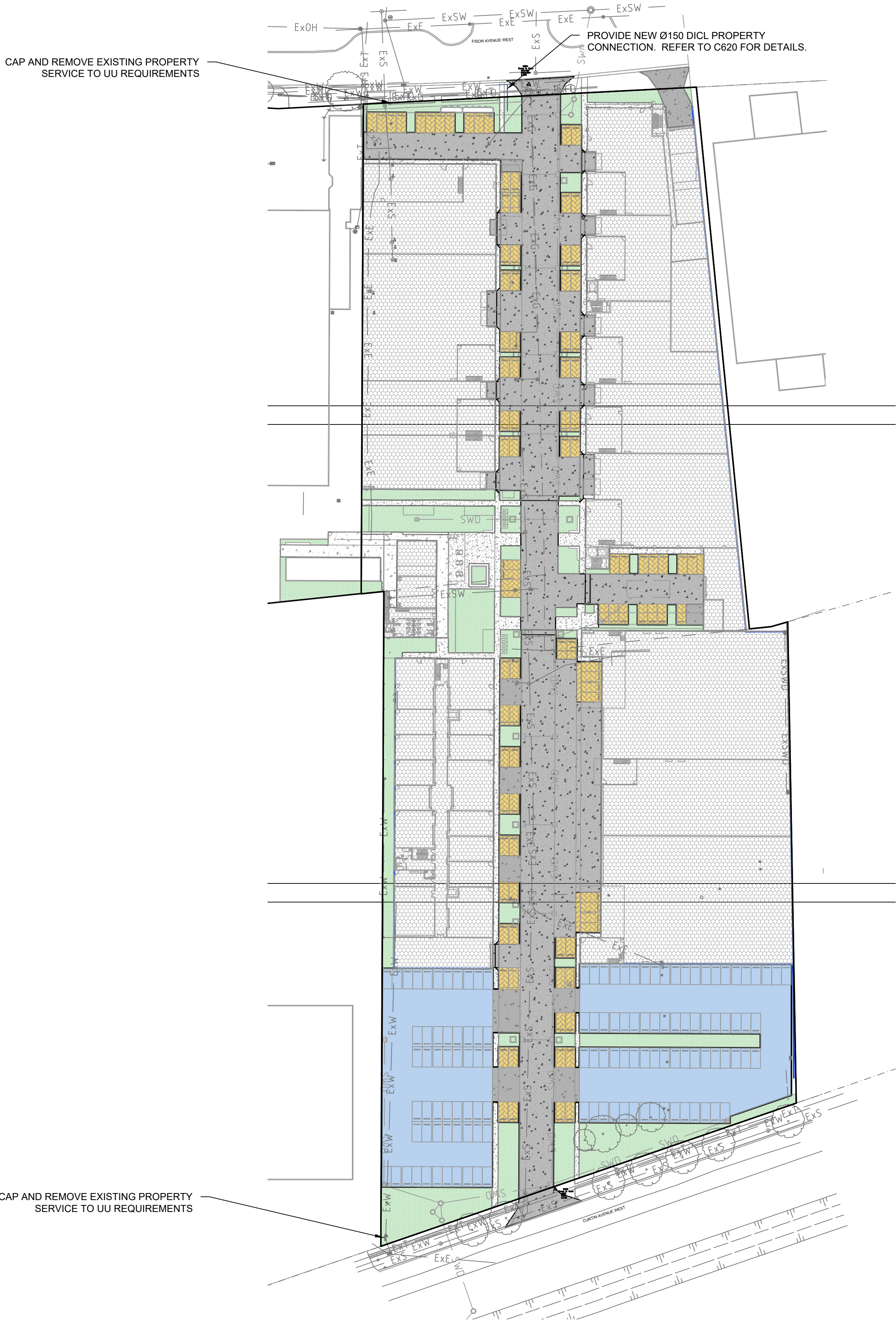
8. PRE-DISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED. FOR FURTHER INFORMATION CONTACT COUNCIL ECOLOGICAL ASSESSMENT OFFICER

				NORTH POINT:		ARCHITECT:		CLIENT:		SCALE BARS:		PROJECT:		DRAWING TITLE:		9914	
						ROTHELOWMAN		KINGSMED				PROPOSED DEVELOPMENT EAGLE FARM PRECINT STAGE 1		WATER RETICULATION TITLESHEET, LOCALITY PLAN DRAWING INDEX AND NOTES		JOB No.	
																C600	
A ISSUED FOR INFORMATION				29.04.22		CF		AK								A	
REV DESCRIPTION				DATE		DRAWN		REVIEWED								DWG. No. REVISION	

FOR INFORMATION

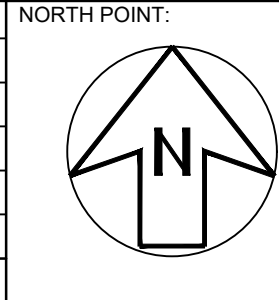
LEGEND

	SITE BOUNDARY
	EXISTING PROPERTY BOUNDARY
	EASEMENT BOUNDARY
	EXISTING FENCE
	EXISTING KERB
	EXISTING EDGE OF BITUMEN
	EXISTING ROAD CENTRELINE
	EXISTING TOP OF BATTER
	EXISTING BOTTOM OF BATTER
	EXISTING STORMWATER
	EXISTING SEWERAGE
	EXISTING WATER
	EXISTING TELSTRA
	EXISTING GAS
	EXISTING OVERHEAD ELECTRICITY
	EXISTING UNDERGROUND ELECTRICITY
	PROPOSED STORMWATER
	PROPOSED WATER



FOR INFORMATION

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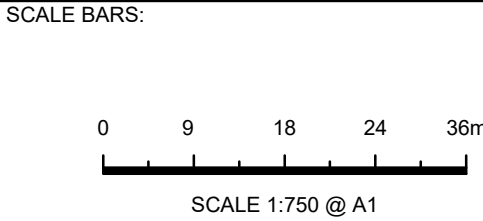


ARCHITECT:
ROTHELOWMAN

CLIENT:
KINGSMED



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PROJECT:
PROPOSED DEVELOPMENT
EAGLE FARM PRECINT
STAGE 1

DRAWING TITLE:
WATER RETICULATION
LAYOUT PLAN

DESIGNED:
CINTHIA F.

9914

JOB No.

C610

DWG. No.

A

REVISION

