

DATE PLOTTED: 22 March 2022 9:02 AM BY : LLOYD HARRIOTT

XREF's: X: 72194901 - CONTS EX: X: 72194901 - EX FEATURES: X: 72194901 - CUT/FILL: X: 72194901 - CONTS DES: X: 72194901 - BASE: X: 721993 Base: X: 721993 Ex Feat: X: 721993 - A1 Title Sheet
CAD File: \\laugonv02\Projects\42011721993 - EDO Masterplan Trunk Infrastructure\01 - DESIGN PHASE\Drawings\721993 - Lumina Future Lots.dwg

SEWER RETICULATION NOTES :

- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND (SEQ) SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
- SEWER MAIN PIPES AND FITTINGS SHALL BE Ø150 RRJ, CLASS SN8 UNLESS NOTED OTHERWISE.
- ROAD CROSSING HOUSE CONNECTION BRANCHES TO BE Ø150 uPVC CLASS SN8.
- ALL CONNECTIONS TO LIVE SEWERS TO BE CARRIED OUT BY THE CONTRACTOR UNDER THE SUPERVISION OF GOLD COAST WATER AT THE CONTRACTOR'S COST.
- THE ALIGNMENT OF THE SEWER WITHIN ROAD RESERVES SHALL BE 1.6m FROM THE PROPERTY BOUNDARY. ALIGNMENT SHALL BE 2.6m WHEN WATER LOCATED ON SAME SIDE OF ROAD. IN AN EASEMENT WITH INTERALLOTMENT DRAINAGE, THE DISTANCE FROM THE BOUNDARY TO THE SEWER SHALL BE 2.5m, OTHERWISE SEWER WITHIN LOTS SHALL BE 1.5m FROM THE PROPERTY BOUNDARY U.N.O.
- FOR REDUCED INFILTRATION GRAVITY SEWER (RIGS) REFER TO THE SEQ SEWER DRAWINGS.
- ALL HOUSE CONNECTIONS SHALL BE TERMINATED IN ACCORDANCE WITH THE HOUSE CONNECTION INSPECTION TEE, REFER TYPICAL SERVICE ALLOCATION DETAILS 7124/15/07-103 AND LOCATION MARKER ARRANGEMENT DETAIL ON SEQ-SEW-1104-1 & SEQ-SEW-1105-1.
- HOUSE CONNECTIONS SHALL NOT BE LOCATED WITHIN THE ZONE OF INFLUENCE OF RETAINING WALLS.
- ALL SEWER MANHOLE LIDS TO BE AS PER SEQ-SEW-1308-1,
- ALL TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH SEQ STD DWG No. SEQ-SEW-1200-2 AND SEQ-SEW-1201-1.
- ALL SEWER MANHOLES WITHIN 100m OF RECEIVING MANHOLE TO BE PE LINED FOR CORROSION PROTECTION, AND HAVE NON-CORROSIVE COMPOSITE LIDS.

WATER 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.
- COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2. ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
- CONDUITS TO BE INSTALLED IN ACCORDANCE WITH SEQ-WAT-1106-1.
- 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.
- 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 RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.
- ALL POTABLE WATER MAINS SHALL BE CONSTRUCTED ON A 1.5m ALIGNMENT FROM THE PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.
- DICL PN35 SHALL BE USED TO 1.0m BEYOND BACK OF KERB AND CHANNEL UNDER ALL ROAD PAVEMENTS. ALL OTHER RETICULATION MAINS TO BE PVC SERIES 2 PN16 UNLESS NOTED OTHERWISE. ALL DICL PIPES AND FITTINGS SHALL BE TREATED INTERNALLY AND EXTERNALLY WITH CORROSION PROTECTIVE COATING AS PER AS 2280.
- CONNECTION TO EXISTING LIVE WATER MAINS SHALL BE CARRIED OUT BY DEVELOPER APPROVED CONTRACTOR UNDER THE SUPERVISION OF GOLD COAST WATER AT DEVELOPERS EXPENSES. CONTRACTOR TO LIAISE WITH GCWW TO CONFIRM APPROPRIATE CONNECTION METHODOLOGY.
- WATER SERVICES SHALL BE PROVIDED WHERE SHOWN ON DRAWINGS. CONSTRUCTION TO BE IN ACCORDANCE WITH SEQ STD DWG No.s SEQ-WAT-1106-1 AND SEQ-WAT-1106-2.
- WATER SERVICE LOCATIONS SHALL NOT CONFLICT WITH ENERGEX PITS.
- ALL THRUST BLOCKS SHALL BE IN ACCORDANCE WITH SEQ STD DWG No.s SEQ-WAT-1200-1 AND SEQ-WAT-1205-1.
- MARKING FOR LOCATION OF HYDRANTS, VALVES AND OTHER FITTINGS SHALL BE IN ACCORDANCE WITH SEQ. STD DWG No.s SEQ-WAT-1300-1 AND SEQ-WAT-1300-2.
- THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL SERVICES AND PROTECT THESE SERVICES PRIOR TO WORKING IN THE VICINITY. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL TRENCH BACK FILL MATERIAL TO BE IN ACCORDANCE WITH SEQ STD DWG No.s SEQ-WAT-1200-2, SEQ-WAT-1201-1, SEQ-WAT-1202-1, SEQ-WAT-1203-1 AND SEQ-WAT-1204-1.

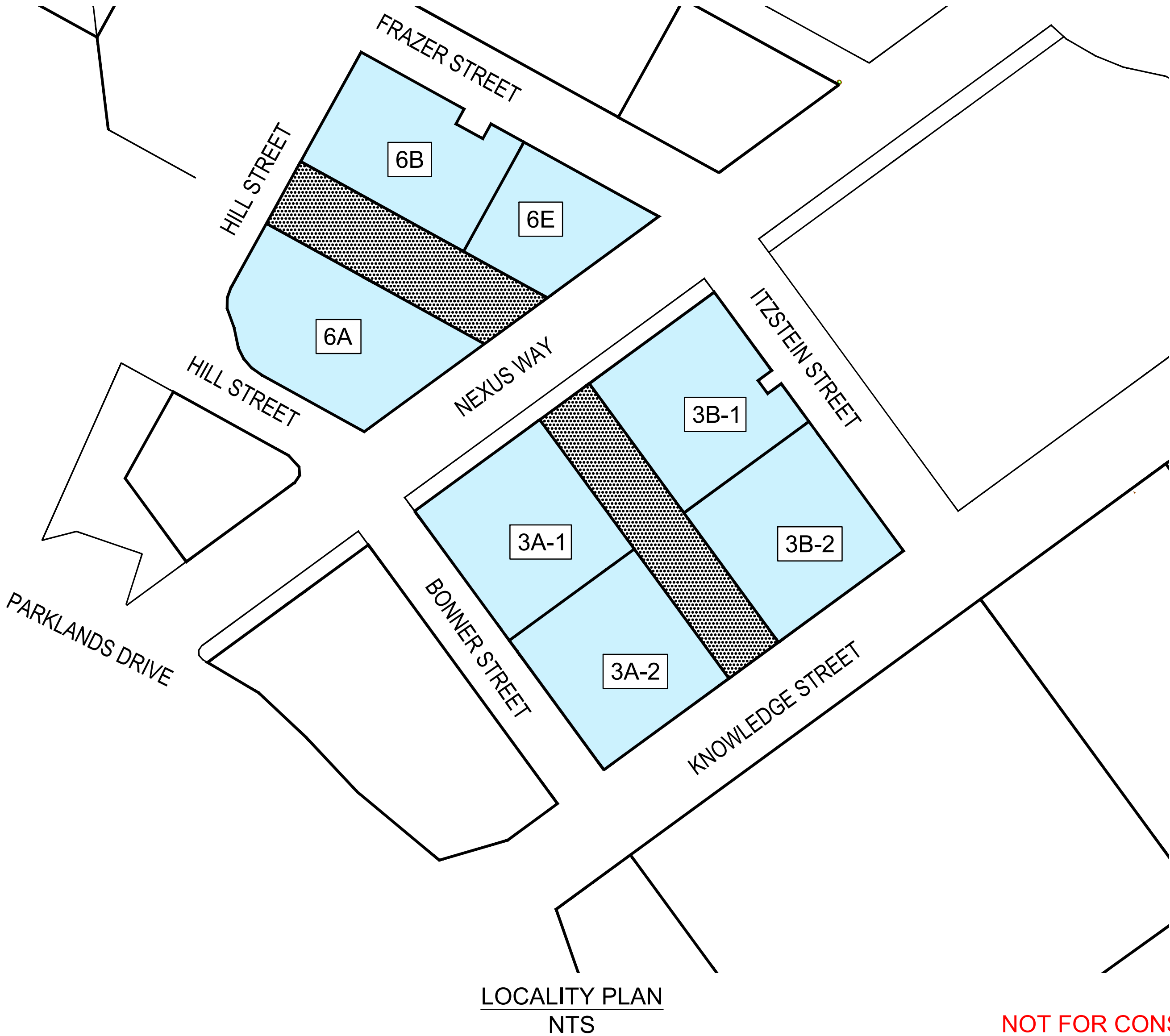
LEGEND:

- SITE BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- POSSIBLE GAS CONNECTION POINT
- PROPOSED FIELD INLET AND STORMWATER CONNECTION
- EXISTING WATER MAIN
- EXISTING STORMWATER
- EXISTING SEWER MAIN
- EXISTING TELECOMMUNICATIONS / NBN
- EXISTING ELECTRICITY
- EXISTING COMMUNICATIONS
- EXISTING GAS MAIN

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2022/1319

Date: 27 January 2023



Queensland Government

B	22/03/2022	ISSUED FOR APPROVAL	DD	BF	LH
A	17/12/2021	ISSUED FOR INFORMATION	DD	SC	LH
Rev.	Date	Description	Des.	Verif.	Appd.

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Checked SC	Date 17/12/2021	
Designed DD	Date 17/12/2021	
Verified SC	Date 17/12/2021	
Approved		

Client

EDQ - DSDT & I

Project

LUMINA - FUTURE LOTS

Title

NOTES AND LEGEND

Status

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

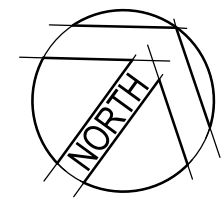
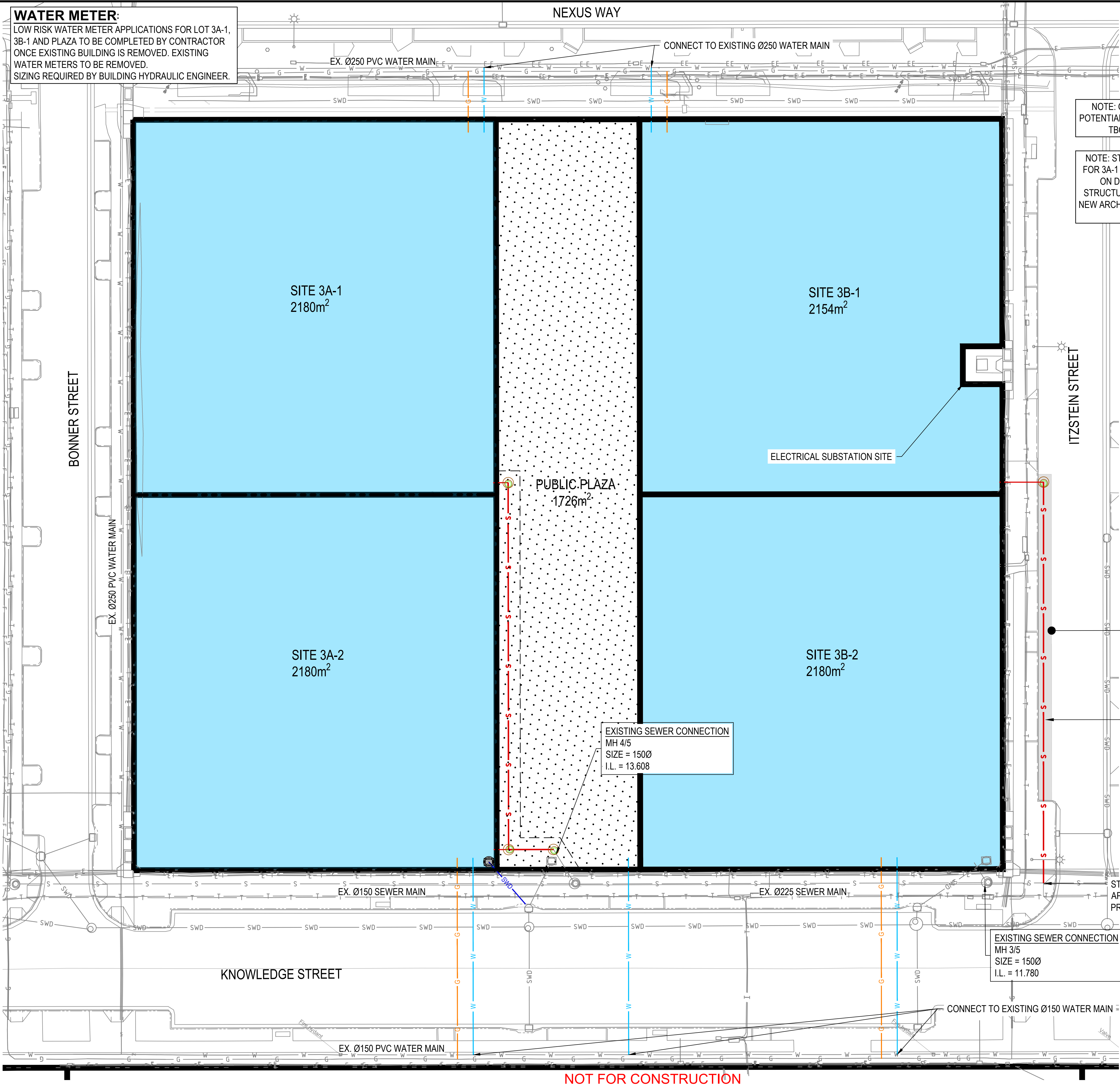
Datum AHD	Scale AS SHOWN	Size A1
Drawing Number 721993-CI-001		Revision B

XREF's: X: 72194901 - CONTS EX: X: 72194901 - EX FEATURES: X: 72194901 - CUT/FILL: X: 72194901 - CONTS DES: X: 72194901 - BASE: X: 721993 Base: X: 721993 Ex Feat: X: 721993 - A1 Title Sheet
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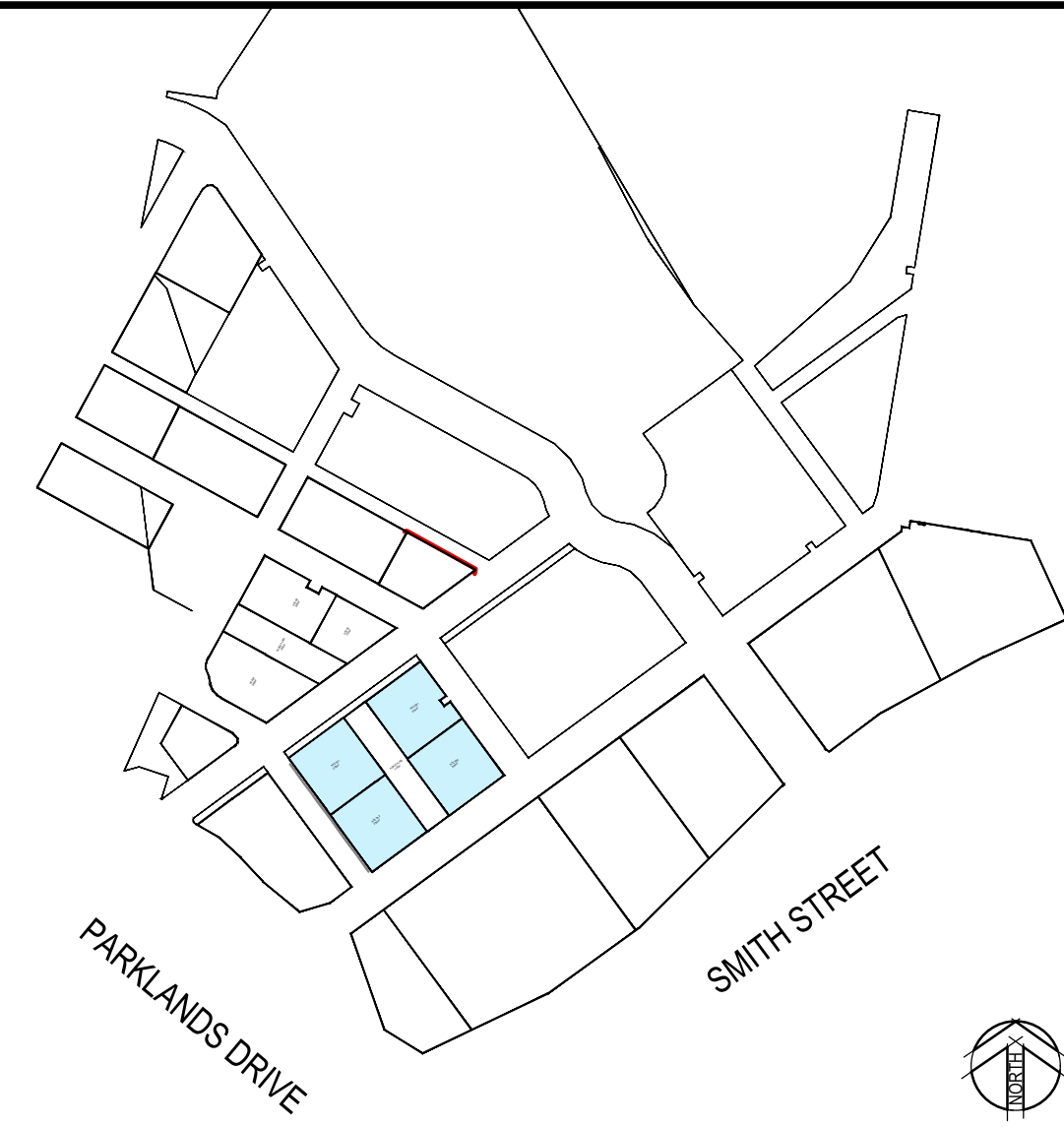
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WATER METER:
LOW RISK WATER METER APPLICATIONS FOR LOT 3A-1, 3B-1 AND PLAZA TO BE COMPLETED BY CONTRACTOR ONCE EXISTING BUILDING IS REMOVED. EXISTING WATER METERS TO BE REMOVED. SIZING REQUIRED BY BUILDING HYDRAULIC ENGINEER.



NOTE: GAS CONDUITS SHOWN AS POTENTIAL CONNECTION POINTS ONLY. TBC AT BUILDING STAGE.

NOTE: STORMWATER CONNECTIONS FOR 3A-1 AND 3B-1 TO BE CONFIRMED ON DEMOLITION OF EXISTING STRUCTURES AND DEVELOPMENT OF NEW ARCHITECTURAL PLANS FOR EACH SITE.



WARNING
BEWARE OF UNDERGROUND SERVICES
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NOTE:
1. REFER TO DWG 721993-CI-001 FOR NOTES AND LEGEND.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1319
Date: 27 January 2023



Rev.	Date	Description	Des.	Verif.	Appd.
D	21/03/2022	ISSUED FOR APPROVAL	DD	BF	LH
C	24/02/2022	ISSUED FOR INFORMATION	DD	LH	LH
B	11/02/2022	ISSUED FOR INFORMATION	DD	LH	LH
A	17/12/2021	ISSUED FOR INFORMATION	DD	SC	LH

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JB	17/12/2021	SC	17/12/2021	DD	17/12/2021	SC	17/12/2021		

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Client: EDQ - DSDT & I
Project: LUMINA - FUTURE LOTS

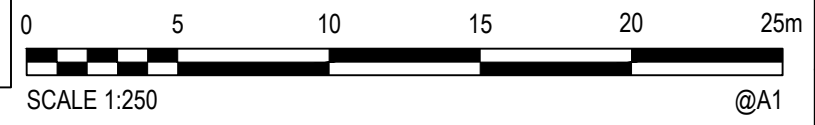
Title: PRECINCT 3
OVERALL SERVICES CONNECTION PLAN

Status: **FOR APPROVAL**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

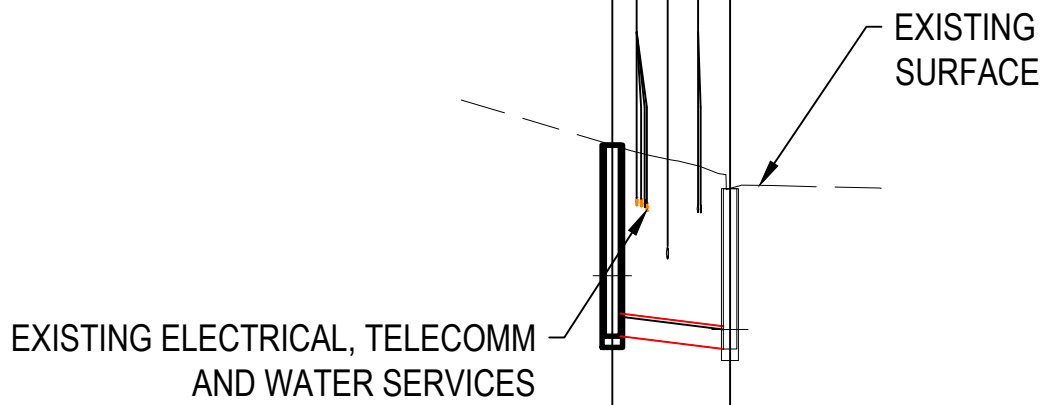
Datum: AHD Scale: AS SHOWN Size: A1

Drawing Number: 721993-CI-002 Revision: D

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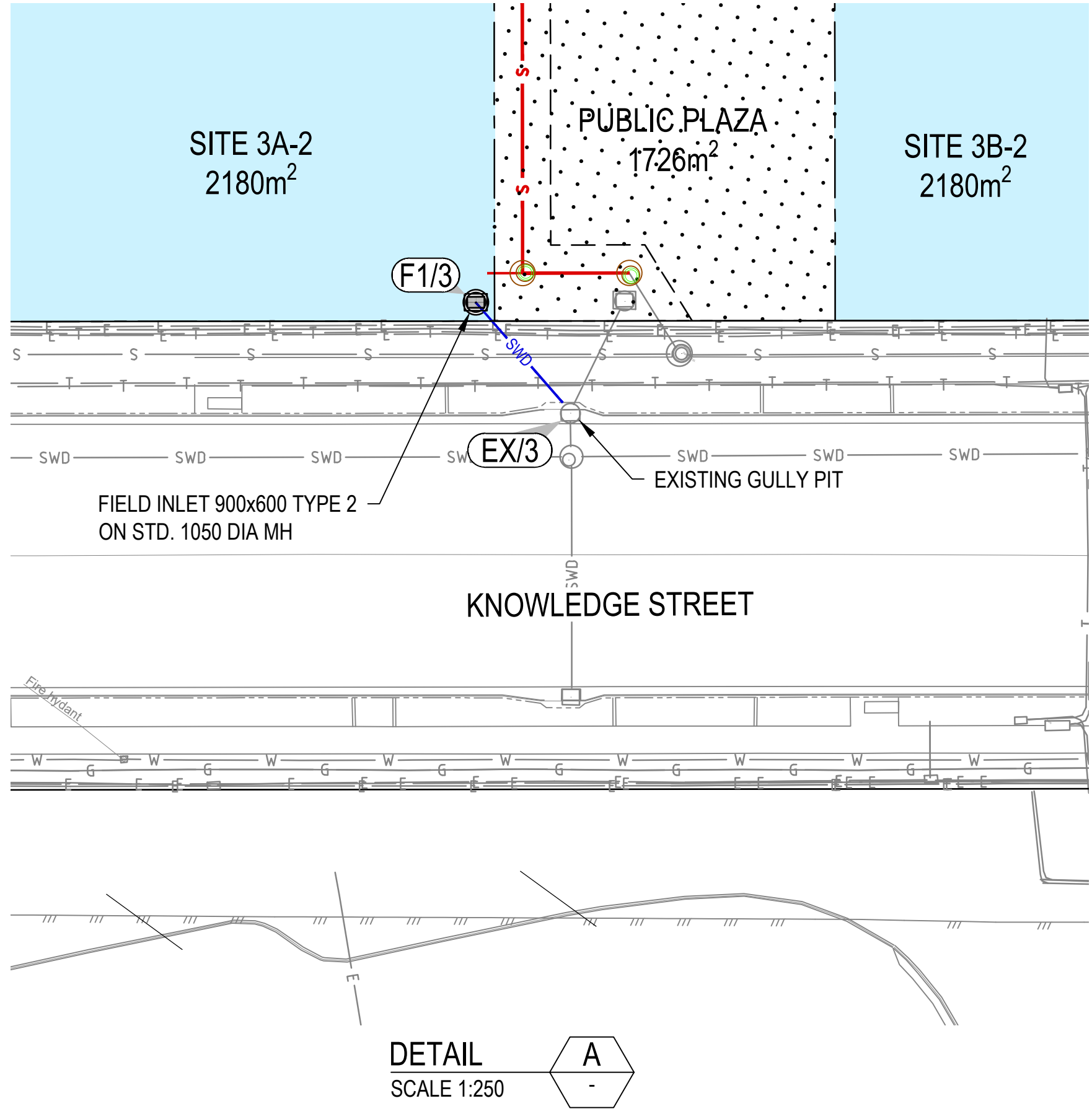
STRUCTURE NAME	F1/3
STRUCTURE DESCRIPTION	FIELD INLET 900x600 TYPE 2 ON STD. 1050 DIA MH 4x Ø100 EX ELEC / TELECOMM IL 14.49 - 14.56 EX Ø150 SEWER IL 13.85 3x Ø100 EX TELECOMM IL 14.46 - 14.47 EXISTING GULLY PIT EX/3



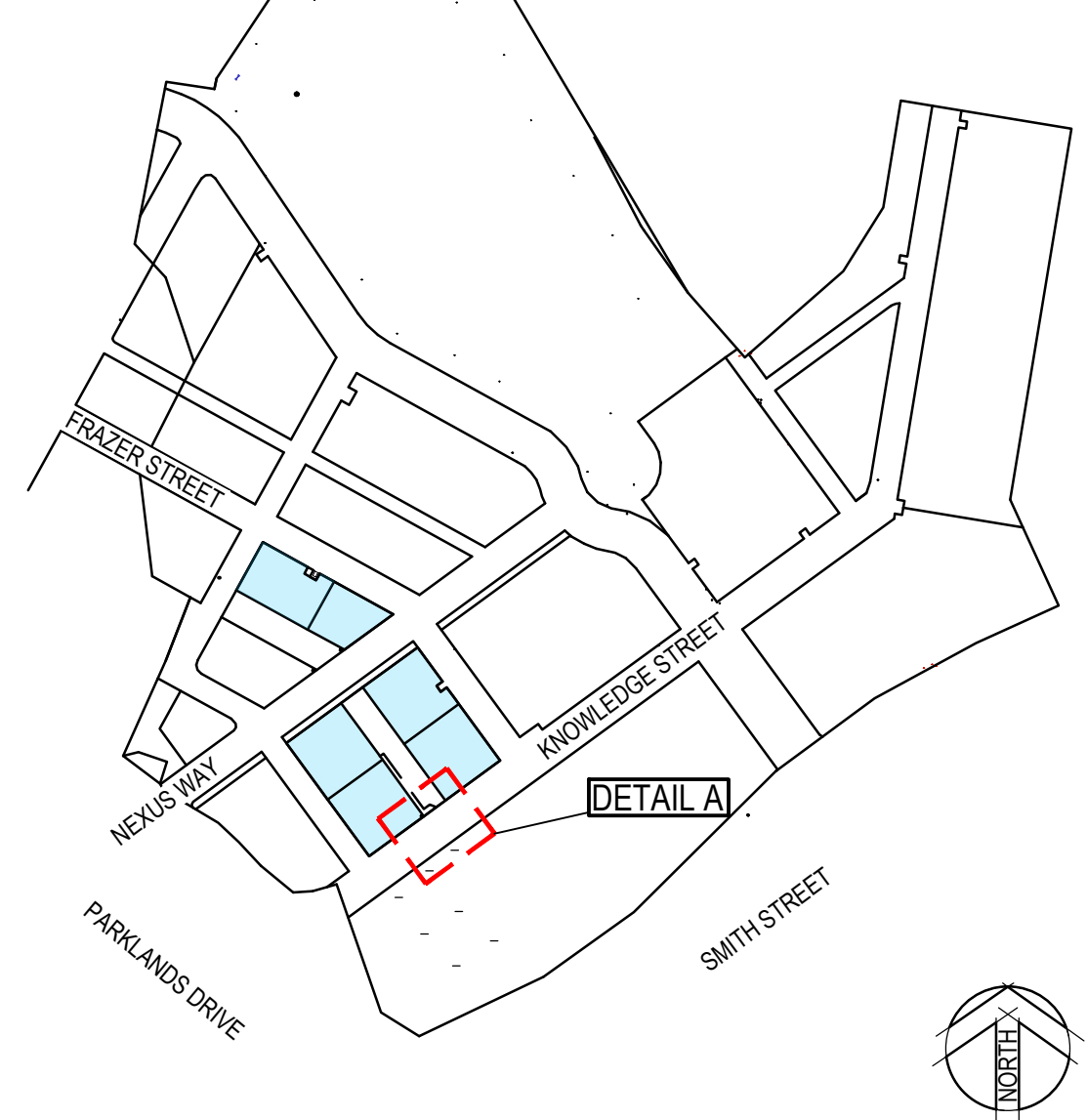
PIPE SIZE mm	300
PIPE CLASS	(PVC)
PIPE GRADE (%)	2.50%
PIPE SLOPE (1 in X)	40.00
FULL PIPE VELOCITY (m/s)	1.59
PART FULL VELOCITY (m/s)	2.36
DATUM RL.	-1.000

W.S.E IN STRUCTURE	13.629	13.087	12.917	12.917
HYDRAULIC GRADE LINE				
PIPE FLOW (CUMECS)		0.112		
PIPE CAPACITY AT GRADE (CUMECS)		0.153		
DEPTH TO INVERT		2.53	2.12	2.12
INVERT LEVELS		12.830	12.660	12.660
DESIGN SURFACE LEVELS (EXISTING SURFACE LEVELS)	15.359 (15.359)	14.784 (14.784)		
STRUCTURE EASTING NORTHING	E538006.576 N6906832.731	E538014.143 N6906830.918		
RUNNING CHAINAGE	0.000	6.807	7.782	

LINE 3



NOTE: STORMWATER CONNECTIONS FOR 3A-1 AND 3B-1 TO BE CONFIRMED ON DEMOLITION OF EXISTING STRUCTURES AND DEVELOPMENT OF NEW ARCHITECTURAL PLANS FOR EACH SITE.



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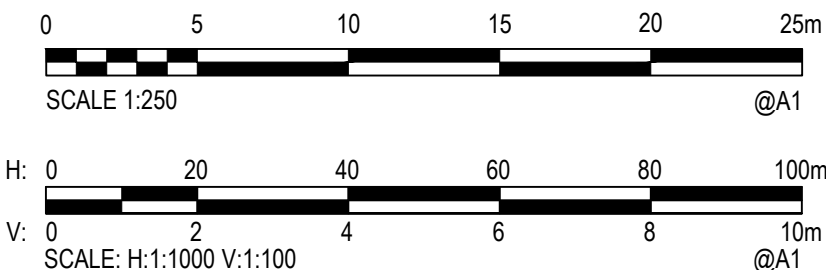
PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2022/1319
Date: 27 January 2023

NOTES:

1. REINSTATE ALL SURFACE WORKS TO ORIGINAL.
2. ALL EXISTING SERVICES TO BE LOCATED, EXPOSED AND PROTECTED DURING WORKS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING 721993-CI-001, GENERAL NOTES AND DETAILS.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CoGC CITY PLAN POLICY SC6.11 - LAND DEVELOPMENT GUIDELINES

LEGEND:

- SITE BOUNDARY
- S --- PROPOSED SEWER MAIN
- PROPOSED SEWER PROPERTY CONNECTION
- SEWER MANHOLE (REFER SEQ-SEW-1307-1)
- SWD --- PROPOSED FIELD INLET AND STORMWATER CONNECTION
- EXTENT OF ASPHALT REINSTATEMENT (REFER COGC STANDARD DRAWING 02-602)
- W --- EXISTING WATER MAIN
- SWD --- EXISTING STORMWATER
- S --- EXISTING SEWER MAIN
- T --- EXISTING TELECOMMUNICATIONS / NBN
- E --- EXISTING ELECTRICITY
- C --- EXISTING COMMUNICATIONS
- G --- EXISTING GAS MAIN
- (F1/1) PROPOSED STRUCTURE NUMBER



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Rev.	Date	Description	Des.	Verif.	Appd.
A	22/03/2022	ISSUED FOR APPROVAL	DD	BF	LH

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Checked	Date	
LH	17/03/2022	
Designed	Date	
BF	17/03/2022	
Verified	Date	
BF	17/03/2022	
Approved	Date	

Client **EDQ - DSDT & I**

Project **LUMINA FUTURE LOTS**

Title **PRECINCT 3 STORMWATER SERVICES PLAN**

Status **FOR APPROVAL**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum	Scale	Size
AHD	AS SHOWN	A1

Drawing Number **721993-CI-030** Revision **A**

STRUCTURE NAME / No.

MH / MS COVER TYPE	D	D	D	J1	2
MH / MS TYPE	MH Ø1050	MH Ø1050	MH Ø1050	JUNC	MH Ø1050
DROP TYPE	V	V		V	
LINE DEFLECTION & BRANCHES		90°			

MAINTENANCE HOLE/SHAFT COVER TYPES
D = CLASS D TRAFFICABLE (CONCRETE INFILL)
B = CLASS B NON-TRAFFICABLE (CAST IRON)

STRUCTURE TYPES
MH = MAINTENANCE HOLE
MS = MAINTENANCE SHAFT
JUNC = JUNCTION

PROPERTY DESCRIPTION
PP = PRIVATE PROPERTY
RR = ROAD RESERVE

SITE 3A-2 TYPE A Ø150 DIA
CH 0.000 IL 13.860 D 1.429

SITE 3A-1 TYPE A Ø150 DIA
CH 46.446 IL 14.400 D 2.639

SITE 3B-1 TYPE A Ø150 DIA
CH 50.744 IL 12.175 D 1.345

SITE 3A-2
2180m²

PUBLIC PLAZA
1726m²

SITE 3B-2
2180m²

DATUM RL

PROPERTY DESCRIPTION	PP.	PP.
PIPE SIZE (mm), CLASS	150 SN8 uPVC	150 SN8 uPVC
GRADE (1 IN X)	100	100
LENGTH	5.692	46.446
EMBEDMENT TYPE	TYPE '4'	TYPE '4'
DEPTH OF INVERT BELOW FSL	1.430	1.390
INVERT LEVEL (IL)	13.608	13.648
FINISHED FSL (& EXISTING ESL) SURFACE LEVEL	15.037 (15.037)	15.289 (15.289)
STRUCTURE SETOUT (EASTING & NORTHING)	E538012.273 N6906638.819	E538007.676 N6906635.462
CHAINAGE (CH)	0.000	52.138

LINE
SCALE H 1:1000, V 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2022/1319
Date: 27 January 2023



EXISTING UPSTREAM MANHOLE. PLUG UPSTREAM
MAIN AND PROPERTY CONNECTION PRIOR TO
COMMENCEMENT OF LIVE CONNECTION.

DETAIL
SCALE 1:250

DETAIL
SCALE 1:250

WARNING

FOR TELSTRA AND OPTUS OPTICAL FIBRE CABLES PHONE:
TELSTRA 1100 / OPTUS 1800 505 777
PRIOR TO COMMENCING EXCAVATION

NOTE:

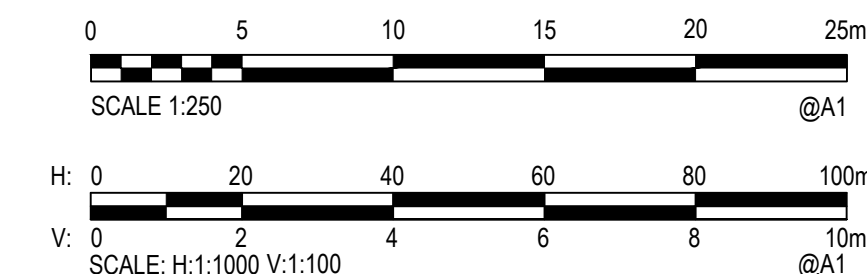
CONTRACTOR TO BE RESPONSIBLE TO CONTACT
RELEVANT AUTHORITIES AND CONFIRM LOCATION
OF ALL SERVICES PRIOR TO COMMENCING
WORKS ON SITE. CONTRACTOR TO CONFIRM ALL
EXISTING SERVICE LEVELS & NOTIFY
SUPERINTENDENT OF ANY DISCREPANCIES PRIOR
TO CONSTRUCTION.

NOTES:

- REINSTATE ALL SURFACE WORKS TO ORIGINAL.
- ALL EXISTING SERVICES TO BE LOCATED, EXPOSED AND PROTECTED DURING WORKS.
- ROAD REINSTATEMENT TO BE AS PER COGC STANDARD DRAWING 02-602.
- EXCAVATION WORKS CARRIED OUT BY CONTRACTORS AT DEPTH OF 1.5m OR GREATER MUST PROVIDE A "SAFE WORK PLAN" AS PER WORKPLACE HEALTH AND SAFETY LEGISLATION TO SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE ALL LIVE SEWER WORKS ARE COMPLETE BEFORE ALLOWING PRIVATE DRAINAGE TO BE CONNECTED.
- ALL WORK ON EXISTING SEWERS TO BE CARRIED OUT BY THE CONTRACTOR UNDER THE SERVICE PROVIDER SUPERVISION AT THE DEVELOPER'S EXPENSE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING 721993-CI-001, GENERAL NOTES AND DETAILS.
- CONTRACTOR TO SURVEY SEWER LINES AT CONNECTION POINTS DURING SITE ESTABLISHMENT AND FORWARD TO ENGINEERS FOR ASSESSMENT PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CoGC CITY PLAN POLICY SC6.11 - LAND DEVELOPMENT GUIDELINES AND WSA GRAVITY SEWER CODE OF AUSTRALIA - SEQ EDITION. REFER TO DWG CI-030 FOR WATER AND STORMWATER CONNECTION DETAILS.

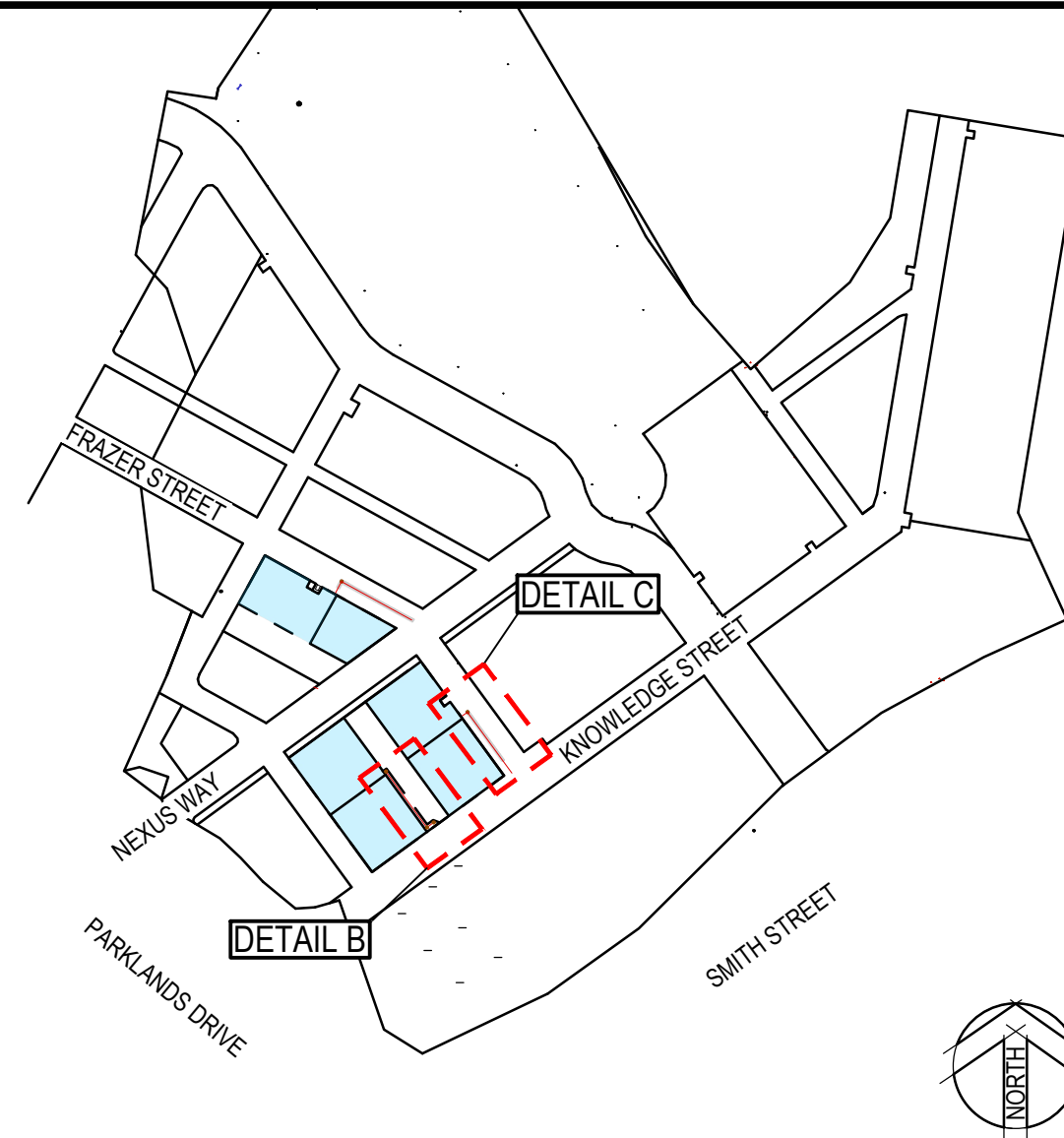
LEGEND:

- SITE BOUNDARY
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- PROPOSED SEWER PROPERTY CONNECTION
- SEWER MANHOLE (REFER SEQ-SEW-1307-1)
- PROPOSED FIELD INLET AND STORMWATER CONNECTION
- EXTENT OF ASPHALT REINSTATEMENT (REFER COGC STANDARD DRAWING 02-602)
- EXISTING WATER MAIN
- EXISTING STORMWATER
- EXISTING SEWER MAIN
- EXISTING TELECOMMUNICATIONS / NBN
- EXISTING ELECTRICITY
- EXISTING COMMUNICATIONS
- EXISTING GAS MAIN
- PROPOSED STRUCTURE NUMBER



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Client EDQ - DSDT & I	
Project LUMINA FUTURE LOTS	
Title PRECINCT 3 SEWERAGE LAYOUT	
Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Datum AHD	Scale AS SHOWN
Drawing Number 721993-CI-031	Size A1
	Revision A