

10th May 2024

Our Ref: C20-272

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Attention: Vivian Lun
T: 07 3452 6781
E: Vivian.Lun@dsdilgp.qld.gov.au

**Re: DEV2022/1323 – Further Information Request Response
Development 5 Hercules Street, Hamilton QLD 4007 Australia.**

NAXOS ENGINEERS PTY LTD
ABN 65 613 555 687

Level 1, Suite B/557 Gregory Terrace
Fortitude Valley QLD 4006
PO Box 224, Spring Hill QLD 4004
1300 598 544
info@naxosengineers.com.au

To whom it may concern,

In response to Economic Development Queensland's Further Information Request dated 19th March 2024 (via email), please find information below which will form the response to the Stormwater issues raised in the information request.

Item 9: Stormwater Management (Quantity and Quality)

The submitted Stormwater Management Report states the following:

- "Driveway inlet to be fitted with Filter Baskets". However, the Concept Services Plan, dwg C20-272_SK003, rev D, dated 17/1/2024, does not include this recommendation.
- "The development is required to have rubbish bins for general waste to remove gross pollutants generated by the development." However, it does not illustrate on the architectural plan.

Submit amended plans to EDQ indicate the following:

- Where the filter baskets should be fitted; and
- the number and location of the rubbish bins for general waste to remove gross pollutants generated by the development.

Response:

Please refer to updated concept plans to reflect the above-mentioned amendments. The amended plans that indicate the location of filter baskets.

Item 10: Engineering Services Report (ESR)

The submitted ESR provided a Service Advice Notice (SAN) based on the previous proposed yield.

Submit a revised ESR certified by a RPEQ to demonstrate the following:

- Adequate water & sewer capacities based on the current proposed yield; by obtaining a Service Advice Notice (SAN) from Urban Utility; and
- A plan showing the locations of water and sewer connection from the reticulation network.

Response:

A request for a revised Service and Advice Notice has been made to Urban Utilities. The previous SAN Notice (22-PNT-60193) is attached for your review.

It is acknowledged that the previous SAN Notice is based on the previous scheme. However, the revised yield is expected to require very similar demands from the water and sewer networks in the surrounding area. No infrastructure upgrades are expected due to the revised development yield. This will be confirmed upon receipt of the updated Service and Advice Notice.

The updated SAN Notice with forwarded to EDQ immediately upon arrival.

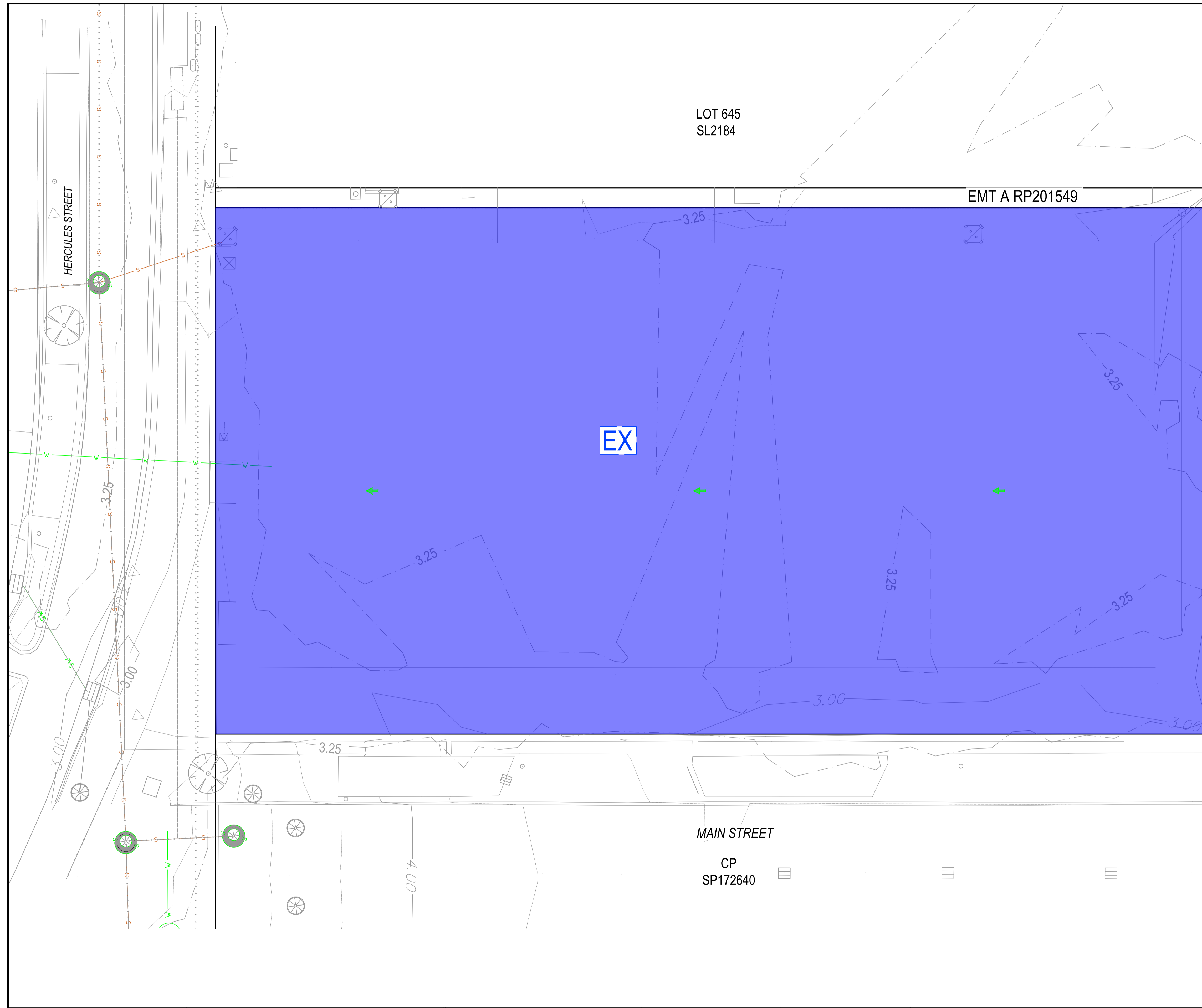
We trust that the above and enclosed information satisfactorily fulfils Council's requirements in relation to the above mentioned information request. We look forward to receiving approval as soon as possible. If you have any concerns regarding this correspondence, please do not hesitate to contact the undersigned.

Yours faithfully,



Giuseppe Finocchiaro
Managing Director
Mobile: 0413 447733

ITEM 9 ATTACHMENTS



STORMWATER CATCHMENT TABLE							
CATCHMENT NAME	CATCHMENT AREA (m ²)	MINOR COEFFICIENT (ARI 10 YEAR)	MAJOR COEFFICIENT (ARI 100 YEAR)	IMPERVIOUS CATCHMENT AREA (m ²)	PERVIOUS CATCHMENT AREA (m ²)	IMPERVIOUS AREA (%)	PERVIOUS AREA (%)
EX	1382	0.900	1.000	1382	-	100	-

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING SEWER MANHOLE
- EXISTING STORMWATER
- EXISTING GULLY PIT (K18155876)

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 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
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B	29.07.2022	ARCHITECTURAL UPDATE	SD
C	15.11.2023	ARCHITECTURAL UPDATE	JB
D	17.01.2024	ARCHITECTURAL UPDATE	JB
E	22.04.2024	AMENDMENTS TO SUIT EDQ INFORMATION REQUEST	JB

Associated Consultant:
PLUS ARCHITECTURE

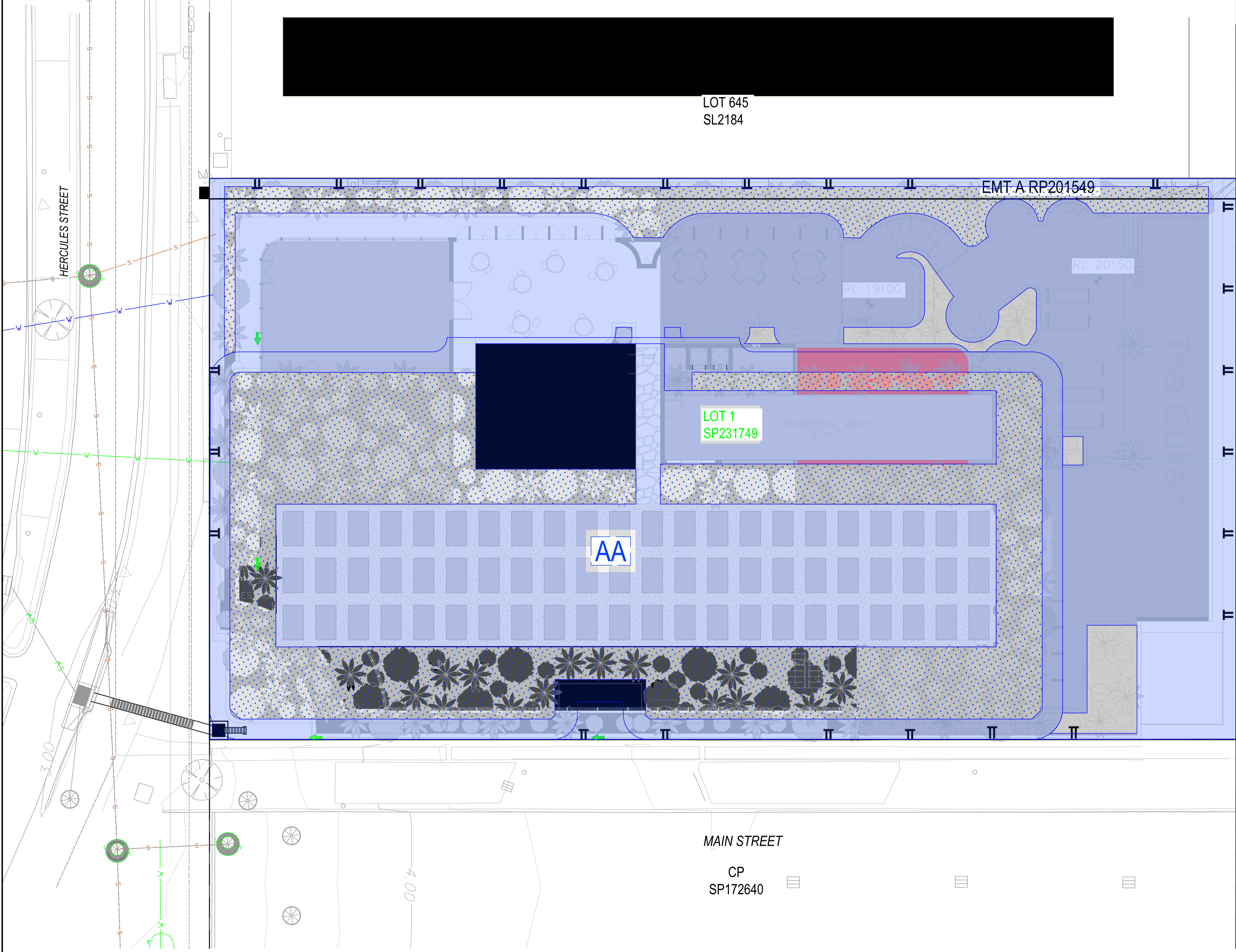
Approved: GREGG TYQUIN	Drawn: JB	Design: JB
RPEQ. 1528	Checked: GT	Supervisor: GF

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STORMWATER CATCHMENT PRE-DEVELOPMENT

North:	Size of Land: 0.1333	Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD	Job No.: C20-272	Revision: E
Scale: 1:100	Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON	Drawing No.: SK001		



STORMWATER CATCHMENT TABLE							
CATCHMENT NAME	CATCHMENT AREA (m ²)	MINOR COEFFICIENT (ARI 10 YEAR)	MAJOR COEFFICIENT (ARI 100 YEAR)	IMPERVIOUS CATCHMENT AREA (m ²)	PERVIOUS CATCHMENT AREA (m ²)	IMPERVIOUS AREA (%)	PERVIOUS AREA (%)
AA	1382	0.890	1.000	966	416	70	30

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- SEWER MANHOLE
- EXISTING GULLY PIT (K18155876)
- PROPOSED STORMWATER PIPE
- PROPOSED FIELD INLET
- PROPOSED WATER

LOT 596
SL6381

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NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
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Associated Consultant:
PLUS ARCHITECTURE

Approved: GREGG TYQUIN

Checked: GT
Supervisor: GF

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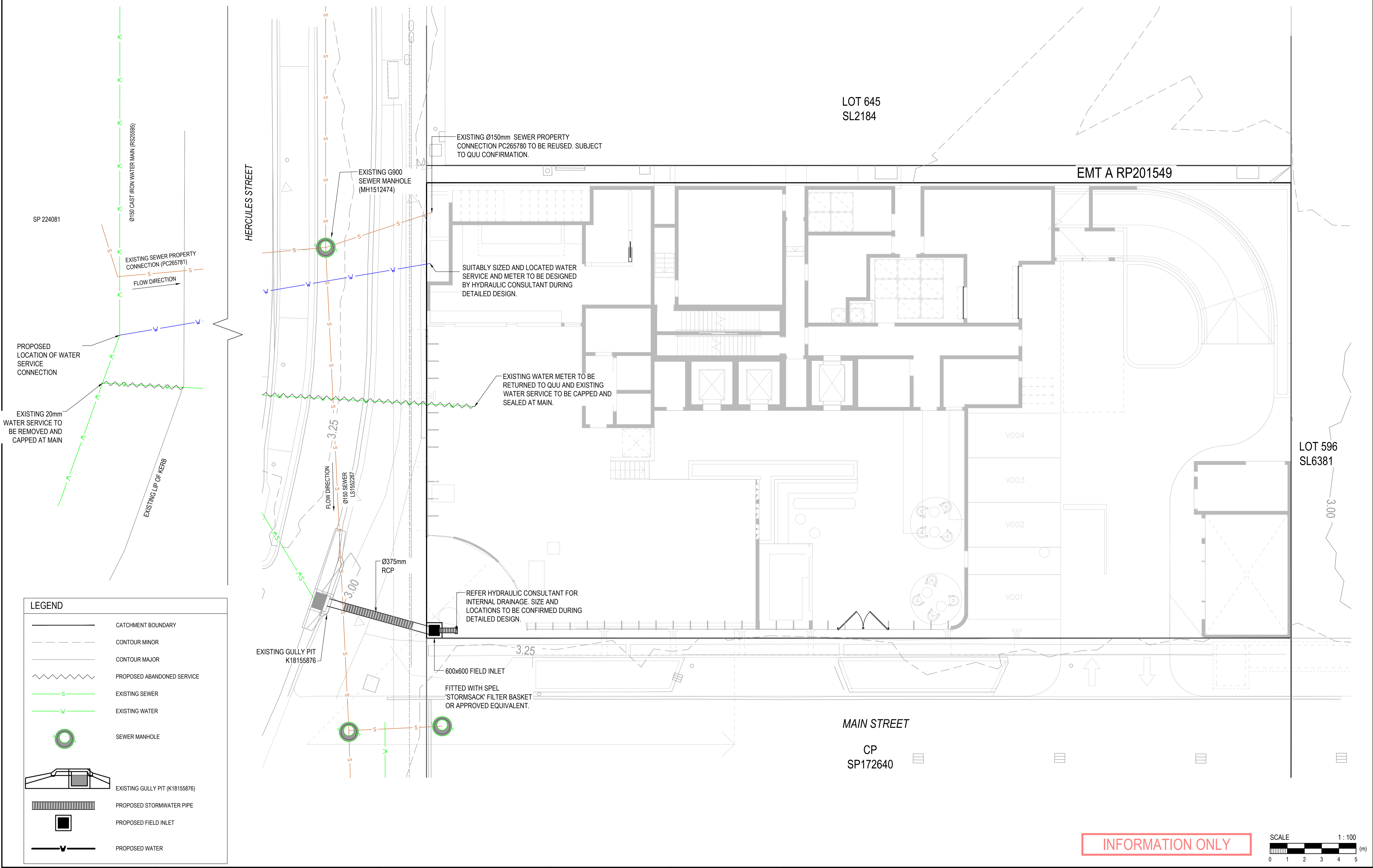
STORMWATER CATCHMENT POST-DEVELOPMENT

North:

Size of Land: 0.1333
Scale: 1:100

Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD
Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON

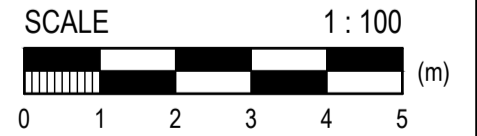
Job No: C20-272
Revision: E
Drawing No: SK002



LEGEND

	CATCHMENT BOUNDARY
	CONTOUR MINOR
	CONTOUR MAJOR
	PROPOSED ABANDONED SERVICE
	EXISTING SEWER
	EXISTING WATER
	SEWER MANHOLE
	EXISTING GULLY PIT (K18155876)
	PROPOSED STORMWATER PIPE
	PROPOSED FIELD INLET
	PROPOSED WATER

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Associated Consultant:
PLUS ARCHITECTURE

Approved: GREGG TYQUIN
 RPEQ: 1528 Date: _____

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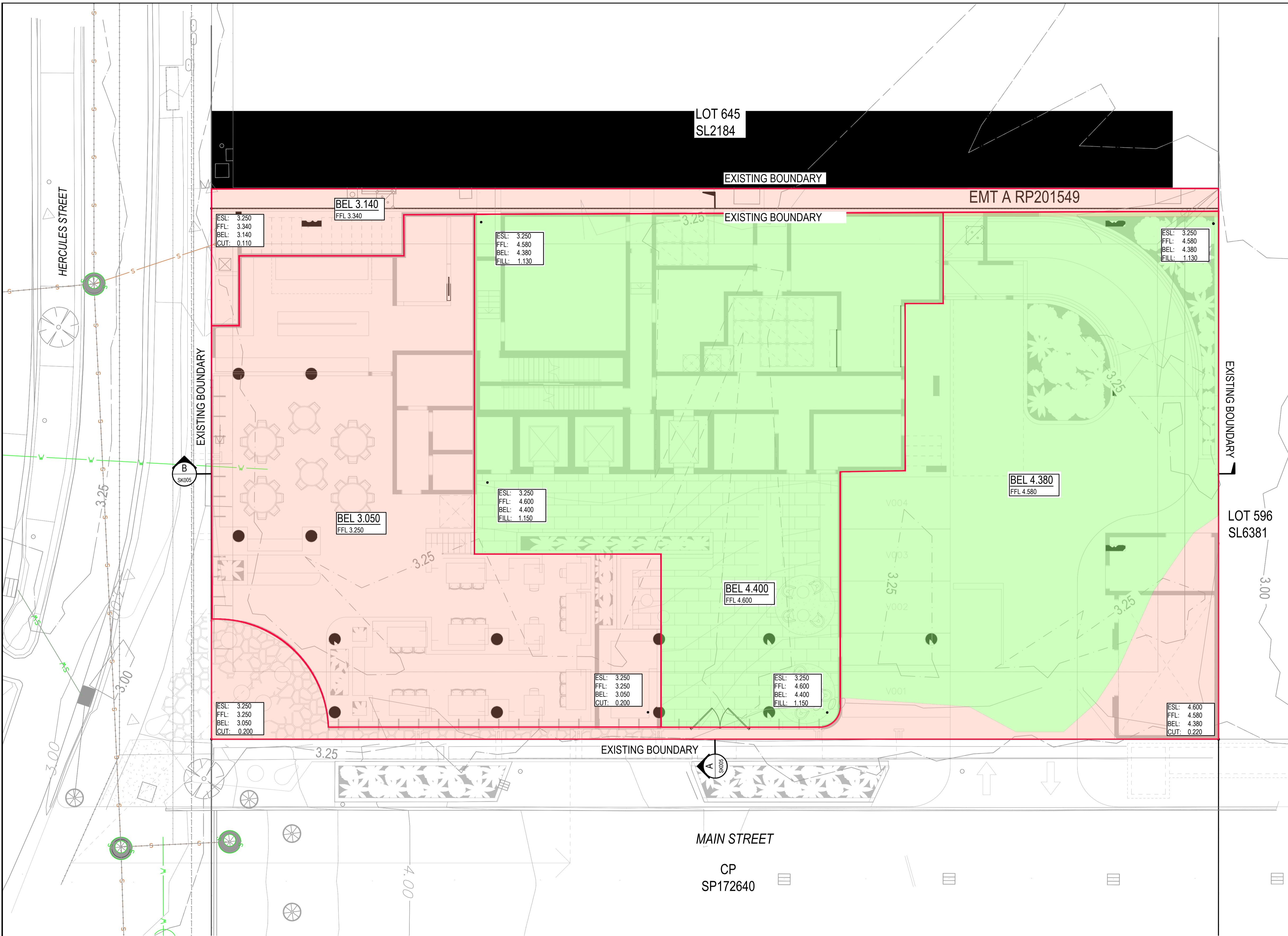
Size of Land: 0.1333
 Scale: 1:100

CONCEPT SERVICES PLAN

LIMITLESS RESIDENTIAL NO.9 PTY LTD

PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON

Job No. C20-272	Revision: E
Drawing No. SK003	



SERVICES LEGEND		
EXISTING	PROPOSED	ITEM DESCRIPTION
		WATER RETICULATION MAIN - POTABLE
		WATER METER (SMALL / LARGE)
		WATER SERVICE ABANDONED
		GRAVITY MAIN
		SEWER MAIN ABANDONED
		SEWER PROPERTY CONNECTION
		SEWER MANHOLE STRUCTURE (MH)
		SEWER MAINTENANCE STRUCTURE
		STORMWATER FIELD INLET WITH GRATE OPTION 1
		STORMWATER FIELD INLET WITH GRATE OPTION 2
		STORMWATER MANHOLE STRUCTURE (MH)
		STORMWATER AS PER COUNCIL STANDARDS
		KERB AND CHANNEL
		CROWN OF ROAD
		CONTOUR MAJOR
		CONTOUR MINOR
		TELSTRA
		GAS
		TREE
		PROPERTY BOUNDARY
		STORMWATER
		DRIVEWAY
		PROPOSED BATTER (TOP)
		PROPOSED BATTER (TOE)
		EXISTING BATTER (TOP)
		EXISTING BATTER (TOE)
		EARTHWORKS CONTOUR (MAJOR)
		EARTHWORKS CONTOUR (MINOR)
		EARTHWORKS CUT / FILL LINE
		EARTHWORKS (CUT)
		EARTHWORKS (FILL)
		UNCONTROLLED FILL
		PROPOSED SPOT LEVEL
		EXISTING SPOT LEVEL
		PROPOSED PAD LEVEL
		PROPOSED RETAINING WALL HEIGHTS
		PROPOSED CONCRETE BLOCK RETAINING WALL
		EXISTING CONCRETE BLOCK RETAINING WALL
		PROPOSED CONCRETE SLEEPER RETAINING WALL
		EXISTING CONCRETE SLEEPER RETAINING WALL
		ESTIMATE PAD OUTLINE
		BULK EARTHWORKS LEVEL
		FINISHED FLOOR LEVEL
		EXISTING SURFACE LEVEL
		TRANSITION DIRECTION
		BRISBANE CITY COUNCIL (BCC) LAND
		OVERLAND FLOW EXTENTS

NOTES:
 1. THIS IS A GENERIC LEGEND. NOT ALL ITEMS WITHIN THIS LEGEND MAY BE PRESENT ON THIS PLAN AND THE SCALE OF THE ITEMS MAY BE DIFFERENT TO THE ITEMS PRESENTED ON THIS PLAN.

RL 175 SLAB
 PL 25 SAND

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SCALE 1:100 (m)

NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
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 557 Gregory Terrace, Fortitude Valley, Qld 4006
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Associated Consultant:
 PLUS ARCHITECTURE

Approved: GREGG TYQUIN
 RPEQ 1528 Date:

Drawn: JB
 Design: JB
 Checked: GT
 Supervisor: GF

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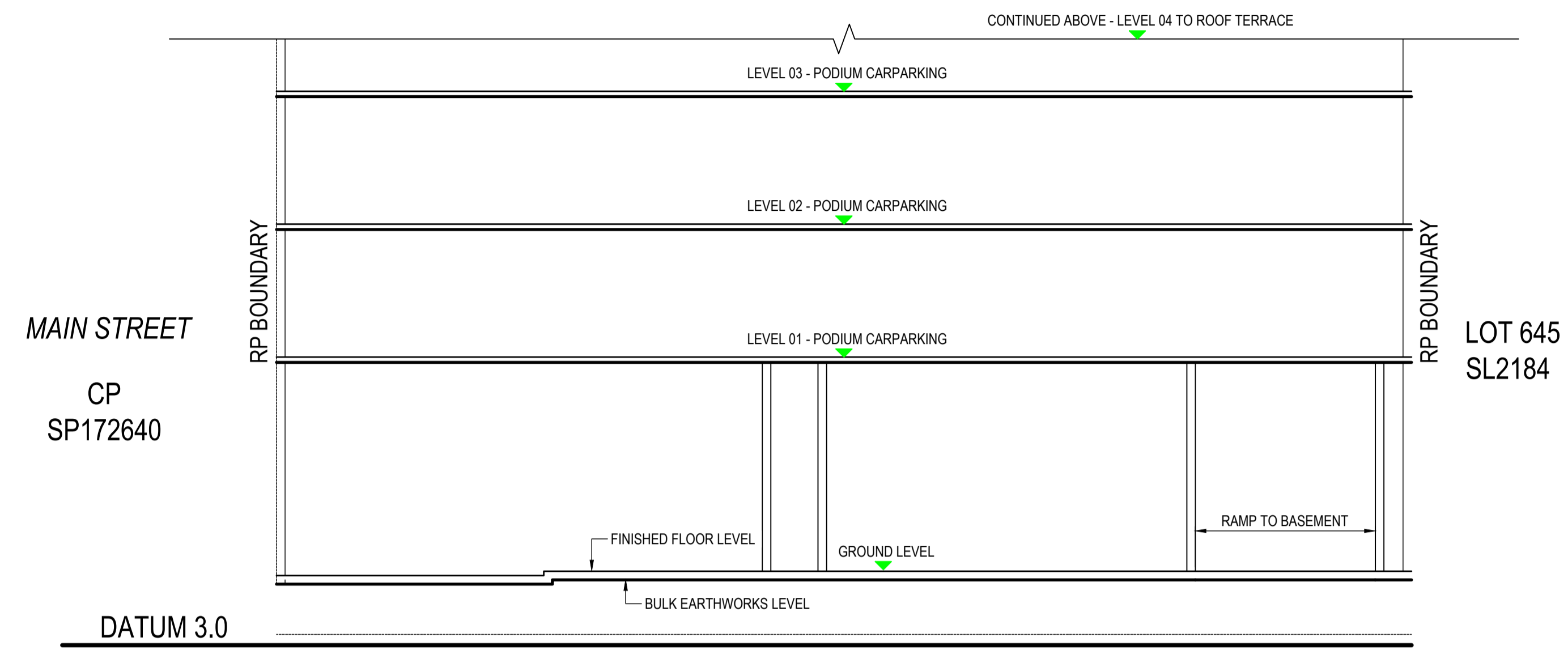
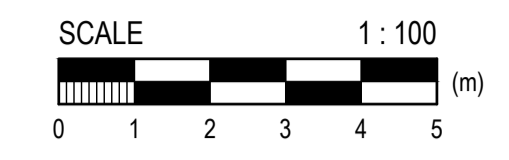
North:
 Size of Land: 0.1333
 Scale: 1:100
 Orig. Dwg. Size A1

CONCEPT BULK EARTHWORKS PLAN

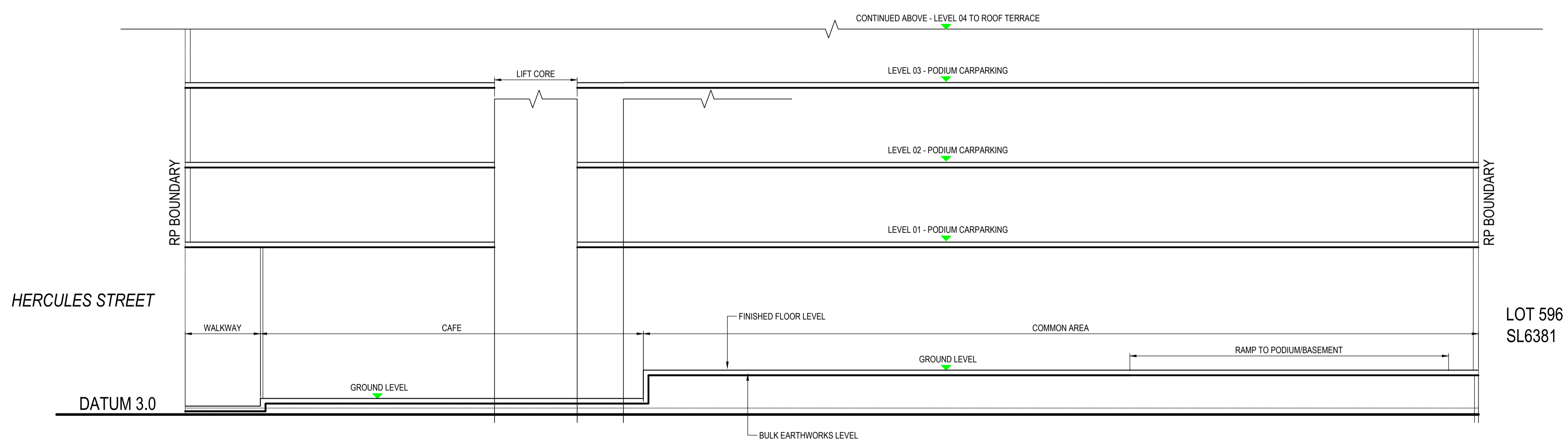
LIMITLESS RESIDENTIAL NO.9 PTY LTD

PROPOSED UNIT (100) DEVELOPMENT AT 5
 HERCULES STREET, HAMILTON

Job No: C20-272
 Drawing No: SK004
 Revision: E



SECTION 1
SCALE 1:100



SECTION 2
SCALE 1:100

NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
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Associated Consultant:
 PLUS ARCHITECTURE
 Approved: GREGG TYQUIN
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 Supervisor: GF
 RPEQ: 1528 Date:

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CONCEPT BULK EARTHWORKS SECTIONS SHEET 1

North:	Size of Land: 0.1333	Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD	Job No.: C20-272	Revision: E
Scale: PLAN REF	Project: PROPOSED UNIT (100) DEVELOPMENT AT 5 HERCULES STREET, HAMILTON	Drawing No.: SK005		

ITEM 10

ATTACHMENTS

11 July 2022

Mr Giuseppe Finocchiaro
Naxos Engineers Pty Ltd
PO Box 224
Spring Hill QLD 4004

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

Via Email: administration@naxosengineers.com.au

Dear Giuseppe

Urban Utilities Services Advice Notice

Urban Utilities application number:	22-SRV-60193
Applicant name:	Naxos Engineers Pty Ltd
Street address:	5 Hercules Hamilton QLD 4007
Real Property Description:	Lot 1 on SP231749

Proposed service connection/alteration/disconnection type:

Drinking water	<input checked="" type="checkbox"/>
Non-drinking water/recycled water	<input type="checkbox"/>
Wastewater	<input checked="" type="checkbox"/>

Urban Utilities provides this Services Advice Notice in response to the request received on 9 June 2022. In accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, this Services Advice Notice provides advice about the proposed connection having regard to the connections policy in the Urban Utilities Water Netserv Plan, the charges and conditions that may apply to the connection and other relevant matters about the connection. All terms used in this Services Advice Notice are defined by reference to the Urban Utilities Water Netserv Plan.

Further, infrastructure information may not be verified, and Urban Utilities provides no warranty or assurance that this information is correct. Independent on-location site inspections are recommended to verify the location, condition and size of any infrastructure.

This Services Advice Notice does not constitute an application for connection, is not an approval to connect to the Urban Utilities network(s) and does not bind any future Urban Utilities' decision if the applicant applies for a connection.

Urban Utilities understands that the proposed development will consist of 100 residential units, and 514 m² of commercial space housed within a 23 storeys high building. As per the request for a Service Advice Notice submitted, a material change of use will be applied for as part of this development.

Wastewater

The site is currently serviced by an existing 150 mm diameter wastewater connection to the existing MH151247 which flow into an existing 225 mm diameter unreinforced concrete sewer main (constructed 1965) in the near side of Hercules Street (Figure 1).

Based on the information provided by the applicant, the proposed development will be serviced by this existing 225mm diameter unreinforced concrete sewer main.

If reuse of an existing wastewater property connection is intended as part of the servicing arrangement for this development, Urban Utilities need to be satisfied that the connection is:

- Suitably located
- Has the hydraulic capacity to meet the requirements of the proposed development
- Is in sound condition as assessed by CCTV, material and age

At this stage, the grade and condition of the existing sewer property connection is unknown. To reuse the existing property connection, the applicant will need to provide the following information prior to receiving a Connection Certificate:

- CCTV inspection of the existing property connection to confirm the pipe condition
- confirmation that the hydraulic capacity of the existing property connection meets the requirements of the proposed development

Reuse of an existing property connection must be endorsed and signed off by a Registered Professional Engineer of Queensland (RPEQ). Where investigations determine that a property connection cannot be reused, a new connection will be required. Urban Utilities recommends that investigations be undertaken as soon as practical to avoid delays at the end of the project.

Note that the (water/wastewater) infrastructure required for the proposed development is to be provided in accordance with URBAN UTILITIES requirements, including but not limited to the SEQ Water Supply and Sewerage Design and Construction Code (SEQ WS&S D&C Code, 2013), or current equivalent.

Network Demand and Capacity

Water

An assessment of the water supply available at the site, including computational hydraulic modelling of the network under peak demand and fire flow conditions, has been completed.

The analysis assumes a Peak Hour Demand of 1.87 L/s and firefighting flow of 60 l/s (corresponding to the details of the proposed development).

The assessment indicates that the existing water supply has sufficient capacity to service the proposed development in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code, 2013 (SEQ WS&S D&C Code)*.

Indicative flow and pressure advice for the existing main (150 mm cast iron) in far side of Hercules St is provided in Table 1, below

Table 1: Indicative Flow and Pressure Advice

Assumed Connection Main	Estimated RL Connection (m AHD)	Hydraulic Grade Line (m AHD)			Pressure (kPa) ¹		
		0 L/s	10 L/s	20 L/s	0 L/s	10 L/s	20 L/s
150 mm (cast iron) constructed in 1962	3.2	74	72	71	697	677	667

Notes:

¹ Modelled pressure in supply main, relative to the estimated connection RL (m AHD).

² Designers are required to adjust the Hydraulic Grade Line/Pressure model results for site/building RL differences and calculate the extra hydraulic losses from point of connection with the main.

³ Field performance of cast iron spun (or cement) lined mains can be variable. Field testing to ascertain actual pressure drops may be advisable.

Disclaimer

Information provided by Urban Utilities is based on hydraulic modelling ("Hydraulic Modelling Information"). Model results are for the anticipated performance. **The Hydraulic Modelling Information has not been verified by field measurements and may be inaccurate due to field conditions.**

As such, users relying on Hydraulic Modelling Information do so at their own risk and should make their own independent investigations to verify model outputs.

The Hydraulic Modelling Information does not state nor imply a guaranteed level of service. Designers are referred to Urban Utilities' Customer Charter and Customer Service Standards for facility hydraulic service considerations. **Urban Utilities does not provide a service of minimum flows and pressures to private fire-fighting systems.**

Due to changing operational circumstances, pressure and flows delivered to a service may vary. Designers are advised to make adequate provisions within the fire system installation for the pressure, flow and reliability requirements, for the life of the system.

Wastewater

A hydraulic assessment of the sewerage network servicing the site under peak wet weather flow conditions has been completed.

The analysis assumes a Peak Wet Weather Flow from the development of 2.76 L/s (corresponding to the details of the proposed development).

The assessment indicates that the localised gravity mains have sufficient capacity to service the proposed development.

Land and Easements

Sewer Main in Private Properties

Please refer to following link for easement requirements at:

<https://urbanutilities.com.au/development/our-services/easements>

Water Main in Private Properties

Please refer to table 5.2 and clause 5.4.4 of SEQ WS&S D&C Code for easement requirements.

Infrastructure Integration

No infrastructure integration is required in this instance.

Contributed Assets

No contributing assets are required in this instance.

Infrastructure Charges (as at 1 July 2022)

Infrastructure Charges will be levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable at the time the water approval application is lodged.

Further information is available at:

www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

Trade Waste

The proposed development (the subject of this Services Advice Notice) has been identified as a potential generator of Trade Waste. Trade Waste is water-borne waste from business, trade or manufacturing premises excluding domestic sewerage, stormwater, and prohibited substances. It is an offence under section 193(1) of the **Water Supply (Safety and Reliability) Act 2008** to discharge trade waste into Urban Utilities' infrastructure without a Trade Waste Approval.

To obtain a Trade Waste Approval, the proponent for the proposed development must apply to Urban Utilities, who will assess and decide the application. Any Trade Waste Approval granted by Urban Utilities will be subject to Trade Waste Approval conditions and the Urban Utilities Trade Waste Environmental Management Plan (**TWEMP**).

The TWEMP and an online application form are available on the Urban Utilities website:

www.urbanutilities.com.au/business/business-services/trade-waste

For advice on the suitability of waste for discharge to sewer, and likely Trade Waste Approval conditions, you may contact Urban Utilities on **13 26 57**.

Proposed trade waste drainage solutions will be assessed for compliance with plumbing and drainage regulations and the requirements of the TWEMP at the time of plumbing compliance assessment. Proposed trade waste solutions that do not meet the requirements in the TWEMP and plumbing and drainage regulations may result in delays to the plumbing compliance process and the issue of a Trade Waste Approval.

Further information is available at the following website:

www.urbanutilities.com.au/business/business-services/trade-waste

Connection Application Process

A formal assessment as to whether your application qualifies as a Standard Connection, Minor Works Approval, or Major Works Approval will be resolved on application for a Water Approval. For the purposes of preliminary advice, and based on the information provided, it is expected that the following applications will be required to assess the ability to connect to Urban Utilities networks:

1. Network and/or Property Service Connection – Non Standard Connection (Minor Works)

The Water Approval will require connection works to be undertaken. These works are expected to be available under the Endorsed Consultant Certification Scheme for Non Standard Connection (Minor Works). You will be able to choose a Urban Utilities Endorsed Consultant

and a contractor to appoint to design and construct the works, including live works in most cases (Network Access Permit -NAP required)) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval (including compliance with the *SEQ WS&S D&C Code*). Further information regarding the Endorsed Consultant Certification Scheme for Minor Works is available at: www.urbanutilities.com.au/development

Please note that the information provided within this section is subject to the specific aspects of the development and water application.

Fees and Charges

Urban Utilities fees and charges are stated in the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule. The fees and charges that are likely to be associated with these applications are outlined below:

1. Application Phase – per service

Base Application Fee – Network (1 to 10 lots)

2. Design, Construction and Maintenance Phases

Non Standard Connection (Minor Works) – per service

Audit and Compliance Fee – Minor Works

Notes:

1. The customer may incur additional fees and charges during the approval and works phase, including but not limited to, fees levied by the RPEQ and construction contractor, fees associated with the provision of maintenance/uncompleted works bond(s), re-checking amended plans fees, re-inspection of works fees and infrastructure agreement preparation fees;
2. Reticulation comprises infrastructure with a diameter of 300mm and below and complex assets comprise treatment, storage, pump facilities and infrastructure with a diameter greater than 300mm.
3. The above estimates are indicative only and are subject to review of the detailed application upon lodgement; and
4. Please refer to the Urban Utilities Water Netserv Plan and Developer Customer Price List at www.urbanutilities.com.au/development

Time Frames for Assessment

Non Standard Connection Assessments (for applications other than Standard Connection)

To be completed within 20 business days of receipt of a properly made application (including payment of the relevant assessment fee), or within a further 20 business days of receipt of requested information (unless extended by agreement).

Design Phase

Typically, for an application which is classified as **minor works**, no assessment of the design phase is expected to be required from Urban Utilities.

However, Urban Utilities may audit a selection of certified designs based on its assessment of the risk of non-compliance

Other Guidance

Urban Utilities network is protected by the Development Code MP1.4 Building Over or Near Infrastructure (QDC MP1.4). Please confirm with your Building Certifier whether a Build Over Asset application (BOA) is required.

This Services Advice Notice is current for a period of twelve (12) months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at www.urbanutilities.com.au/development. Please include your Services Advice Notice reference number in your application.

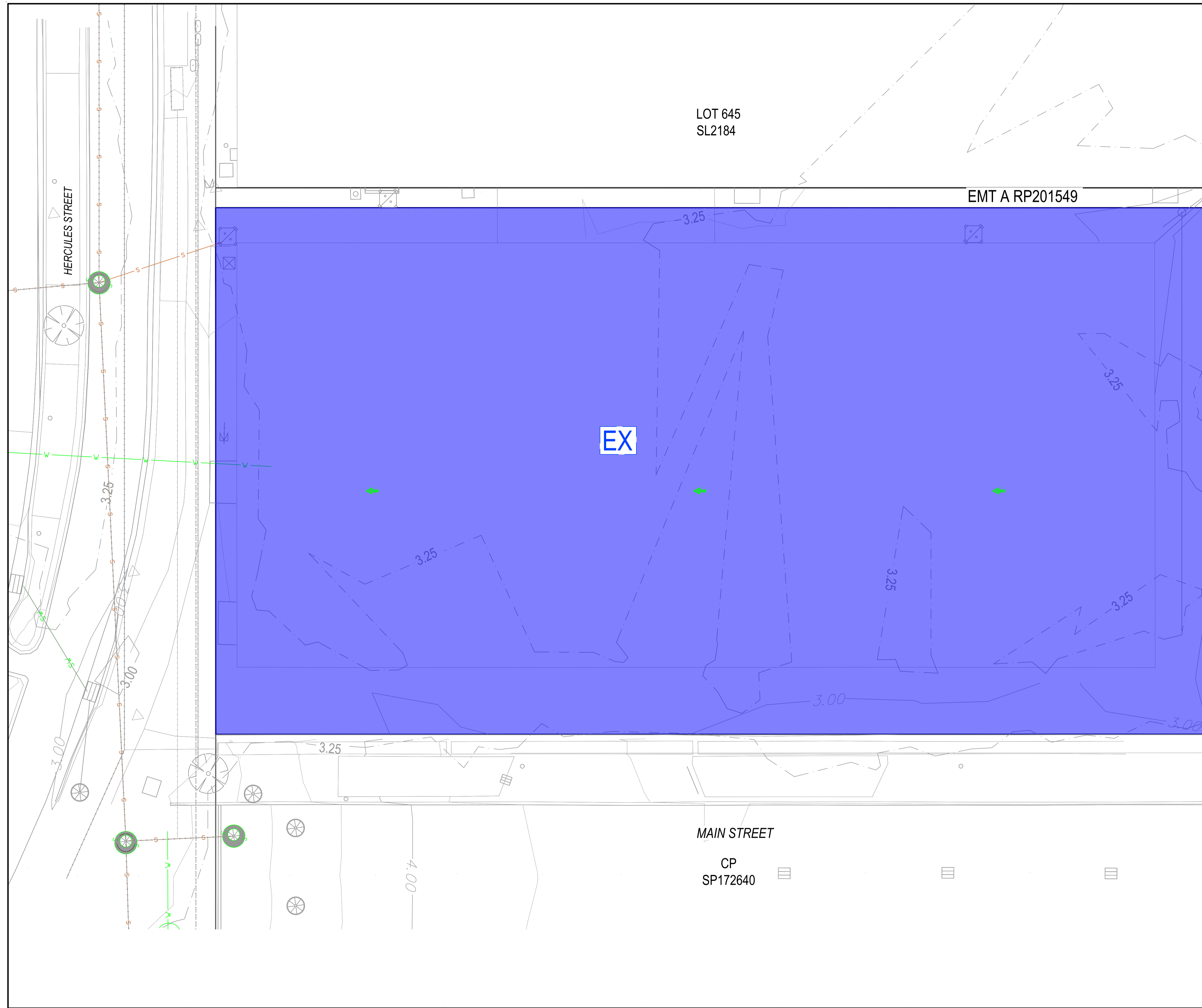
If you have any questions in relation to this Services Advice Notice, please do not hesitate to contact your account manager, Nghiep Nguyen on 04000 18296 or nghiep.nguyen@urbanutilities.com.au

Alternatively, please email DCMTenquiries@urbanutilities.com.au.

Yours sincerely



Nghiep Nguyen
Senior Engineer Network
Developer Services | Urban Utilities

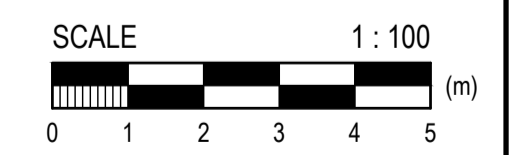


STORMWATER CATCHMENT TABLE							
CATCHMENT NAME	CATCHMENT AREA (m ²)	MINOR COEFFICIENT (ARI 10 YEAR)	MAJOR COEFFICIENT (ARI 100 YEAR)	IMPERVIOUS CATCHMENT AREA (m ²)	PERVIOUS CATCHMENT AREA (m ²)	IMPERVIOUS AREA (%)	PERVIOUS AREA (%)
EX	1382	0.900	1.000	1382	-	100	-

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING SEWER MANHOLE
- EXISTING STORMWATER
- EXISTING GULLY PIT (K18155876)

INFORMATION ONLY



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 T 1300 598 544
 E info@naxosengineers.com.au
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C	15.11.2023	ARCHITECTURAL UPDATE	JB
D	17.01.2024	ARCHITECTURAL UPDATE	JB
E	22.04.2024	AMENDMENTS TO SUIT EDQ INFORMATION REQUEST	JB

Associated Consultant:
PLUS ARCHITECTURE

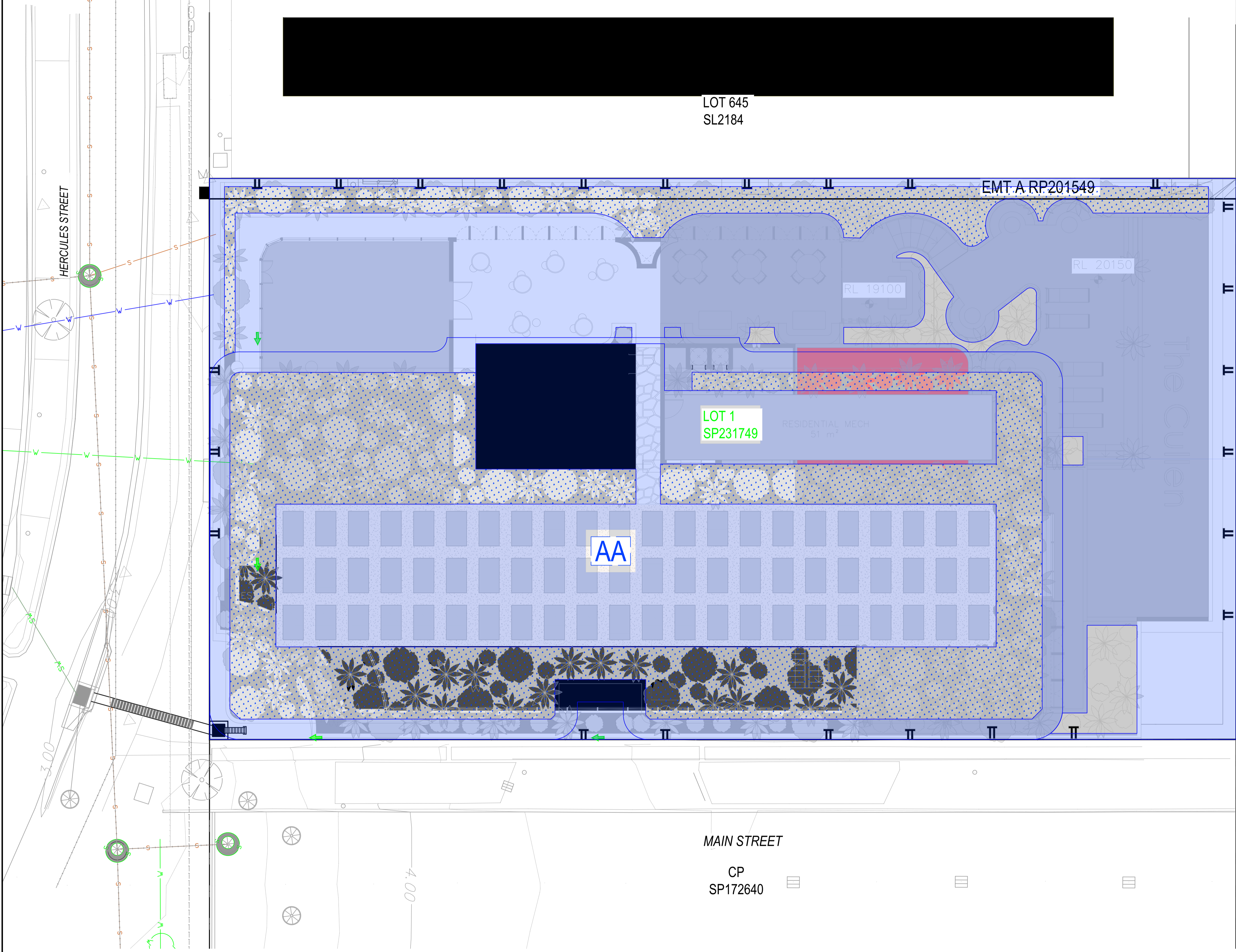
Approved: GREGG TYQUIN	Drawn: JB	Design: JB
RPEQ: 1528	Checked: GT	Supervisor: GF

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North: Size of Land: 0.1333 Scale: 1:100 Orig. Dwg. Size A1		Client:	LIMITLESS RESIDENTIAL NO.9 PTY LTD		Job No.:	C20-272	Revision: E
		Project:	PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON		Drawing No.:	SK001	

STORMWATER CATCHMENT PRE-DEVELOPMENT



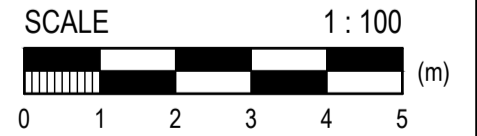
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AA	1382	0.890	1.000	966	416	70	30

LEGEND

- CATCHMENT BOUNDARY
- OVERLAND FLOW DIRECTION
- IMPERVIOUS AREA
- PERVIOUS AREA
- CATCHMENT LABEL
- CONTOUR MINOR
- CONTOUR MAJOR
- EXISTING SEWER
- EXISTING WATER
- SEWER MANHOLE
- EXISTING GULLY PIT (K18155876)
- PROPOSED STORMWATER PIPE
- PROPOSED FIELD INLET
- PROPOSED WATER

LOT 596
SL6381

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NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
 557 Gregory Terrace, Fortitude Valley, Qld 4006
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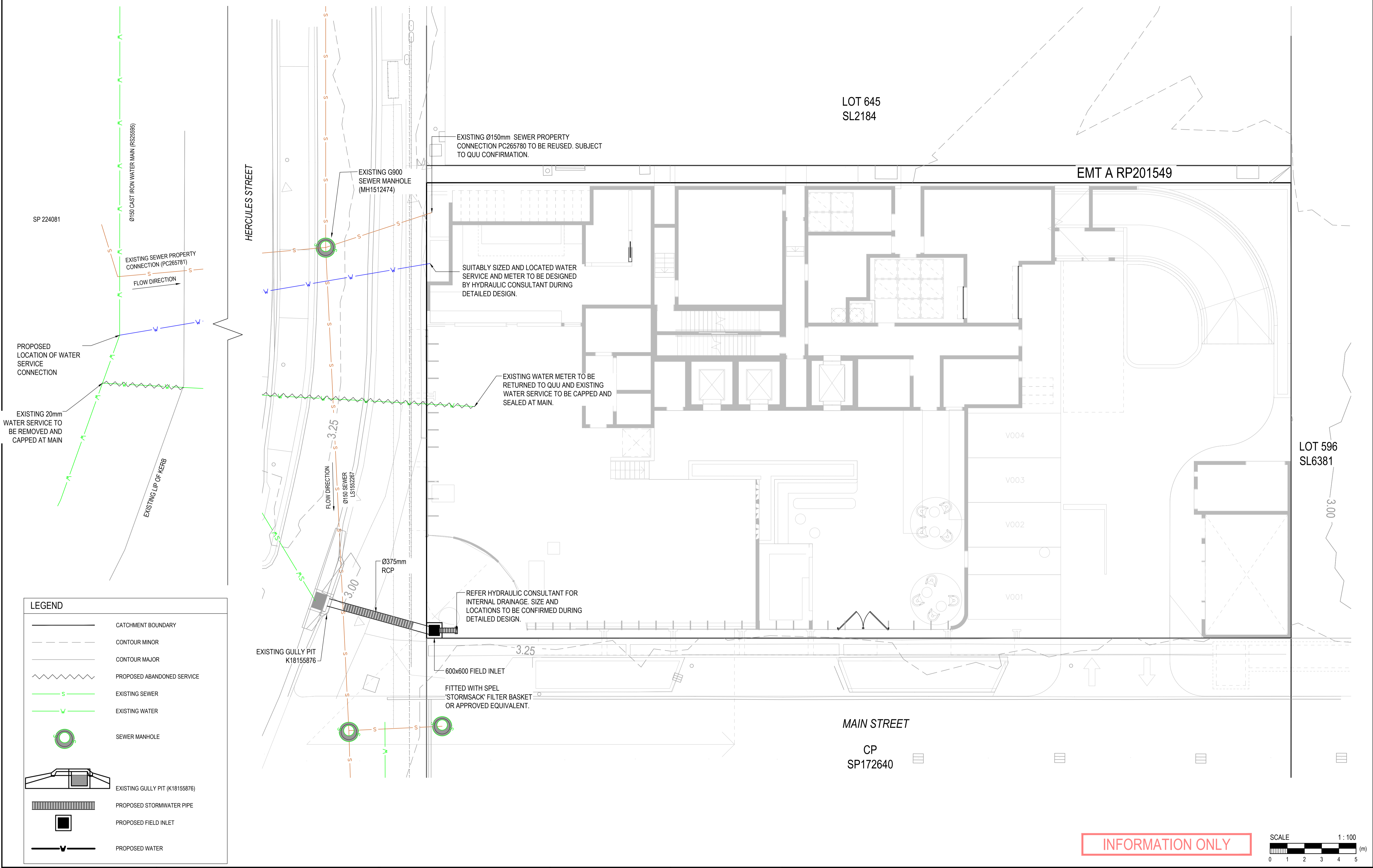
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RPEQ 1528	Checked: GT	Supervisor: GF

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STORMWATER CATCHMENT POST-DEVELOPMENT

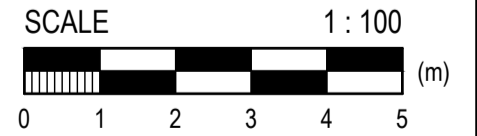
North:	Size of Land: 0.1333	Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD	Job No: C20-272	Revision: E
Scale: 1:100	Project: PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON	Drawing No: SK002		



LEGEND

	CATCHMENT BOUNDARY
	CONTOUR MINOR
	CONTOUR MAJOR
	PROPOSED ABANDONED SERVICE
	EXISTING SEWER
	EXISTING WATER
	SEWER MANHOLE
	EXISTING GULLY PIT (K18155876)
	PROPOSED STORMWATER PIPE
	PROPOSED FIELD INLET
	PROPOSED WATER

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NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
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Associated Consultant:
PLUS ARCHITECTURE

Approved: GREGG TYQUIN	Drawn: JB	Design: JB
RPEQ: 1528	Checked: GT	Supervisor: GF

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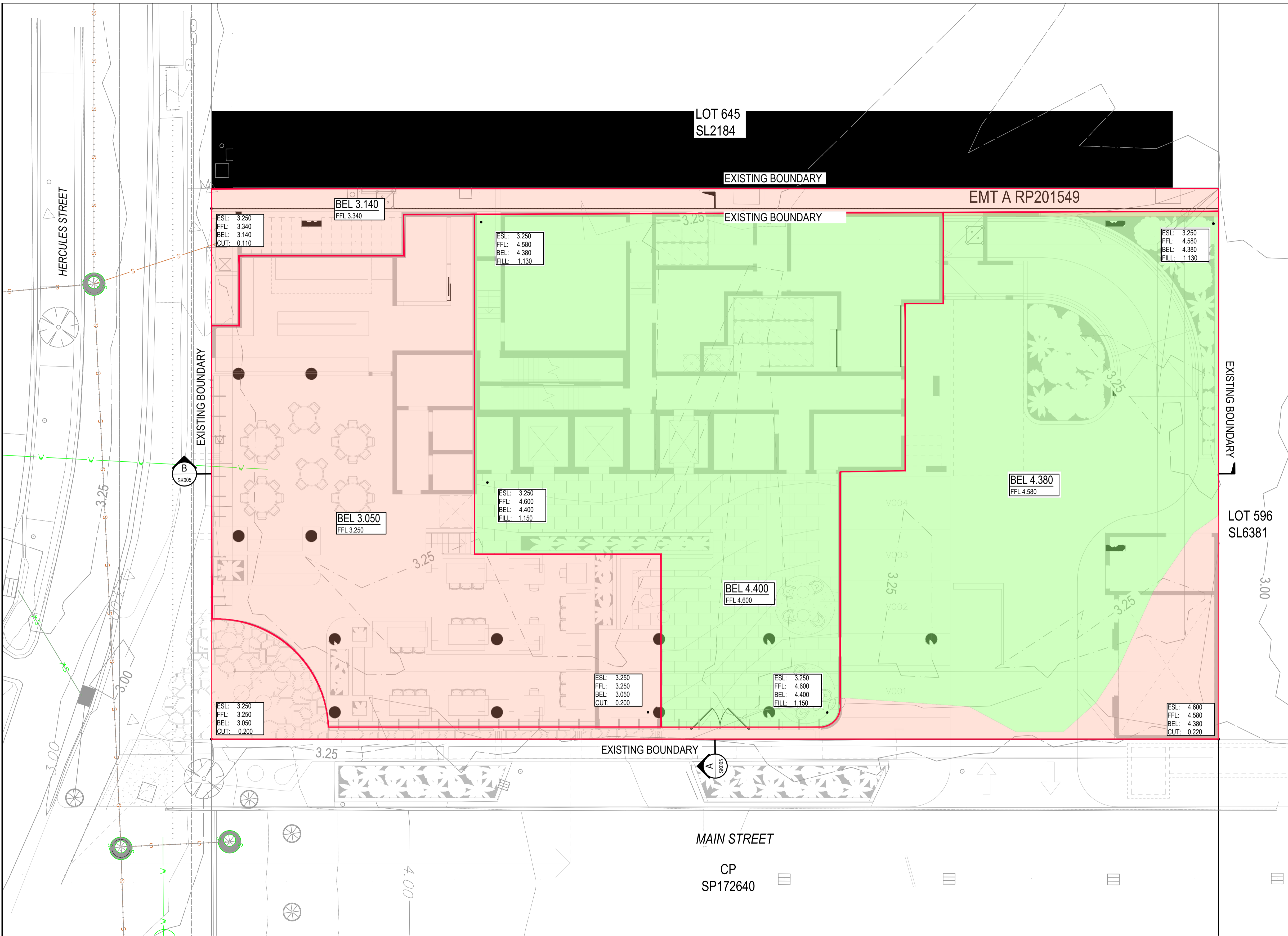
North:	Size of Land: 0.1333	Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD
Scale: 1:100	Project: PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON	Job No. C20-272
Orig. Dwg. Size A1		Revision: E

CONCEPT SERVICES PLAN

LIMITLESS RESIDENTIAL NO.9 PTY LTD

PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON

Job No. C20-272
 Drawing No. SK003



SERVICES LEGEND		
EXISTING	PROPOSED	ITEM DESCRIPTION
		WATER RETICULATION MAIN - POTABLE
		WATER METER (SMALL / LARGE)
		WATER SERVICE ABANDONED
		GRAVITY MAIN
		SEWER MAIN ABANDONED
		SEWER PROPERTY CONNECTION
		SEWER MANHOLE STRUCTURE (MH)
		SEWER MAINTENANCE STRUCTURE
		STORMWATER FIELD INLET WITH GRATE OPTION 1
		STORMWATER FIELD INLET WITH GRATE OPTION 2
		STORMWATER MANHOLE STRUCTURE (MH)
		STORMWATER AS PER COUNCIL STANDARDS
		KERB AND CHANNEL
		CROWN OF ROAD
		CONTOUR MAJOR
		CONTOUR MINOR
		TELSTRA
		GAS
		TREE
		PROPERTY BOUNDARY
		STORMWATER
		DRIVEWAY
		PROPOSED BATTER (TOP)
		PROPOSED BATTER (TOE)
		EXISTING BATTER (TOP)
		EXISTING BATTER (TOE)
		EARTHWORKS CONTOUR (MAJOR)
		EARTHWORKS CONTOUR (MINOR)
		EARTHWORKS CUT / FILL LINE
		EARTHWORKS (CUT)
		EARTHWORKS (FILL)
		UNCONTROLLED FILL
		PROPOSED SPOT LEVEL
		EXISTING SPOT LEVEL
		PROPOSED PAD LEVEL
		PROPOSED RETAINING WALL HEIGHTS
		PROPOSED CONCRETE BLOCK RETAINING WALL
		EXISTING CONCRETE BLOCK RETAINING WALL
		PROPOSED CONCRETE SLEEPER RETAINING WALL
		EXISTING CONCRETE SLEEPER RETAINING WALL
		ESTIMATE PAD OUTLINE
		BULK EARTHWORKS LEVEL
		FINISHED FLOOR LEVEL
		EXISTING SURFACE LEVEL
		TRANSITION DIRECTION
		BRISBANE CITY COUNCIL (BCC) LAND
		OVERLAND FLOW EXTENTS

NOTES:
 1. THIS IS A GENERIC LEGEND. NOT ALL ITEMS WITHIN THIS LEGEND MAY BE PRESENT ON THIS PLAN AND THE SCALE OF THE ITEMS MAY BE DIFFERENT TO THE ITEMS PRESENTED ON THIS PLAN.

RL 175 SLAB
 PL 25 SAND

INFORMATION ONLY SCALE 1:100 (m)

NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
 557 Gregory Terrace, Fortitude Valley, Qld 4006
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Associated Consultant:
PLUS ARCHITECTURE

Approved: GREGG TYQUIN
 RPEQ 1528 Date: _____

Drawn: JB
 Design: JB
 Checked: GT
 Supervisor: GF

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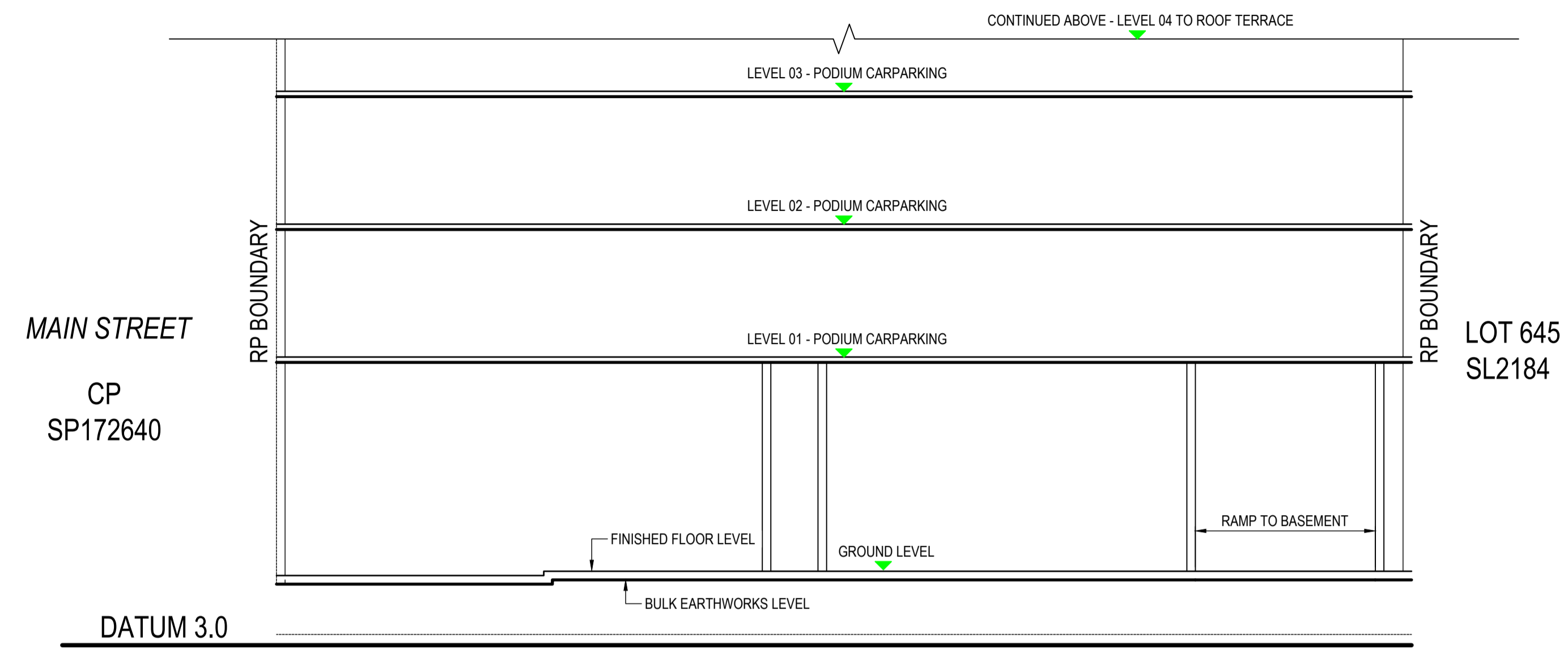
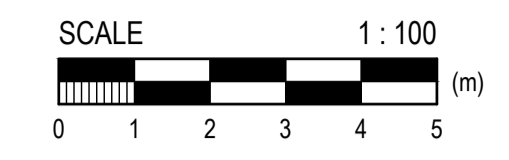
North:

Size of Land: 0.1333
 Scale: 1:100
 Orig. Dwg. Size A1

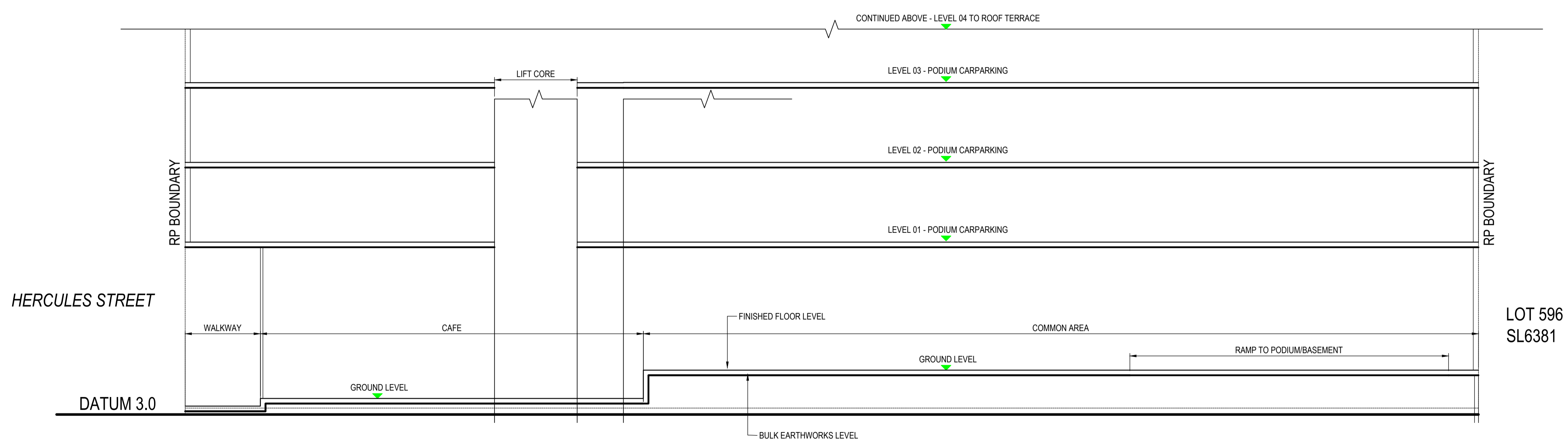
Client: **LIMITLESS RESIDENTIAL NO.9 PTY LTD**

Project: **PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON**

Job No: **C20-272**
 Drawing No: **SK004**
 Revision: **E**



SECTION 1
SCALE 1:100



SECTION 2
SCALE 1:100

NAXOS ENGINEERS
 T 1300 598 544
 E info@naxosengineers.com.au
 Level 1, Suite B
 557 Gregory Terrace, Fortitude Valley, Qld 4006
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Associated Consultant:
 PLUS ARCHITECTURE
 Approved: GREGG TYQUIN
 RPEQ: 1528 Date:

Drawn: JB
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North: Size of Land: 0.1333 Client: LIMITLESS RESIDENTIAL NO.9 PTY LTD
 Scale: PLAN REF Project: PROPOSED DEVELOPMENT AT 5 HERCULES STREET, HAMILTON
 Orig. Dwg. Size: A1

CONCEPT BULK EARTHWORKS SECTIONS SHEET 1

Job No. C20-272
 Drawing No. SK005
 Revision: E