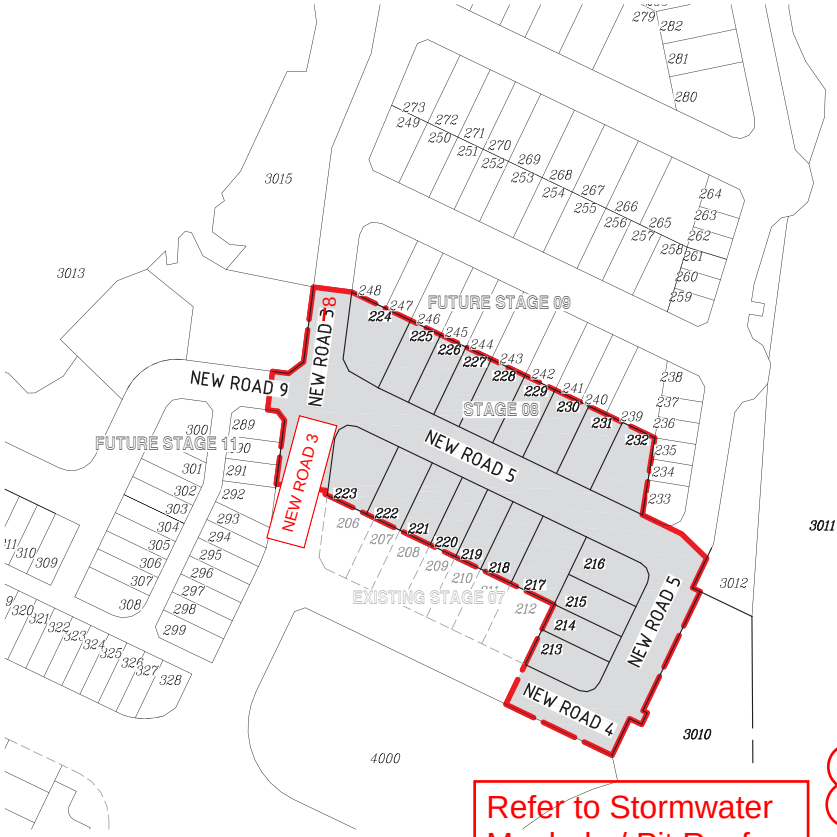
Stockland

RIVERMONT PRECINCT 2
STAGE 8 - 20 LOTS

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
24-278-01	GENERAL - LOCALITY PLAN, DRAWING INDEX AND NOTES
24-278-02	GENERAL - SETOUT PLAN
24-278-03	GENERAL - LAYOUT PLAN
24-278-04	GENERAL - PAVEMENT PLAN
24-278-05	EARTHWORKS - CONTOUR PLAN
24-278-06	EARTHWORKS - SPOT LEVELS PLAN - SHEET 1
24-278-07	EARTHWORKS - SPOT LEVELS PLAN - SHEET 2
24-278-08	ROADWORKS - LONGITUDINAL SECTION - CL20
24-278-09	ROADWORKS - CROSS SECTIONS - CL20
24-278-10	ROADWORKS - LONG, AND CROSS SECTIONS - CL21
24-278-11	ROADWORKS - LONG, AND CROSS SECTIONS - CL21
24-278-12	ROADWORKS - LONG, AND CROSS SECTIONS - CL30
24-278-13	ROADWORKS - INTERSECTION DETAILS
24-278-14	ROADWORKS - LINEMARKING PLAN
24-278-15	STORMWATER - CATCHMENT PLAN
24-278-16	STORMWATER - LONG SECTIONS - SHEET 1
24-278-17	STORMWATER - LONG SECTIONS - SHEET 2
24-278-18	STORMWATER - MANHOLE DETAILS
24-278-19	STORMWATER - CALCULATION TABLE - SHEET 1
24-278-20	SEDIMENT AND EROSION - CONTOUR PLAN - POST CONSTRUCTION
24-278-21	SEDIMENT BASIN NOTES
24-278-22	PREFERRED BENCHING PLAN
24-278-23	SAFETY AND DESIGN



PLAN
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GENERAL NOTES

1. ALL WORK SHALL BE JOINED NEATLY TO EXISTING CONSTRUCTION.
2. WHERE REFERENCE IS MADE ON THESE DRAWINGS TO A KERB LINE, IT SHALL BE TAKEN TO MEAN THE KERB INVERT LINE.
3. LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE SHOWN AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE.
4. KERB AND CHANNEL AND SPOON DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA STANDARD DWG NO SEQ R-080. SPOON DRAINS ACROSS ROAD INTERSECTIONS SHALL BE IN ACCORDANCE WITH INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA STD DWG NO SEQ R-080. THE CONCRETE SHALL BE CLASS N32 AND THE DEPTH INCREASED BY 50mm TO 175mm AT INVERT. FLUSH KERB TO BE INCREASED IN DEPTH BY 50mm TO 280mm.
5. IF MACHINE MADE KERB AND CHANNEL IS USED, EXTRA FINES AND 20mm SLUMP IS REQUIRED.
6. ALL DRAINAGE CENTRE LINES ARE TO BE 1.5m FROM INVERT OF KERB FOR 6.0m WIDE ROADS AND 2.0m OFF THE INVERT OF THE KERB FOR ALL OTHERS, UNLESS OTHERWISE SHOWN.
7. GULLY CONNECTIONS AND STORM WATER PIPES SHALL BE 375mm DIAMETER CLASS '3' R.C. PIPES UNLESS SHOWN OTHERWISE.
8. THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO 225mm BELOW THE FINISHED PAVEMENT LEVEL SHOWN ON THE DRAWINGS. HE SHALL THEN NOTIFY THE ENGINEER WHO WILL FIX THE PAVEMENT THICKNESS TO BE CONSTRUCTED FOLLOWING THE RESULTS OF SUB-GRADE TESTING.
9. NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE ENGINEER AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE ENGINEER DURING CONSTRUCTION.
10. THE MINIMUM CLEARANCE BETWEEN OUTER WALLS OF PIPES IN MANHOLES SHALL BE 150mm.
11. SUBSURFACE DRAIN CLEANING POINTS SHALL BE INSTALLED IN ACCORDANCE WITH IPWEAQ STD DWG NO SEQ R-140.
12. CONSTRUCTION LOAD CONTROL ON THE INSTALLATION OF REINFORCED CONCRETE STORMWATER PIPE WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS DEFINED IN THE CONCRETE PIPE ASSOCIATIONS OF AUSTRALASIA'S "THE INSTALLATIONS OF STEEL REINFORCED CONCRETE PIPES - MINIMUM PIPE COVER REQUIRED FOR VARIOUS COMPACTORS".
13. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ERECT A STARPICKET AND 2 STRAND WIRE FENCE TO THE PERIMETER OF VEGETATION TO BE RETAINED.

ROOFWATER

1. uP.V.C. SEWER PIPES TO BE USED SHALL BE :-
   (a) PIPES - CLASS SH (TO AS 1260)
   (b) FITTINGS - CLASS M (TO AS 1260)
2. THE MINIMUM COVER TO ALL ROOFWATER DRAINAGE LINES SHALL BE 300mm FOR FRC AND 450mm FOR uPVC, EXCEPT IN THE CASE OF 100mm DIAMETER LINES DISCHARGING THROUGH KERB INTO CHANNEL.
3. THE ENDS OF 100mm ROOFWATER CONNECTIONS FROM LOT DIRECTLY TO GULLY PIT SHALL BE CAPPED AND LOCATED WITH NOT LESS THAN 300mm AND NOT MORE THAN 450mm COVER UNLESS OTHERWISE APPROVED.
4. ALL ROOFWATER LINES TERMINATING IN THE KERB AND CHANNEL SHALL BE LAID AT A MINIMUM GRADE 1 IN 50 AND SHALL HAVE A 'KALEY' CAST ALUMINIUM KERB ADAPTOR OR EQUIVALENT.
5. THE ENDS OF ALL LINES SHALL BE PLUGGED WITH APPROVED FITTINGS.
6. PROVIDE 2 KERB ADAPTORS FOR ALL LOTS . ALL KERB ADAPTORS SHALL BE CAST INTO KERB AND CHANNEL UNLESS PIPED CONNECTION TO SW STRUCTURE PROVIDED.
7. WHERE THE COVER IS LESS THAN 400mm FOR ROOFWATER THE PIPE CLASS SHALL BE SEH uPVC.
8. THE KERB ADAPTOR SHALL BE LOCATED SO THAT ITS CENTRE LINE IS 300mm FROM THE PROJECTION OF THE SIDE BOUNDARY AT THE KERB LINE.

Refer to Stormwater Manhole / Pit Roof Water Connections condition.

SCALE
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1 : 1000 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

By: Mahima Reshamwala

Date: 03 August 2026

Queensland Government

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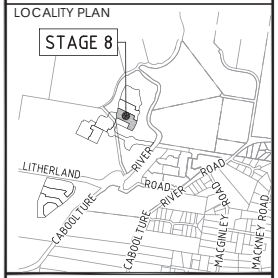
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:22+10'00'

Drawing Title: GENERAL LOCALITY PLAN, DRAWING INDEX AND NOTES

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	01 of 24

	Drawing No	Revision
A1	24-278-01	A

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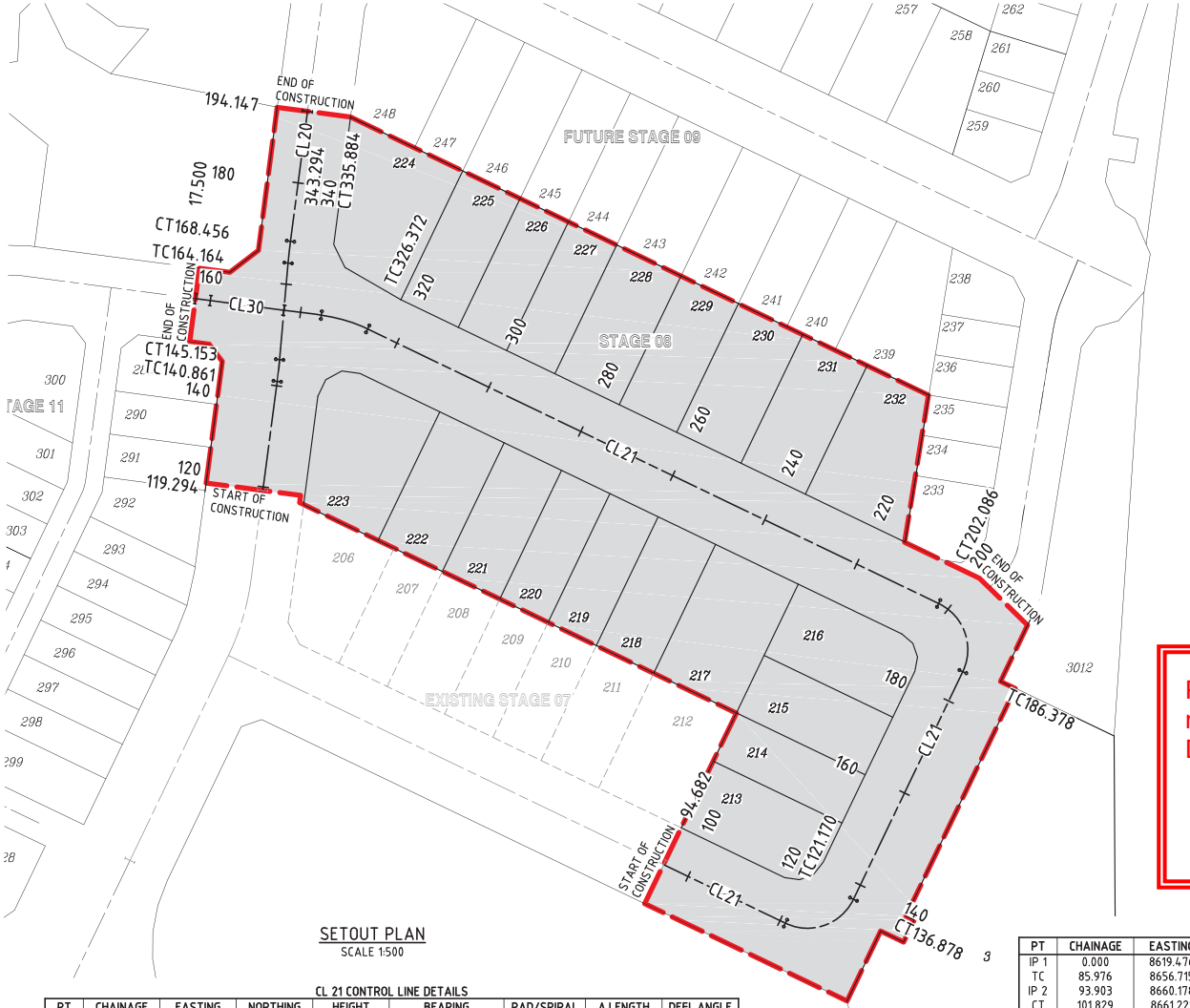

SETOUT PLAN
SCALE 1:500

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

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CL 21 CONTROL LINE DETAILS

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	8656.769	11860.680	25.519	115°40'00.00"			
TC	121.170	8765.983	11808.197	27.072	115°40'00.00"			
IP 2	129.024	8774.996	11803.866	27.111		R = -10.000	15.708	90°00'00.00"
CT	136.878	8779.328	11812.879	27.151	25°40'00.00"			
TC	186.378	8800.768	11857.495	27.387	25°40'00.00"			
IP 3	194.232	8805.099	11866.508	27.382		R = -10.000	15.708	90°00'00.00"
CT	202.086	8796.086	11870.839	27.344	295°40'00.00"			
TC	326.372	8684.064	11924.672	25.184	295°40'00.00"			
IP 4	331.128	8679.741	11926.749	25.181		R = -30.000	9.512	18°10'00.00"
CT	335.884	8674.985	11927.375	25.205	277°30'00.00"			
IP 5	343.294	8667.638	11928.343	25.321	277°30'00.00"			

CL 30 CONTROL LINE DETAILS

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	8667.638	11928.343	25.321	277°30'00.00"			
TC	51.641	8616.440	11935.083	24.471	277°30'00.00"			
IP 2	61.044	8605.668	11936.501	24.442		R = -15.000	18.806	71°50'00.00"
CT	70.447	8600.962	11926.708	24.512	205°40'00.00"			
TC	98.288	8588.903	11901.614	24.997	205°40'00.00"			
IP 3	109.283	8582.839	11888.996	25.061		R = 14.000	21.991	90°00'00.00"
CT	120.279	8570.220	11895.060	25.018	295°40'00.00"			
TC	149.879	8543.541	11907.880	24.811	295°40'00.00"			
IP 4	160.874	8530.922	11913.944	24.734		R = -14.000	21.991	90°00'00.00"
CT	171.870	8524.858	11901.326	24.657	205°40'00.00"			
IP 5	237.470	8496.445	11842.198		205°40'00.00"			

CL 20 CONTROL LINE DETAILS

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	8619.476	11783.076	25.360	25°40'00.00"			
TC	85.976	8656.715	11860.568	25.519	25°40'00.00"			
IP 2	93.903	8660.178	11867.773	25.499		R = -50.000	15.853	18°10'00.00"
CT	101.829	8661.221	11875.699	25.460	7°30'00.00"			
TC	140.861	8666.316	11914.396	25.268	7°30'00.00"			
IP 3	143.007	8666.596	11916.524	25.265		R = -100.000	4.292	2°27'33.91"
CT	145.153	8666.785	11918.662	25.266	5°02'26.09"			
TC	164.164	8668.455	11937.599	25.453	5°02'26.09"			
IP 4	166.310	8668.643	11939.738	25.494		R = 100.000	4.292	2°27'33.91"
CT	168.456	8668.924	11941.866	25.540	7°30'00.00"			
TC	239.177	8678.155	12011.982	27.006	7°30'00.00"			
IP 5	245.795	8679.023	12018.582	26.941		R = 50.000	13.235	15°10'00.00"
CT	252.413	8681.589	12024.724	26.875	22°40'00.00"			
TC	278.519	8691.649	12048.814	26.613	22°40'00.00"			
IP 6	283.883	8693.724	12053.783	26.560		R = -50.000	10.727	12°17'30.73"
CT	289.246	8694.694	12059.079	26.506	10°22'29.27"			
TC	306.664	8697.831	12076.212	26.332	10°22'29.27"			
IP 7	314.173	8699.193	12083.654	26.257		R = 50.000	15.017	17°12'30.73"
CT	321.682	8702.696	12090.360	26.182	27°35'00.00"			
TC	372.935	8726.429	12135.788	25.874	27°35'00.00"			
IP 8	380.622	8730.907	12144.359	25.835		R = 10.000	15.373	88°05'00.00"
CT	388.309	8739.623	12140.170	25.797	115°40'00.00"			
TC	459.846	8804.102	12109.185	25.666	115°40'00.00"			
IP 9	467.482	8811.137	12105.804	25.772		R = -30.000	15.271	29°09'57.16"
CT	475.118	8818.928	12106.281	25.897	86°30'02.84"			
IP 10	487.709	8831.495	12107.049	26.102	86°30'02.84"			

SCALE
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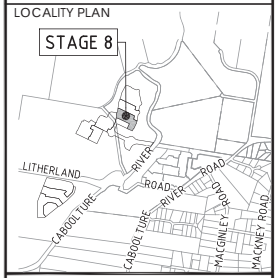
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:22+10'00'

Drawing Title: GENERAL SETOUT PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	02 of 24

	Drawing No	Revision
A1	24-278-02	A

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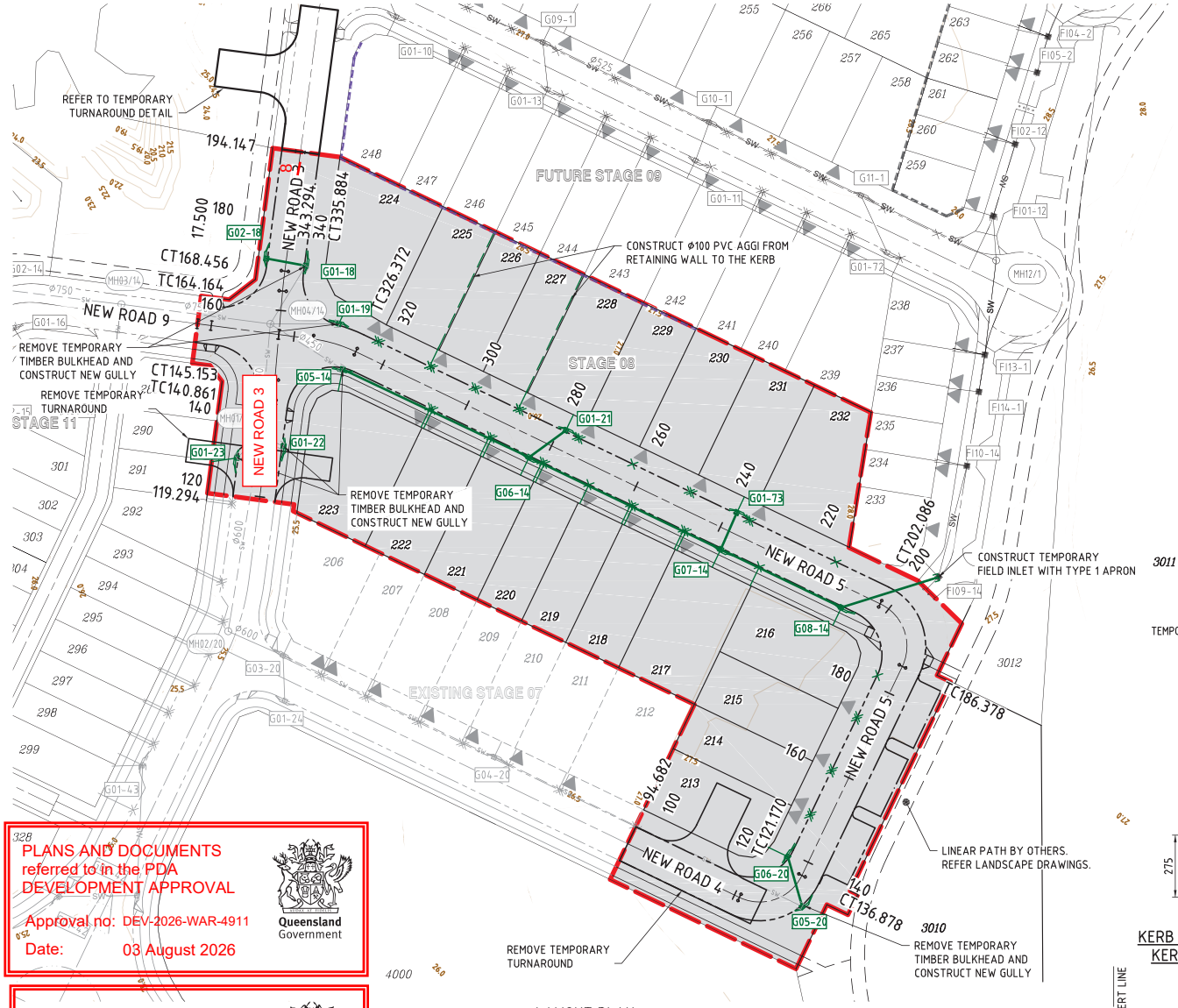

LAYOUT PLAN
SCALE 1:500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4911
Date: 03 August 2026
Queensland Government

AMENDED IN RED
By: Mahima Reshamwala
Date: 03 August 2026
Queensland Government

FIRE ANT TREATMENT ZONE
HIGH RISK FIRE ANT RESTRICTED AREA (RED ZONE). MOVEMENT OF RESTRICTED ITEMS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF AGRICULTURE, FISHERIES AND FORESTRY REQUIREMENTS. REFER TO www.daff.qld.gov.au

DANGER UNDERGROUND CABLES
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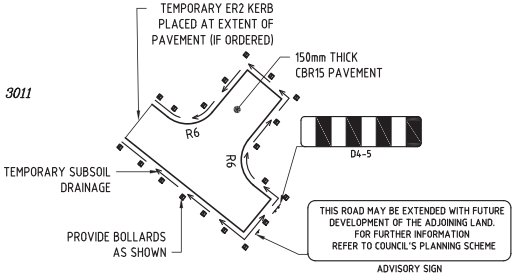
PROPOSED WORKS ARE NEAR EXISTING SERVICES. CONTRACTOR TO COMPLETE DBYD AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. POST SERVICE LOCATION, CONTRACTOR TO SUPPLY SURVEY INFORMATION TO SUPERINTENDENT'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

LEGEND

- STAGE BOUNDARY
- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- PROPOSED STORMWATER DRAINAGE
- CONCRETE SLEEPER RETAINING WALL
- FUTURE SLEEPER RETAINING WALL
- FINISHED SURFACE CONTOURS
- STORMWATER MANHOLE NUMBER
- STORMWATER GULLY PIT NUMBER
- DRIVEWAY POSITION
- FLUSHING POINT (SIDEDRAIN)
- 150Φ ROOFWATER CONNECTION TO GULLY PIT/MH. MIN 450mm COVER IN LOT
- 100Φ PVC ROOFWATER CONNECTION TO KERB ADAPTOR
- KERB ADAPTOR LOCATION
- EXISTING STORMWATER
- EXISTING WATER MAIN



TEMPORARY TURNAROUND DETAIL- CL20
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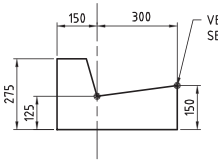

KERB SETOUT DETAIL - BARRIER KERB AND CHANNEL TYPE B1
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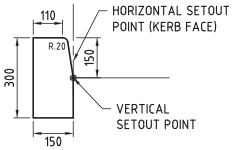

KERB SETOUT DETAIL BARRIER KERB TYPE B2
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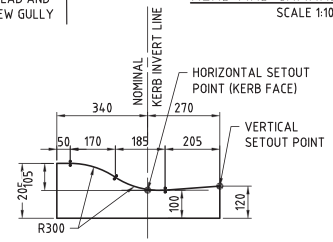

KERB SETOUT DETAIL - M3 MOUNTABLE KERB AND CHANNEL
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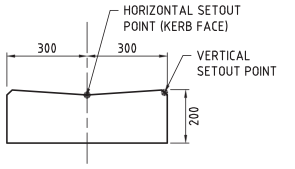

KERB SETOUT DETAIL INVERT CHANNEL
SCALE 1:10

SCALE
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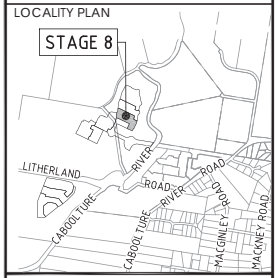
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
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www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:23+10'00'

Drawing Title: GENERAL LAYOUT PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	03 of 24

Drawing No	Revision
24-278-03	A

A1

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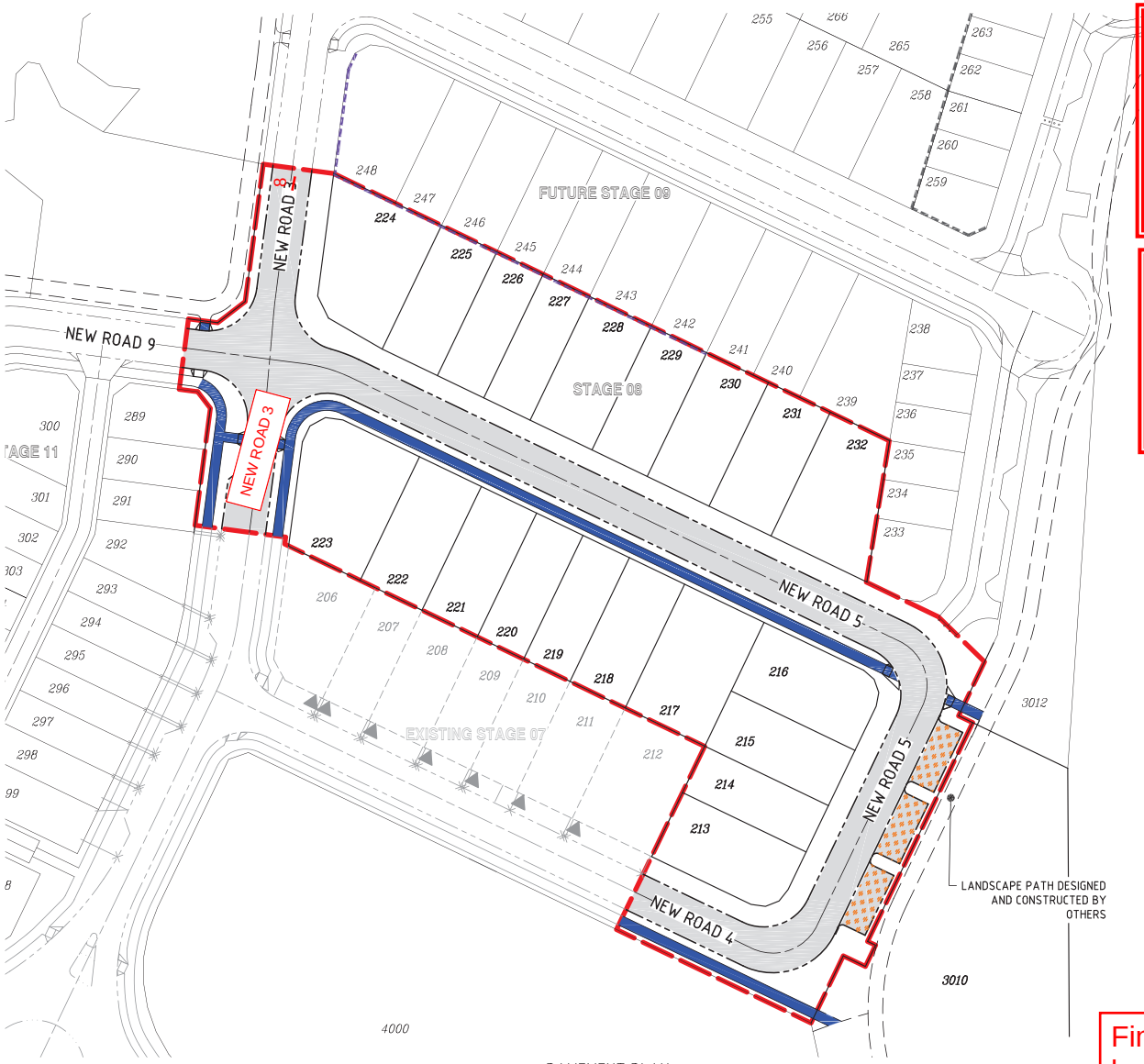

PAVEMENT PLAN
SCALE 1:500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

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Date: 03 August 2026

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Final concrete pavement finish to be confirmed with MBC at pre-start meeting or prior to construction commencement.

FIRE ANT TREATMENT ZONE
HIGH RISK FIRE ANT RESTRICTED AREA (RED ZONE). MOVEMENT OF RESTRICTED ITEMS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF AGRICULTURE, FISHERIES AND FORESTRY REQUIREMENTS. REFER TO www.daff.qld.gov.au

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PAVEMENT LEGEND

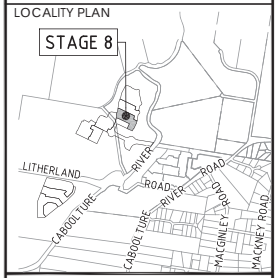
- CONCRETE ROADWAY – COLOUR: CCS LIZARD SKIN. FINISH: LIGHT EXPOSURE SANDBLAST AGGREGATE: HY-TEC JAFFA 90
- CONCRETE PARKING– COLOUR: CCS LIZARD SKIN. FINISH: LIGHT EXPOSURE SANDBLAST AGGREGATE: HY-TEC JAFFA 90
- CONCRETE FOOTPATH – COLOUR: CCS LIZARD SKIN – FINISH: BROOM
- ROADWAY– ASPHALT – REFER PAVEMENT DETAIL ON RELEVANT ROAD LONGITUDINAL SECTION

SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



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Approved Director - RPEQ 17544
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Date: 2026.03.31 16:53:23+10'00'

Drawing Title: GENERAL PAVEMENT PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	04 of 24

	Drawing No	Revision
A1	24-278-04	A

M:\2024\24278 Rivermont P3 Stage 8\Engineering\Acad\24-278-04-GE-PAVEMENT.dwg Plotted by: DF on 27/03/2026 10:03:23 PM

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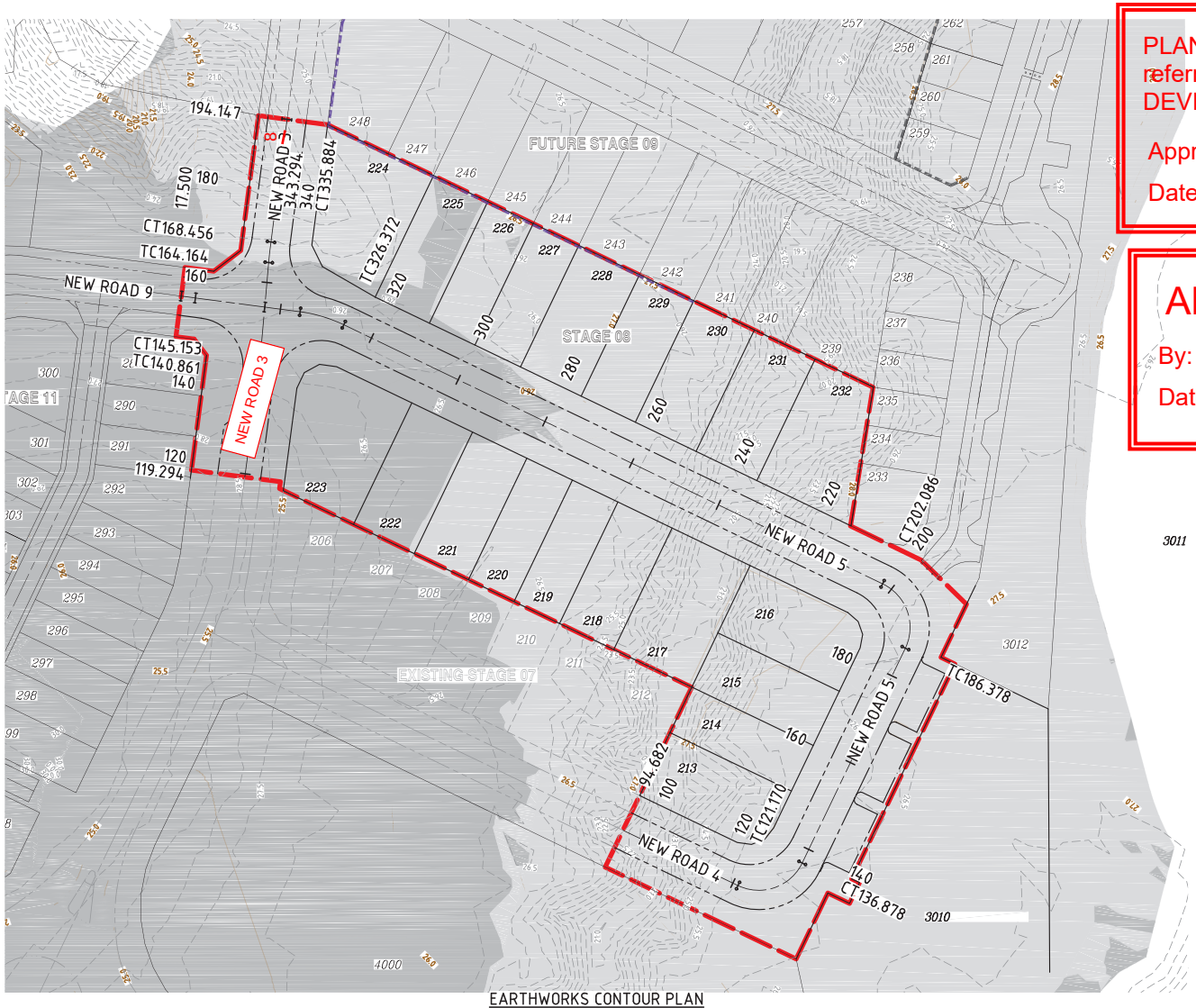
Date: 03 August 2026

Queensland Government



EARTHWORKS CONTOUR PLAN
SCALE 1:500

LEGEND

- STAGE BOUNDARY
- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- FINISHED SURFACE CONTOURS
- NATURAL SURFACE CONTOURS
- CONCRETE SLEEPER RETAINING WALL
- FUTURE SLEEPER RETAINING WALL
- EXTENT OF CUT
- EXTENT OF FILL

SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

DANGER UNDERGROUND CABLES

DANGER LIVE WIRES AND COMMUNICATION SERVICES

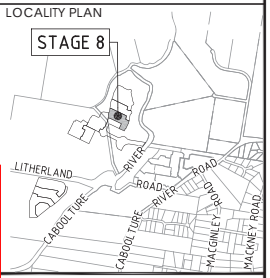
DIAL BEFORE YOU DIG www.1100.com.au

PROPOSED WORKS ARE NEAR EXISTING SERVICES. CONTRACTOR TO COMPLETE DBYD AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION.
POST SERVICE LOCATION, CONTRACTOR TO SUPPLY SURVEY INFORMATION TO SUPERINTENDENT'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:24 10'00'

Drawing Title: EARTHWORKS CONTOUR PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	05 of 24

	Drawing No	Revision
A1	24-278-05	A

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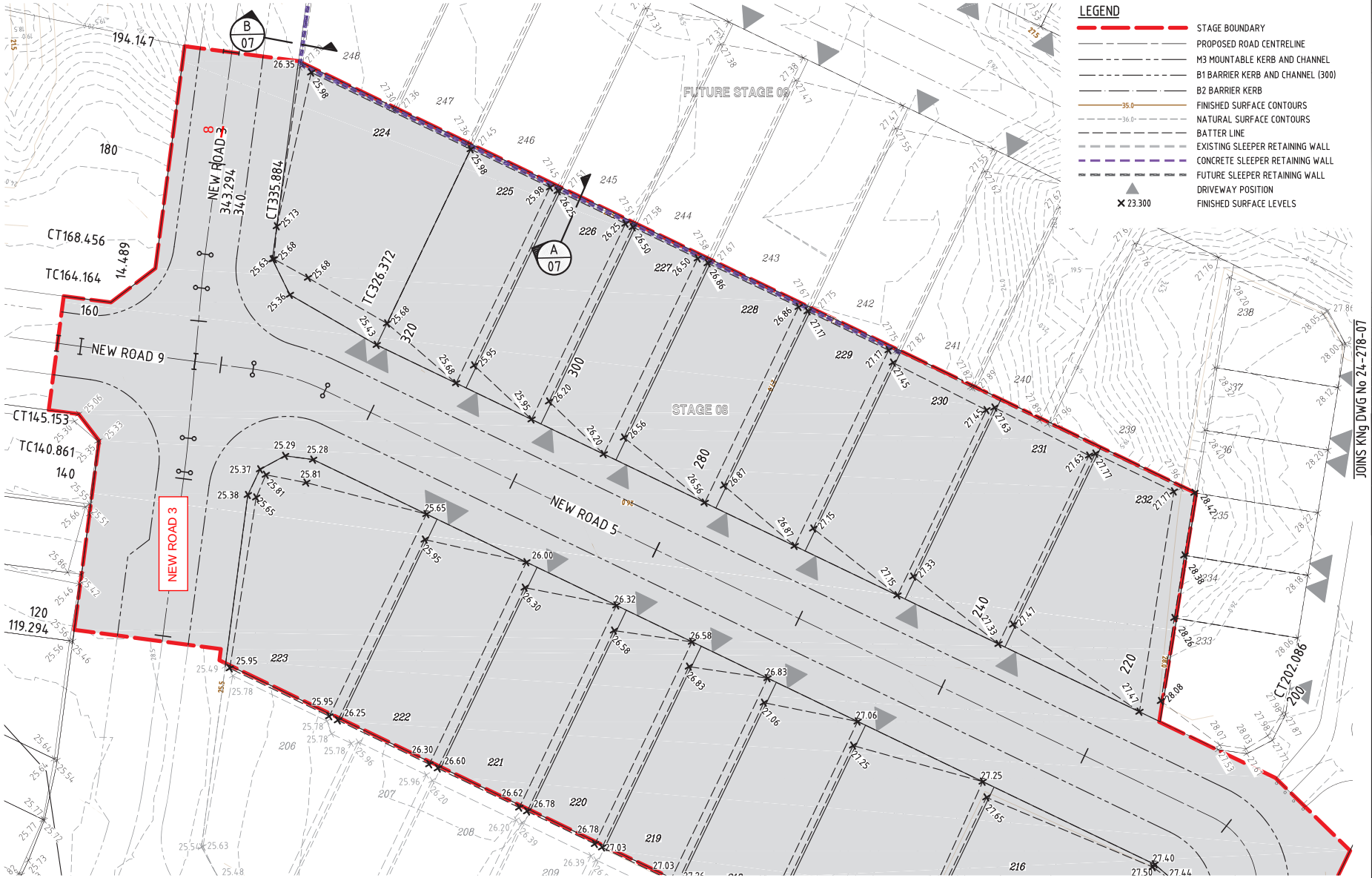


EARTHWORKS SPOT LEVELS PLAN
SCALE 1:250

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

By: Mahima Reshamwala

Date: 03 August 2026

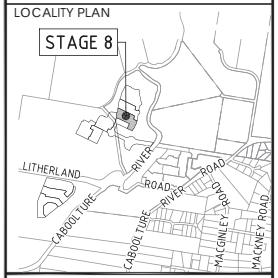
Queensland Government

SCALE
1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project:
RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:24 10'00'

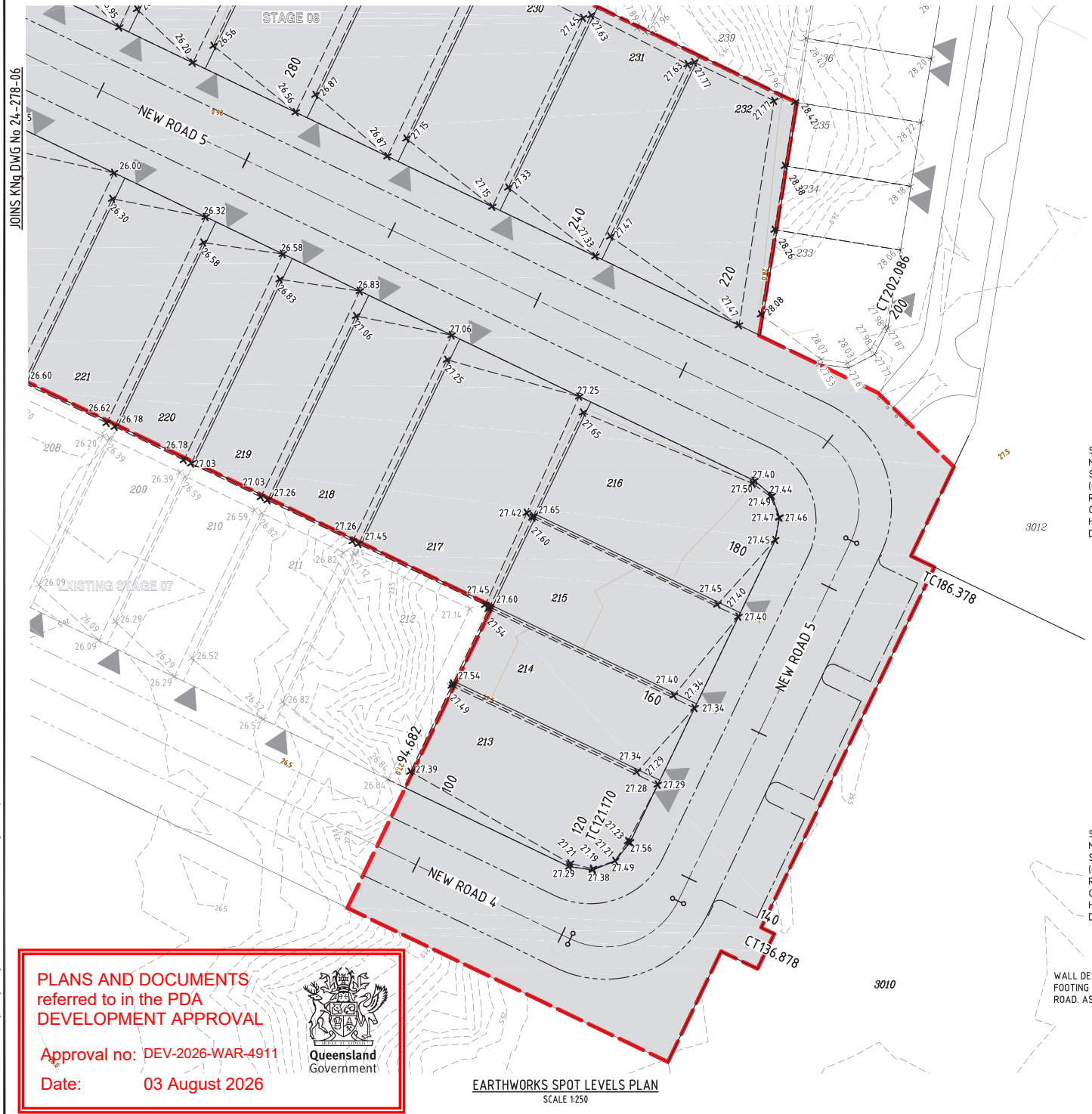
Drawing Title:
EARTHWORKS
SPOT LEVELS PLAN
SHEET 1

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

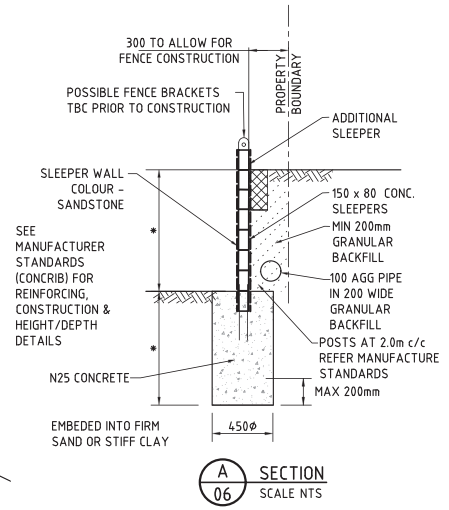
Scale	Sheet
AS SHOWN	06 of 24

	Drawing No	Revision
A1	24-278-06	A

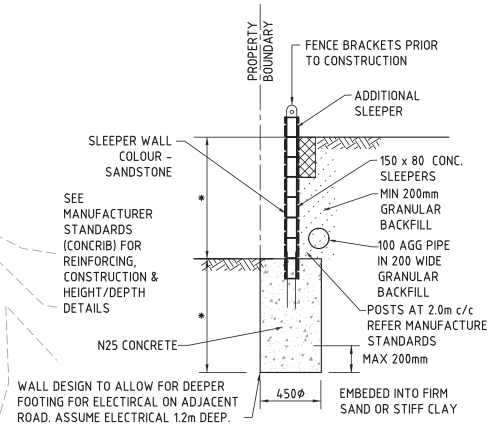
M:\2024\24278 Rivermont P3 Stage 8\Engineering\Acad\24-278-06-07-EW-SPOT-LEVEL.dwg Plotted by: DF on 27/03/2026 12:04:06 PM



EARTHWORKS SPOT LEVELS PLAN
SCALE 1:250



A 06 SECTION
SCALE NTS



B 06 SECTION
SCALE NTS

SCALE
5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
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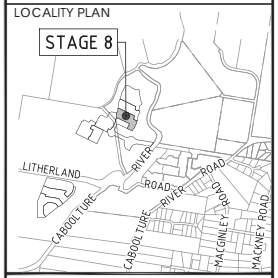
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client
Stockland

Project
RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:24 10'00'

Drawing Title
EARTHWORKS
SPOT LEVELS PLAN
SHEET 2

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	07 of 24

	Drawing No	Revision
A1	24-278-07	A

M:\2024\24-278 Rivermont P3 Stage 8\Engineering\Acad\24-278-08-07-EW-SPOT-LEVEL.dwg Plotted by: DF on 27/03/2026 12:04:15 PM

NOMINAL PAVEMENT DETAILS	
CONTEMPORARY RESIDENTIAL	
~~40mm ASPHALTIC CONCRETE~~	
~~5mm PRIMER SEAL~~	
~~100mm BASE COURSE (TYPE 2.1, CBR 80)~~	
~~100mm UPPER SUB-BASE COURSE (TYPE 2.3, CBR 45)~~	
~~200mm LOWER SUB-BASE COURSE (TYPE 2.5, CBR 15)~~	
~~SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CBR 15)~~	
DESIGN ESA = 3 X 10^5	

NOMINAL PAVEMENT DETAILS	
MODIFIED LIVING RESIDENTIAL	
~~30mm ASPHALTIC CONCRETE~~	
~~5mm PRIMER SEAL~~	
~~100mm BASE COURSE (TYPE 2.1, CBR 80)~~	
~~100mm UPPER SUB-BASE COURSE (TYPE 2.3, CBR 45)~~	
~~200mm LOWER SUB-BASE COURSE (TYPE 2.5, CBR 15)~~	
~~SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CBR 15)~~	
DESIGN ESA = 3 X 10^5	

Refer to Pavement Design condition.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

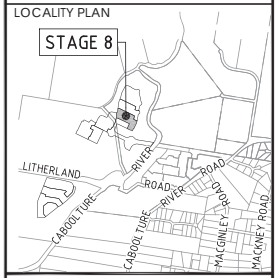
By: Mahima Reshamwala

Date: 03 August 2026

Queensland Government

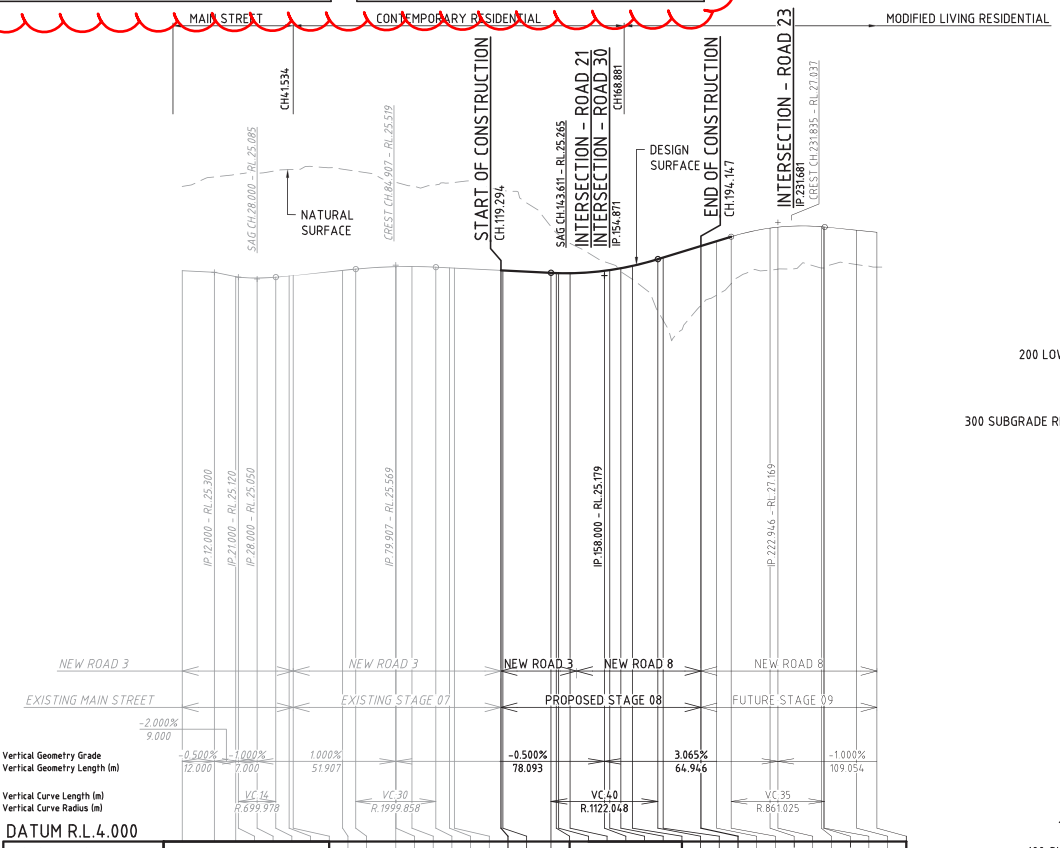
DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

LOCALITY PLAN



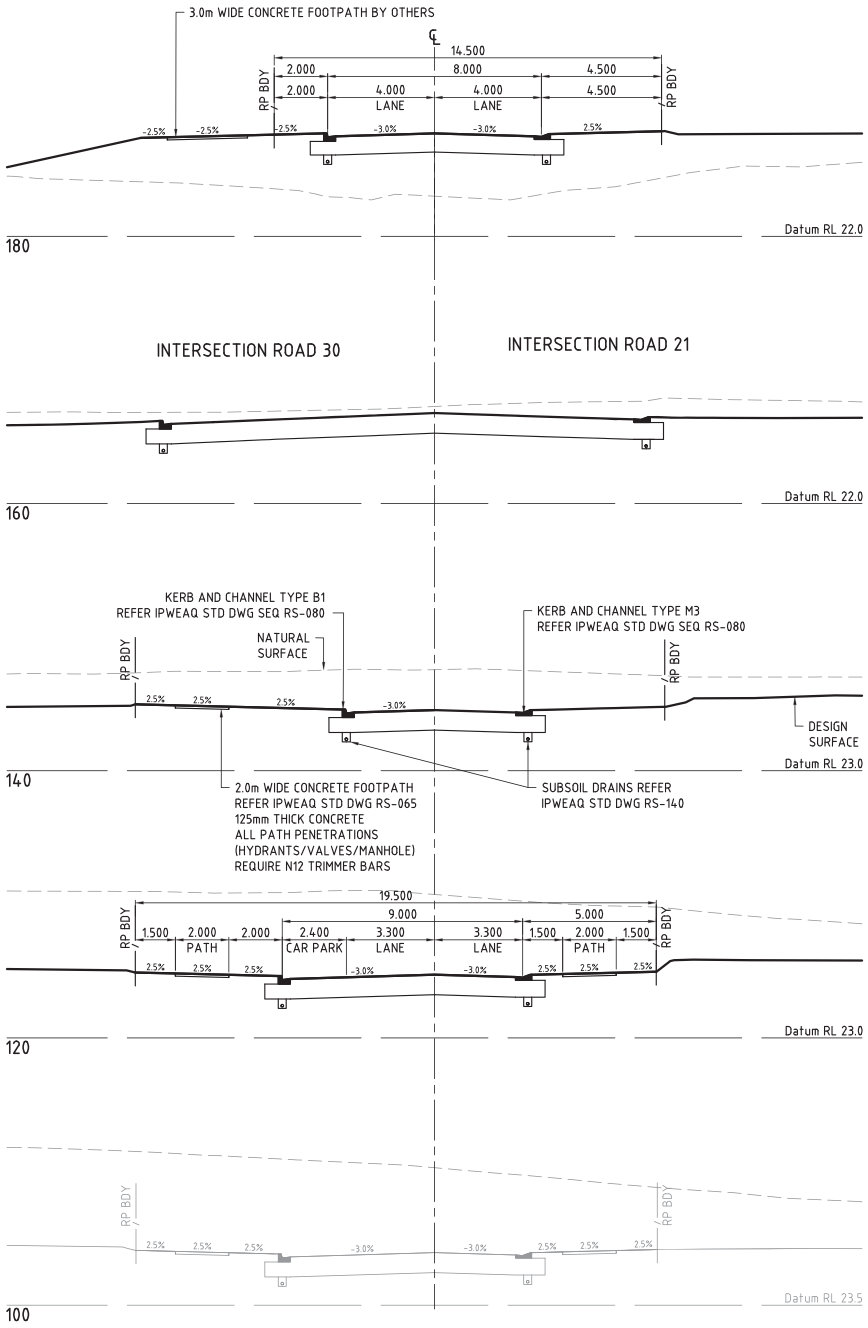
REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF



DATUM R.L.4.000

| | | |



CROSS SECTIONS - CL 20 - NEW ROAD 3 & 8

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m

1 : 100 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

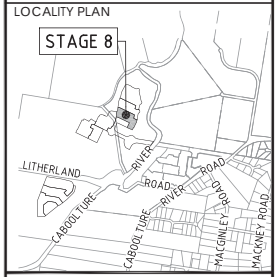
Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:26+10'00'

Drawing Title

ROADWORKS
CROSS SECTIONS
CL20

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	09 of 24

Drawing No	Revision
24-278-09	A

A1

M:\2024\24278 Rivermont P3 Stage 8\Engineering\Acad\24-278-08-12-RD-LONG-CROSS.dwg Plotted by: DF on 27/03/2026 12:04:22 PM

NOMINAL PAVEMENT DETAILS

LIVING RESIDENTIAL

30mm ASPHALTIC CONCRETE
5mm PRIMER SEAL
100mm BASE COURSE (TYPE 2.1, CBR 80)
100mm UPPER SUB-BASE COURSE (TYPE 2.3, CBR 45)
200mm LOWER SUB-BASE COURSE (TYPE 2.5, CBR 15)
SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CBR 15)
DESIGN ESA = 1.2 X 10^6

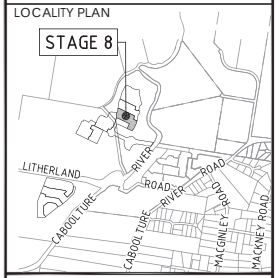
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

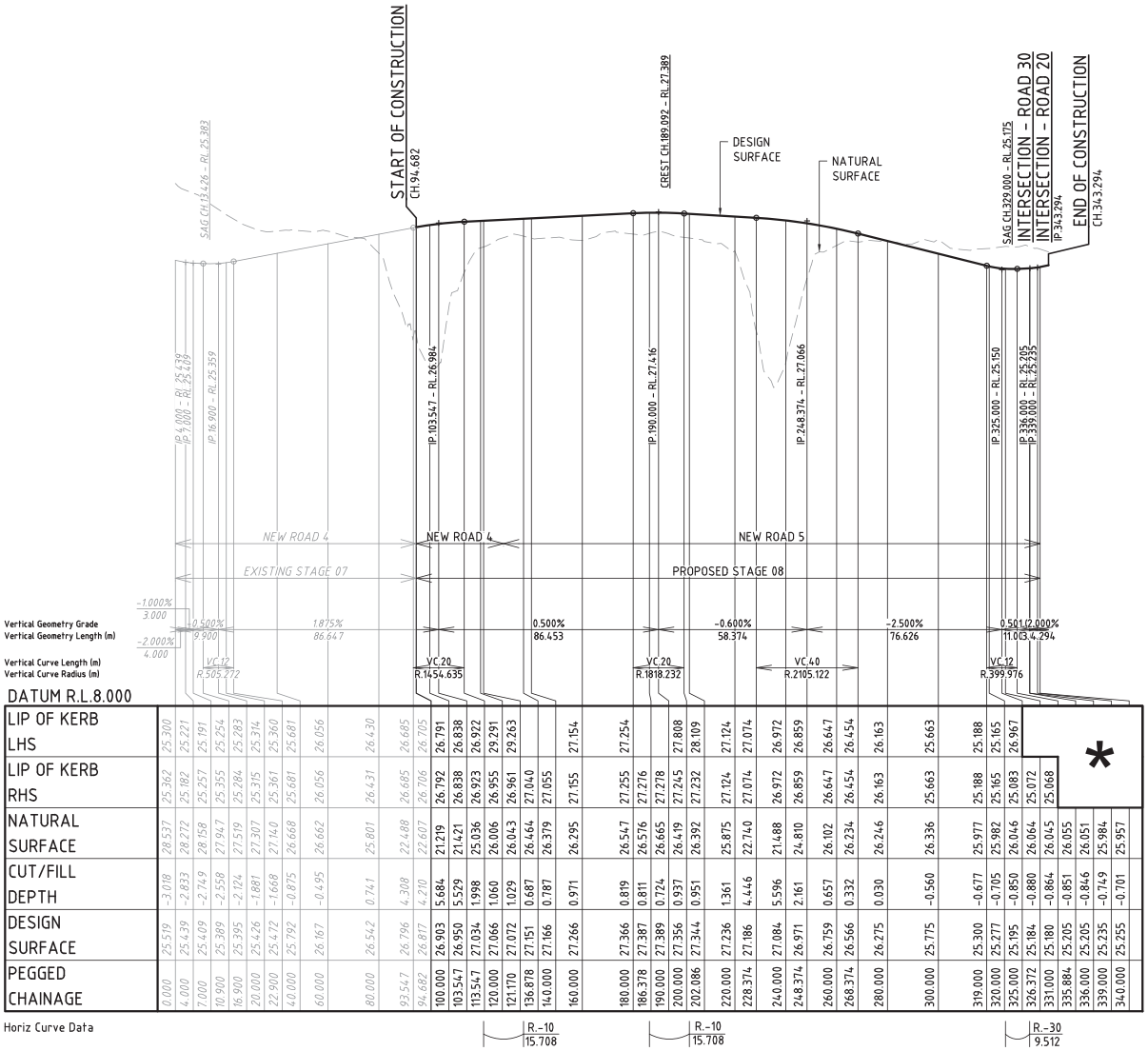
Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

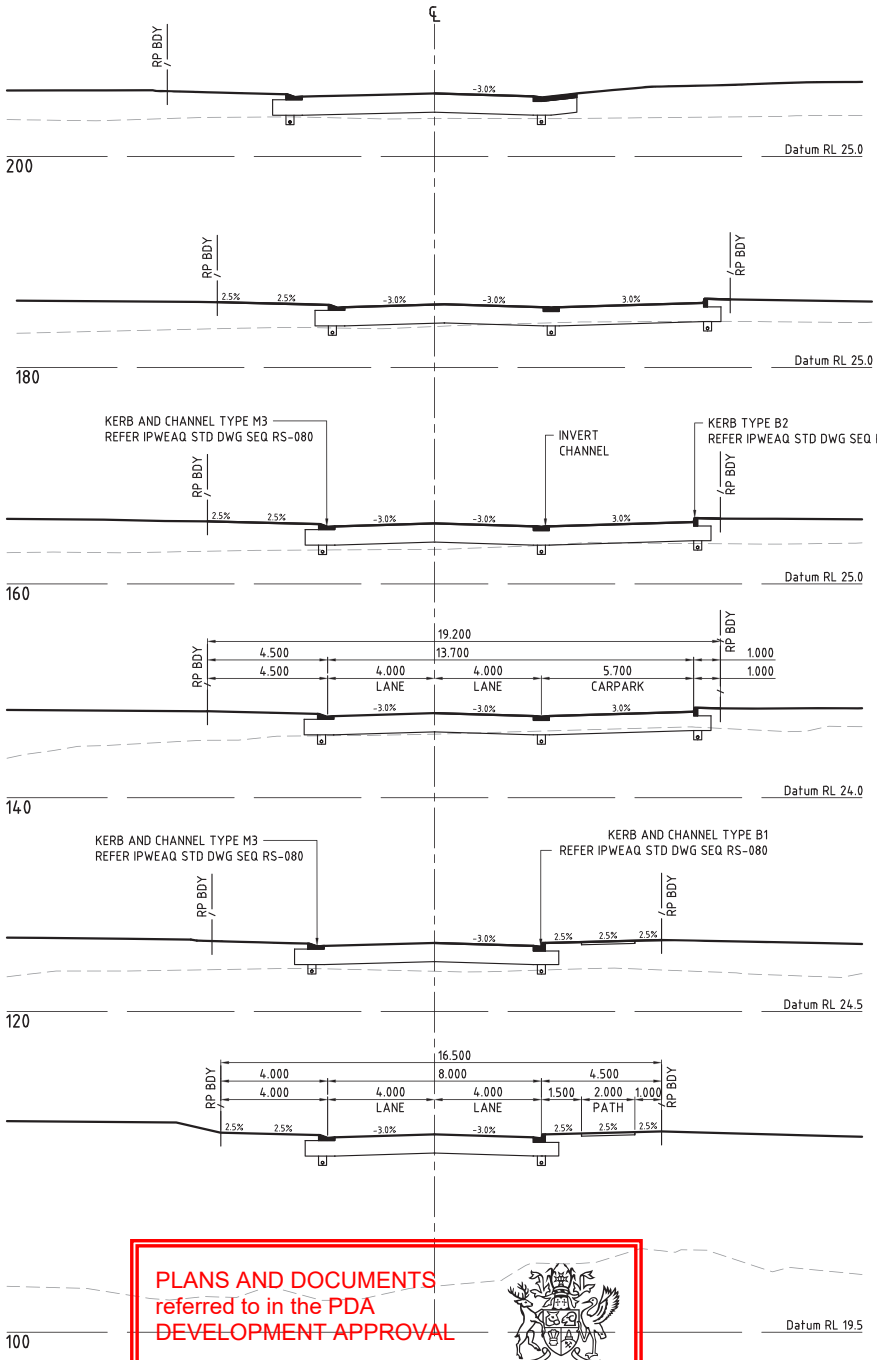
DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

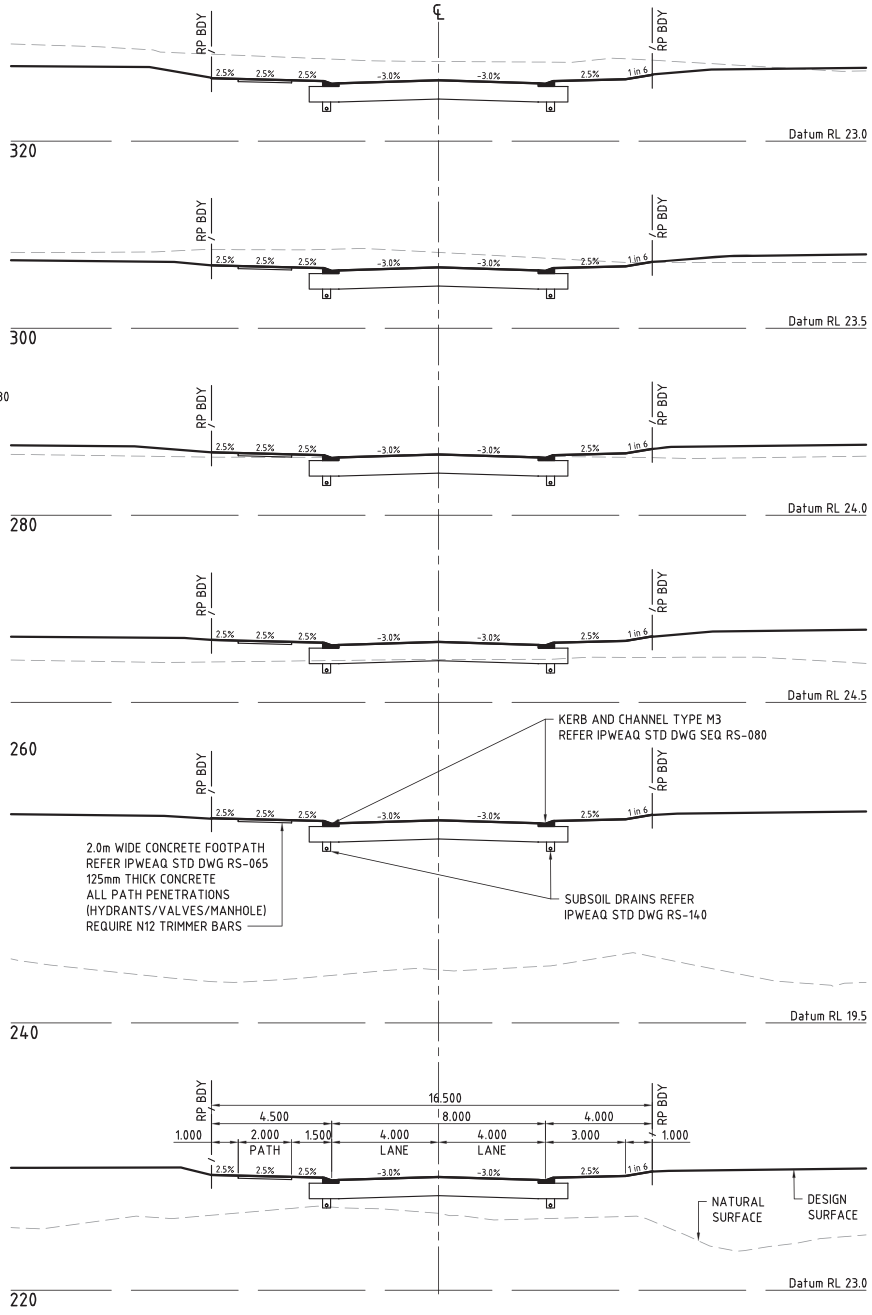




DATUM R.L.8.000

| | | |





CROSS SECTIONS - CL 21 - NEW ROAD 4 & 5

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m

1 : 100 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
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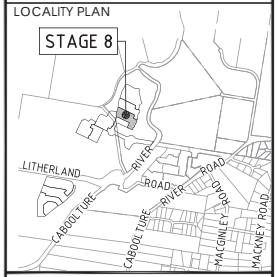
LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:26+10'00'

Drawing Title: ROADWORKS LONG, AND CROSS SECTIONS CL21

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	11 of 24

	Drawing No	Revision
A1	24-278-11	A

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NOMINAL PAVEMENT DETAILS
MODIFIED LIVING RESIDENTIAL
30mm ASPHALTIC CONCRETE
5mm PRIMER SEAL
100mm BASE COURSE (TYPE 2.1, CBR 80)
100mm UPPER SUB-BASE COURSE (TYPE 2.3, CBR 45)
200mm LOWER SUB-BASE COURSE (TYPE 2.5, CBR 15)
SUBGRADE REPLACEMENT 300mm (TYPE 2.5, CBR 15)
DESIGN ESA = 1.2 X 10^6

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

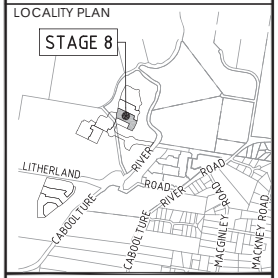
Approval no: DEV-2026-WAR-4911

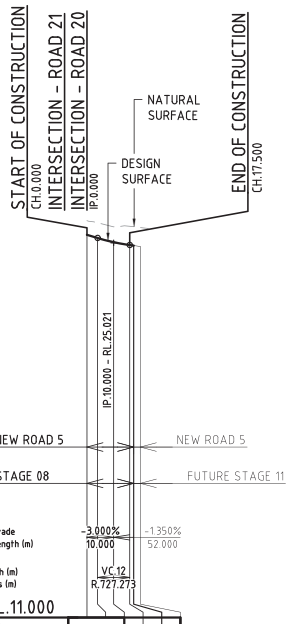
Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN





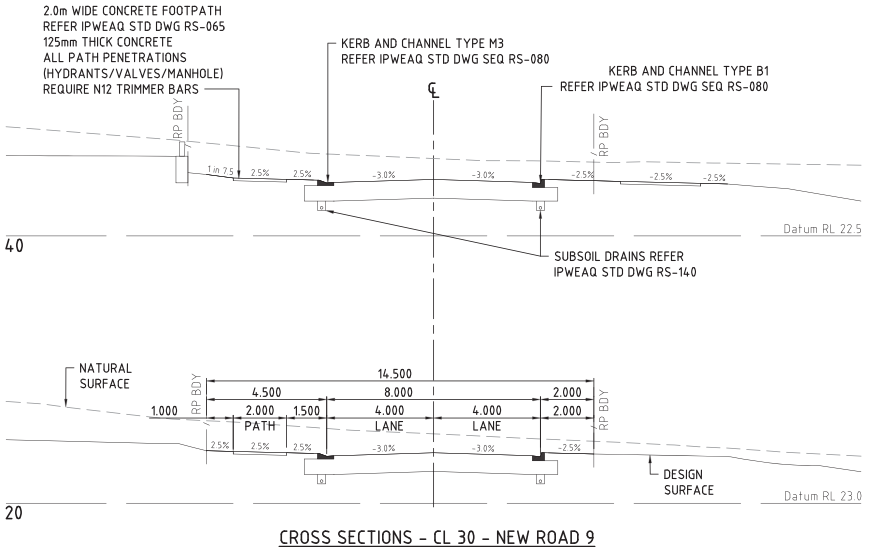
DATUM R.L.11.000

LIP OF KERB LHS	*					24.828	24.808	24.774
LIP OF KERB RHS						24.829	24.809	24.775
NATURAL SURFACE		25.849	25.772	25.621	25.639	25.625	25.594	
CUT/FILL DEPTH		-0.528	-0.571	-0.575	-0.699	-0.705	-0.708	
DESIGN SURFACE		25.321	25.201	25.046	24.940	24.920	24.886	
PEGGED CHAINAGE		0.000	4.000	10.000	16.000	17.500	20.000	

Horiz Curve Data

LONGITUDINAL SECTION - CL 30 - NEW ROAD 9

SCALE - 1:1000 (H)
1:100 (V)



CROSS SECTIONS - CL 30 - NEW ROAD 9

SCALE - 1:100

SCALE A 1:1000 (Horiz.) 10 5 0 10 20 30 40 50 60 70 80 90 100m

B 1:100 (Vert.) 1 0.5 0 1 2 3 4 5 6 7 8 9 10m

(A1 UNREDUCED)

* REFER INTERSECTION DETAILS ON KN DWG 24-278-14.

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:26+10'00'

Drawing Title

ROADWORKS
LONG, AND CROSS SECTIONS
CL30

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	12 of 24

	Drawing No	Revision
A1	24-278-12	A

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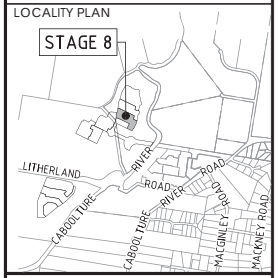
DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:27+10'00'

Drawing Title

ROADWORKS
INTERSECTION DETAILS

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	13 of 24

Drawing No	Revision
24-278-13	A

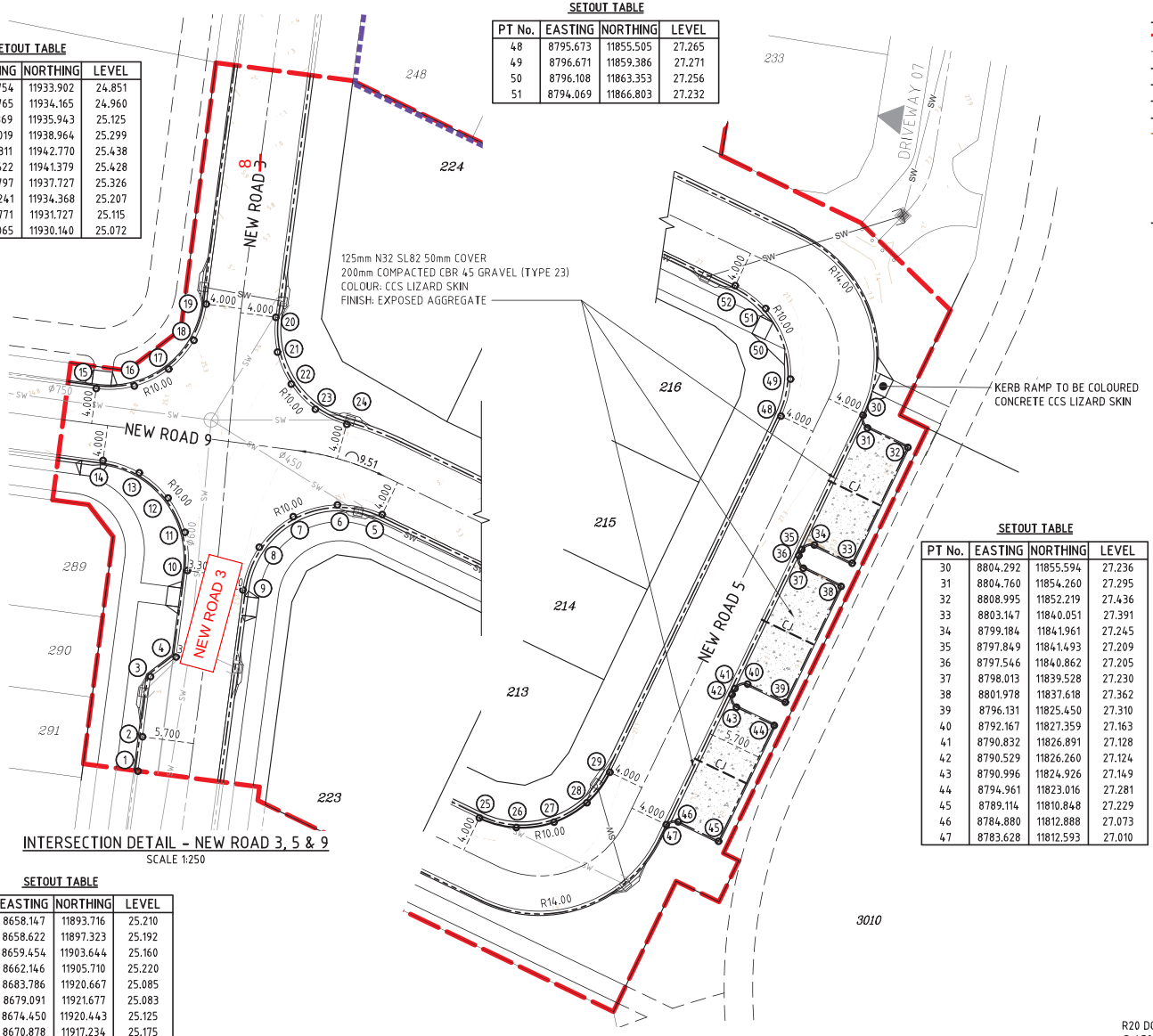
A1

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
15	8653.754	11933.902	24.851
16	8657.765	11934.165	24.960
17	8661.369	11935.943	25.125
18	8664.019	11938.964	25.299
19	8665.311	11942.770	25.438
20	8672.622	11941.379	25.428
21	8672.797	11937.727	25.326
22	8674.241	11934.368	25.207
23	8676.771	11931.727	25.115
24	8680.065	11930.140	25.072

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
48	8795.673	11855.505	27.265
49	8796.671	11859.386	27.271
50	8796.108	11863.353	27.256
51	8794.069	11866.803	27.232



INTERSECTION DETAIL - NEW ROAD 3, 5 & 9
SCALE 1:250

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
1	8658.147	11893.716	25.210
2	8658.622	11897.323	25.192
3	8659.454	11903.644	25.160
4	8662.146	11905.710	25.220
5	8683.786	11920.667	25.085
6	8679.091	11921.677	25.083
7	8674.450	11920.443	25.125
8	8670.878	11917.234	25.175
9	8669.155	11912.751	25.181
10	8663.341	11914.787	25.178
11	8663.079	11918.798	25.163
12	8661.301	11922.402	25.078
13	8658.280	11925.052	24.969
14	8654.474	11926.344	24.880

SETOUT TABLE

PT No.	EASTING	NORTHING	LEVEL
25	8763.993	11813.292	26.940
26	8767.874	11812.294	26.965
27	8771.842	11812.857	26.997
28	8775.291	11814.896	27.033
29	8777.698	11818.100	27.059

INTERSECTION DETAIL - NEW ROAD 5
SCALE 1:250

SETOUT TABLE

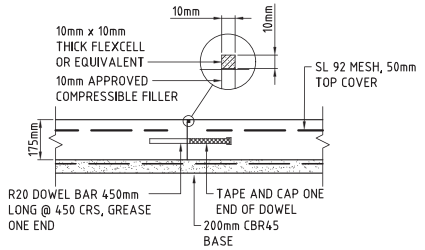
PT No.	EASTING	NORTHING	LEVEL
30	8804.292	11855.594	27.236
31	8804.760	11854.260	27.295
32	8808.995	11852.219	27.436
33	8803.147	11840.051	27.391
34	8799.184	11841.961	27.245
35	8797.849	11841.493	27.209
36	8797.546	11840.862	27.205
37	8798.013	11839.528	27.230
38	8801.978	11837.618	27.362
39	8796.131	11825.450	27.310
40	8792.167	11827.359	27.163
41	8790.832	11826.891	27.128
42	8790.529	11826.260	27.124
43	8790.996	11824.926	27.149
44	8794.961	11823.016	27.281
45	8789.114	11810.848	27.229
46	8784.880	11812.888	27.073
47	8783.628	11812.593	27.010

LEGEND

- STAGE BOUNDARY
- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- FINISHED SURFACE CONTOURS
- 3.000 OFFSET TO KERB FACE
- DJ DOWEL JOINT
- CJ SAW CUT JOINT (C.J.)

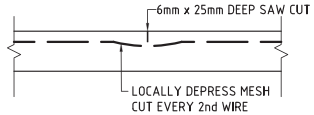
GENERAL NOTES

1. SETOUT POINTS ARE GIVEN AT KERB LIP LEVELS.
2. KERB LIP LEVELS ARE GIVEN AT QUARTER POINTS, TP'S AND EQUAL PARTS U.N.O.
3. KERB OFFSETS ARE GIVEN TO THE KERB FACE.
4. KERB RADII ARE GIVEN TO THE KERB LIP
5. EXTRA DETAIL FOR SETTING OUT IS AVAILABE ON CAD FILE.



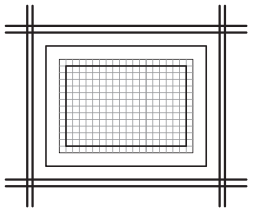
DOWEL JOINT

DENOTED 'DJ' ON PLAN
SCALE 1:10



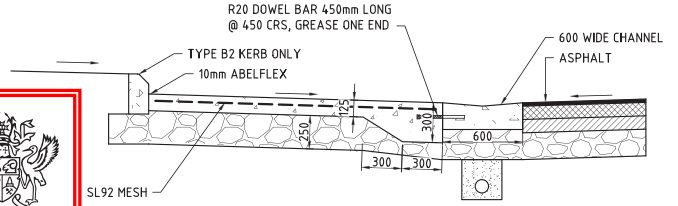
CUT JOINT

DENOTED 'CJ' ON PLAN
SCALE 1:10



REINFORCING DETAIL AT INLETS

SCALE - NTS



STAGE 8 PARKING BAY INTERFACE

SCALE 1:20

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

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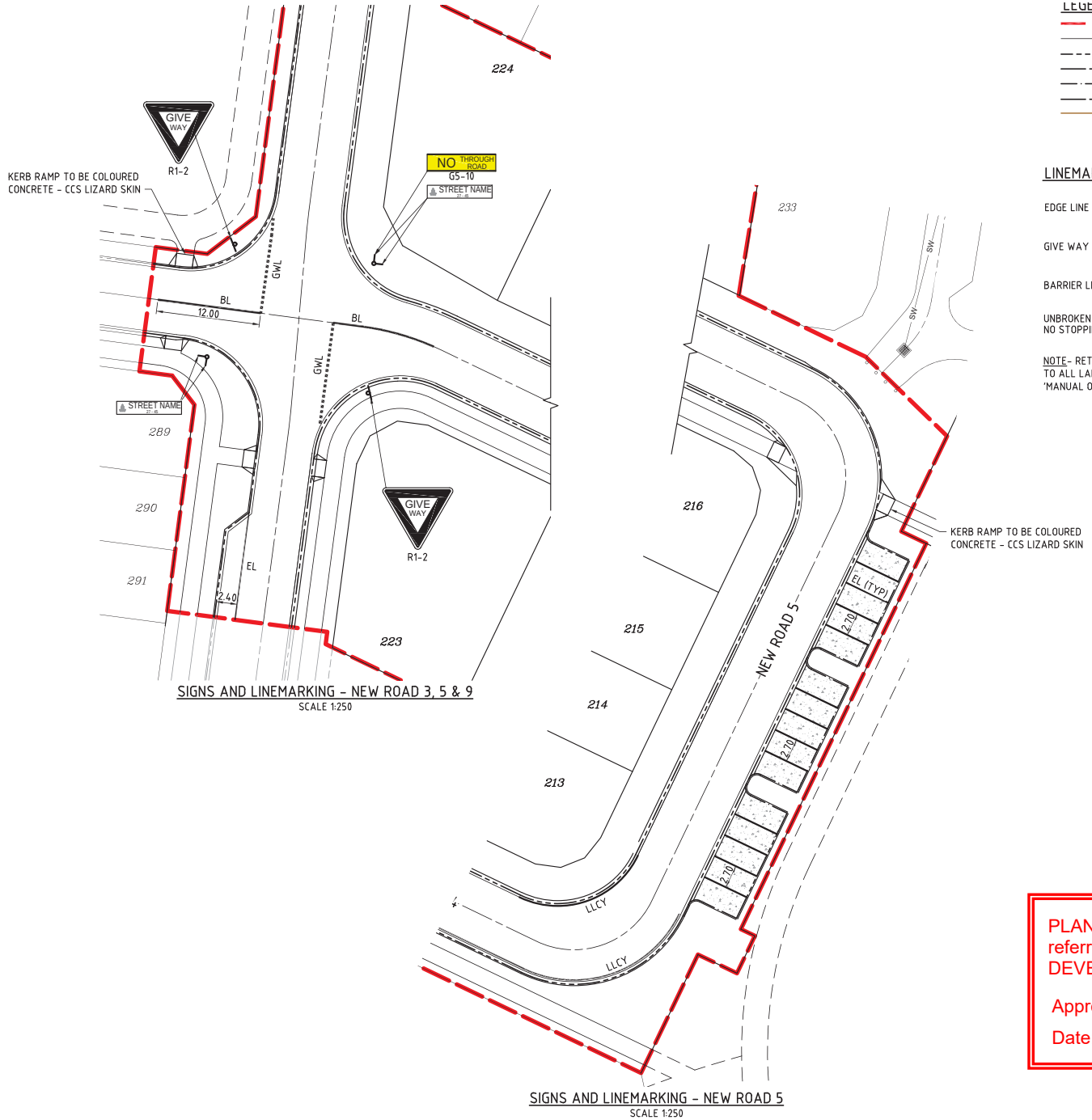


SIGNS AND LINEMARKING - NEW ROAD 3, 5 & 9
SCALE 1:250

SIGNS AND LINEMARKING - NEW ROAD 5
SCALE 1:250

LEGEND

- STAGE BOUNDARY
- PROPOSED ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- FINISHED SURFACE CONTOURS
- OFFSET TO KERB FACE

3.000

LINEMARKING LEGEND

EDGE LINE (EL) — 150mm

GIVE WAY LINE (GWL) — 600mm STRIPE AND GAP — 300mm

BARRIER LINE (BL) — RRPM — MIN 4m, MAX 12m — 100mm

UNBROKEN YELLOW NO STOPPING LINE (LLCY) — 100mm

NOTE- RETROREFLECTIVE RAISED PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LANE LANES AND ALL PERIMETER OF CHEVRONS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

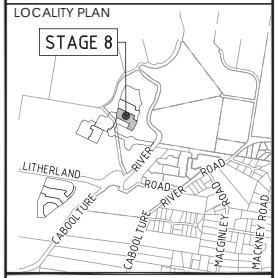
SCALE 5 0 5 10 15 20 25m

1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:27+10'00'

Drawing Title: ROADWORKS LINEMARKING PLAN

Drawn	Designed	Checked	Date
DF	JB	MAS	Mar' 26

Scale	Sheet
AS SHOWN	14 of 24

Drawing No	Revision
24-278-14	A

A1

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LEGEND

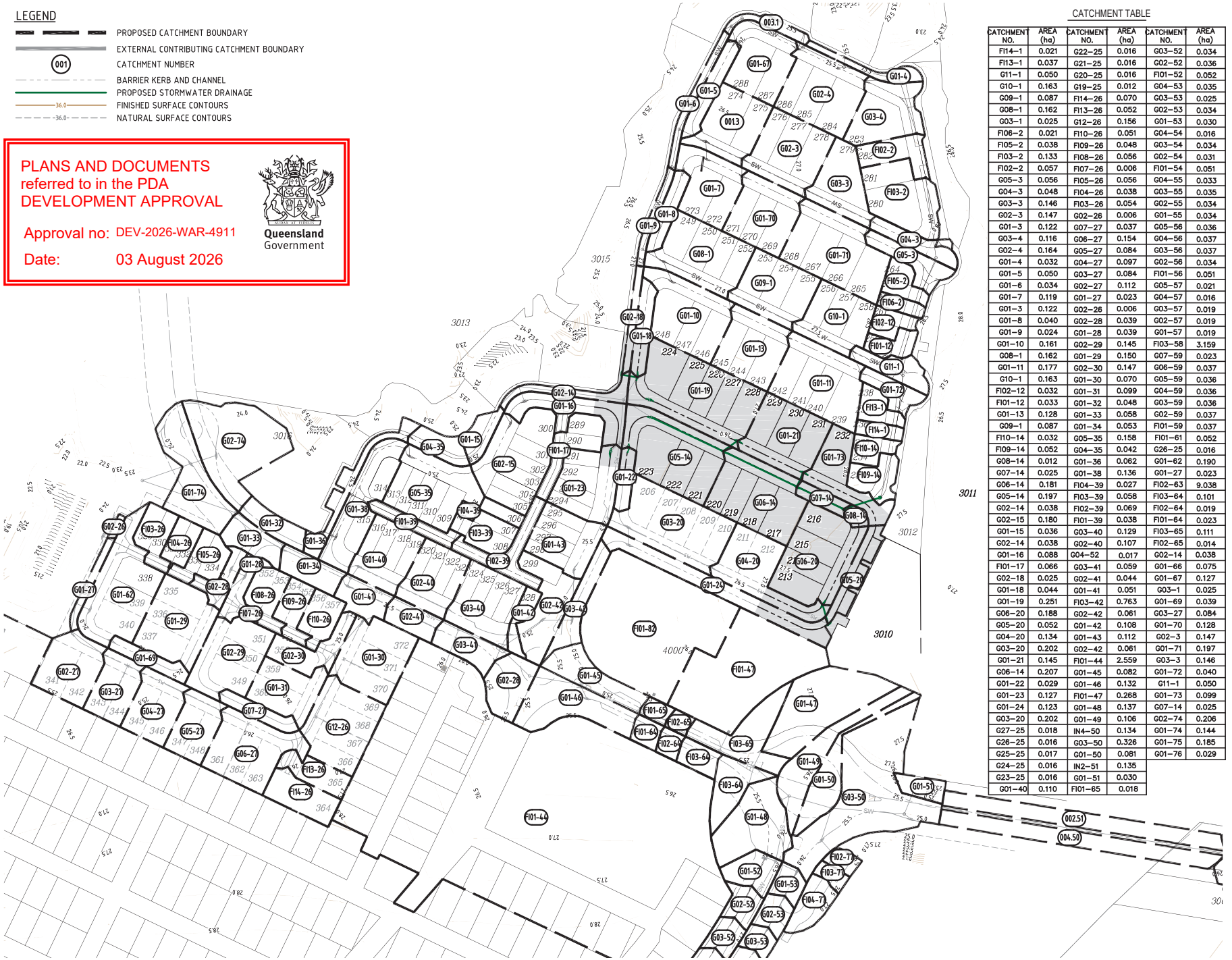
- PROPOSED CATCHMENT BOUNDARY
- EXTERNAL CONTRIBUTING CATCHMENT BOUNDARY
- (001) CATCHMENT NUMBER
- BARRIER KERB AND CHANNEL
- PROPOSED STORMWATER DRAINAGE
- 36.0 FINISHED SURFACE CONTOURS
- 36.0 NATURAL SURFACE CONTOURS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government



CATCHMENT PLAN
SCALE 1:1000

CATCHMENT TABLE

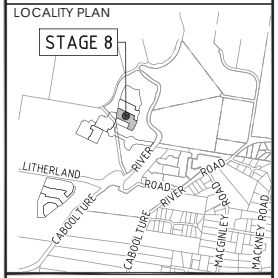
CATCHMENT NO.	AREA (ha)	CATCHMENT NO.	AREA (ha)	CATCHMENT NO.	AREA (ha)
FI14–1	0.021	G22–25	0.016	G03–52	0.034
FI13–1	0.037	G21–25	0.016	G02–52	0.036
G11–1	0.050	G20–25	0.016	FI01–52	0.052
G10–1	0.163	G19–25	0.012	G04–53	0.035
G09–1	0.087	FI14–26	0.070	G03–53	0.025
G08–1	0.162	FI13–26	0.052	G02–53	0.034
G03–1	0.025	G12–26	0.156	G01–53	0.030
FI06–2	0.021	FI10–26	0.051	G04–54	0.016
FI05–2	0.038	FI09–26	0.048	G03–54	0.034
FI03–2	0.133	FI08–26	0.056	G02–54	0.031
FI02–2	0.057	FI07–26	0.006	FI01–54	0.051
G05–3	0.056	FI05–26	0.056	G04–55	0.033
G04–3	0.048	FI04–26	0.038	G03–55	0.035
G03–3	0.146	FI03–26	0.054	G02–55	0.034
G02–3	0.147	G02–26	0.006	G01–55	0.034
G01–3	0.122	G07–27	0.037	G05–56	0.036
G03–4	0.116	G06–27	0.154	G04–56	0.037
G02–4	0.164	G05–27	0.084	G03–56	0.037
G01–4	0.032	G04–27	0.097	G02–56	0.034
G01–5	0.050	G03–27	0.084	FI01–56	0.051
G01–6	0.034	G02–27	0.112	G05–57	0.021
G01–7	0.119	G01–27	0.023	G04–57	0.016
G01–3	0.122	G02–26	0.006	G03–57	0.019
G01–8	0.040	G02–28	0.039	G02–57	0.019
G01–9	0.024	G01–28	0.039	G01–57	0.019
G01–10	0.161	G02–29	0.145	FI03–58	3.159
G08–1	0.162	G01–29	0.150	G07–59	0.023
G01–11	0.177	G02–30	0.147	G06–59	0.037
G10–1	0.163	G01–30	0.070	G05–59	0.036
FI02–12	0.032	G01–31	0.099	G04–59	0.036
FI01–12	0.033	G01–32	0.048	G03–59	0.036
G01–13	0.128	G01–33	0.058	G02–59	0.037
G09–1	0.087	G01–34	0.053	FI01–59	0.037
FI10–14	0.032	G05–35	0.158	FI01–61	0.052
FI09–14	0.052	G04–35	0.042	G26–25	0.016
G08–14	0.012	G01–36	0.062	G01–62	0.190
G07–14	0.025	G01–38	0.136	G01–27	0.023
G06–14	0.181	FI04–39	0.027	FI02–63	9.038
G05–14	0.197	FI03–39	0.058	FI03–64	0.101
G02–14	0.038	FI02–39	0.069	FI02–64	0.019
G02–15	0.180	FI01–39	0.038	FI01–64	0.023
G01–15	0.036	G03–40	0.129	FI03–65	0.111
G02–14	0.038	G02–40	0.107	FI02–65	0.014
G01–16	0.088	G04–52	0.017	G02–14	0.038
FI01–17	0.066	G03–41	0.059	G01–66	0.075
G02–18	0.025	G02–41	0.044	G01–67	0.127
G01–18	0.044	G01–41	0.051	G03–1	0.025
G01–19	0.251	FI03–42	0.763	G01–69	0.039
G06–20	0.188	G02–42	0.061	G03–27	0.084
G05–20	0.052	G01–42	0.108	G01–70	0.128
G04–20	0.134	G01–43	0.112	G02–3	0.147
G03–20	0.202	G02–42	0.061	G01–71	0.197
G01–21	0.145	FI01–44	2.559	G03–3	0.146
G06–14	0.207	G01–45	0.082	G01–72	0.040
G01–22	0.029	G01–46	0.132	G11–1	0.050
G01–23	0.127	FI01–47	0.268	G01–73	0.099
G01–24	0.123	G01–48	0.137	G07–14	0.025
G03–20	0.202	G01–49	0.106	G02–74	0.206
G27–25	0.018	IN4–50	0.134	G01–74	0.144
G26–25	0.016	G03–50	0.326	G01–75	0.185
G25–25	0.017	G01–50	0.081	G01–76	0.029
G24–25	0.016	IN2–51	0.135		
G23–25	0.016	G01–51	0.030		
G01–40	0.110	FI01–65	0.018		

SCALE 10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 1000 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project:
RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:28+10'00'

Drawing Title:
STORMWATER
CATCHMENT PLAN

Drawn	Designed	Checked	Date
DF	AL	MAS	Mar' 26

Scale	Sheet
AS SHOWN	15 of 24

	Drawing No	Revision
A1	24-278-15	A

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DO NOT SCALE THIS DRAWING
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

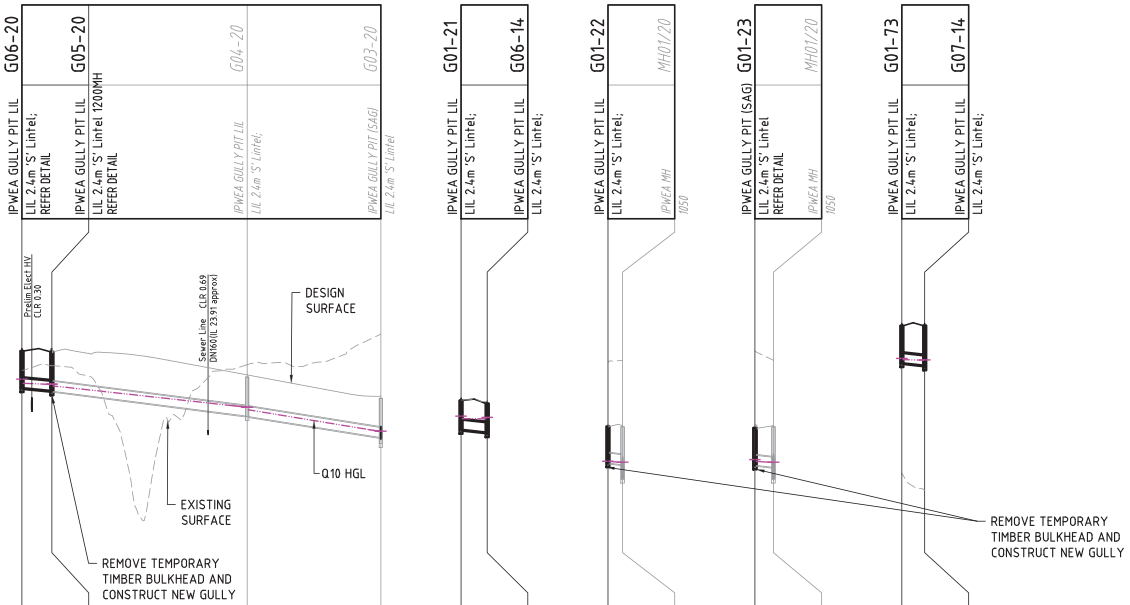
Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

| | | |

STRUCTURE NAME	
STRUCTURE DESCRIPTION	



PIPE SIZE (mm)	375	375	375	375	375	375	375	375	375	
PIPE CLASS	3	3	3	3	3	3	3	3	3	
PIPE GRADE %	0.90%	1.26%	1.56%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
PIPE SLOPE 1 in X	110.84	79.15	64.13	100.00	100.00	100.00	100.00	100.00	100.00	
FULL PIPE FLOW VELOCITY (m/s)	0.56	0.70	1.08	0.44	0.09	0.38	0.31			
PART FULL FLOW VELOCITY (m/s)	1.40	1.68	2.02	1.35	0.85	1.30	1.23			
DATUM RL.	11.0			12.0	12.0	12.0	10.0			
WATER LEVEL IN STRUCTURE	25.996	25.808	24.947	24.059	25.612	25.565	23.923	23.888	23.987	23.888	25.772	25.713
HYDRAULIC GRADE LEVEL	25.840	25.797	25.741	24.947	24.848	24.039	23.888	25.518	25.511	25.281	23.919	23.878	23.830	23.916	23.878	23.830	25.725	25.706	25.665
PIPE FLOW (Cumecs)	0.062	0.078	0.119	0.048	0.009	0.042	0.034			
PIPE CAPACITY AT GRADE (Cumecs)	0.167	0.197	0.219	0.175	0.175	0.175	0.175			
DEPTH TO INVERT	1.390	1.460	14.80	1.460	14.80	1.464	1.689	1.096	1.079	1.109	1.370	14.18	1.961	14.00	1.515	1.961	1.400	1.489	1.519
INVERT LEVEL OF DRAIN	25.659	25.558	25.538	24.614	24.594	23.814	23.589	25.101	25.003	24.973	23.851	23.796	23.254	23.768	23.699	23.254	25.592	25.507	25.477
DESIGN SURFACE LEVEL	27.049	27.018	26.074	25.278	26.197	26.082	25.221	25.214	25.169	25.214	26.993	26.996	26.882
SETOUT CO-ORDINATE	E8776.322 N11816.879	E8779.392 N11806.251	E8713.607 N11938.111	E8658.543 N11859.813	E8728.927 N11907.854	E8721.079 N11902.143	E8668.617 N11904.499	E8663.641 N11906.120	E8658.688 N11901.995	E8663.641 N11906.120	E8765.431 N11890.312	E8761.999 N11882.479
RUNNING CHAINAGE	0.000 11.195 11.195	73.131	84.326	134.345	0.000 9.815 9.815	0.000	5.468 5.468	0.000	6.955 6.955	0.000	8.553 8.553	0.000
		20			21		22		23		73	

NOTE:

F152 CONTRACTOR TO PROVIDE FORM 15 AND 12 FOR ALL MAINTENANCE HOLES GREATER THAN 3m DEPTH.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

SCALE A 1:1000 (Horiz.) 10 5 0 10 20 30 40 50 60 70 80 90 100m

B 1:100 (Vert.) 1 0.5 0 1 2 3 4 5 6 7 8 9 10m

(A1 UNREDUCED)

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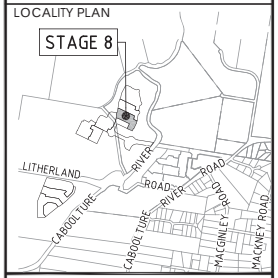
LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:28+10'00'

Drawing Title: STORMWATER LONG SECTIONS SHEET 2

Drawn	Designed	Checked	Date
DF	AL	MAS	Mar' 26

Scale	Sheet
AS SHOWN	17 of 24

	Drawing No	Revision
A1	24-278-17	A

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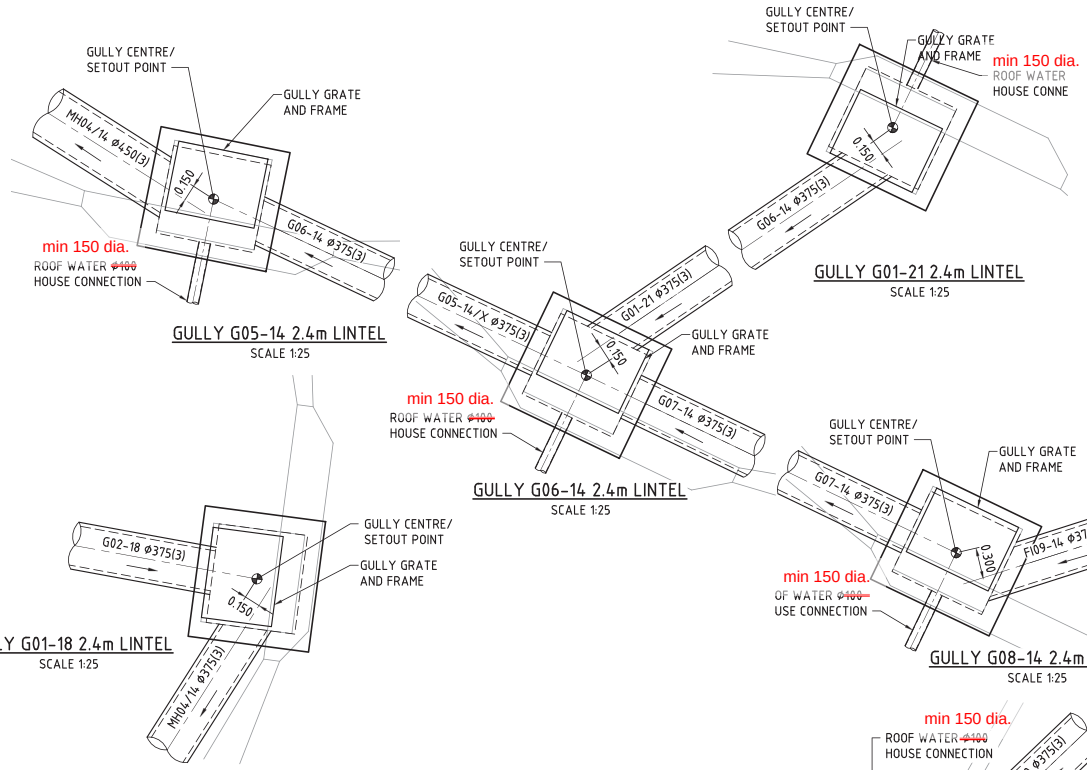


CONSTRUCTION EQUIPMENT	PIPE CLASS	MINIMUM COMPACTION COVER TO PIPE OBVERT								
		375Ø	450Ø	525Ø	600Ø	675Ø	750Ø	825Ø	900Ø	1050Ø-1500Ø
VIBRATORY RAMMER (UP TO 75kg)	2	0.450	0.400	0.400	0.350	0.350	0.300	0.300	0.250	0.250
	3	0.300	0.300	0.3000	0.250	0.250	0.200	0.200	0.200	0.200
VIBRATORY TRENCH ROLLER (UP TO 2t)	2	0.400	0.400	0.350	0.250	0.250	0.200	0.200	0.200	0.200
	3	0.250	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
VIBRATORY SMOOTH DRUM (UP TO 7t)	2	0.700	0.700	0.650	0.650	0.650	0.600	0.600	0.400	0.400
	3	0.450	0.450	0.450	0.350	0.350	0.200	0.200	0.200	0.200
VIBRATORY SMOOTH DRUM (UP TO 10t)	2	0.850	0.850	0.800	0.800	0.800	0.750	0.750	0.750	0.750
	3	0.550	0.550	0.500	0.500	0.500	0.200	0.200	0.200	0.200
EXCAVATOR & COMPACTION WHEEL (15t)	2	0.700	0.650	0.650	0.650	0.650	0.600	0.600	0.550	0.550
	3	0.450	0.450	0.450	0.450	0.450	0.350	0.350	0.250	0.250
EXCAVATOR & COMPACTION WHEEL (25t)	2	1.050	1.000	0.950	0.900	0.900	0.850	0.850	0.750	0.750
	3	0.650	0.650	0.650	0.650	0.650	0.600	0.600	0.500	0.500
GRADER (CAT120H) (14.5t)	2	0.600	0.600	0.450	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.600	0.450	0.450	0.200	0.200	0.200	0.200	0.200	0.200
GRADER (CAT140H) (17.0t)	2	0.600	0.600	0.600	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.600	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
SCRAPER (CAT613C1I) (27.2t)	2	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.200	0.200
	3	0.600	0.600	0.600	0.600	0.600	0.200	0.200	0.200	0.200
SCRAPER (CAT621F) (53.8t)	2	0.700	0.700	0.650	0.650	0.600	0.600	0.600	0.600	0.600
	3	0.650	0.650	0.600	0.600	0.600	0.600	0.600	0.600	0.600
DOZER (CATD7 G)	2	0.600	0.600	0.600	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
DOZER (CATD9 R)	2	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.600	0.200
	3	0.600	0.600	0.600	0.600	0.600	0.200	0.200	0.200	0.200
EXCAVATOR (CAT315B) (15.8t)	2	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
EXCAVATOR (CAT317) (17.3t)	2	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
EXCAVATOR (CAT325B) (25.9t)	2	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200
	3	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200	0.200

Refer to Stormwater Manhole / Pit Roof Water Connections condition.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

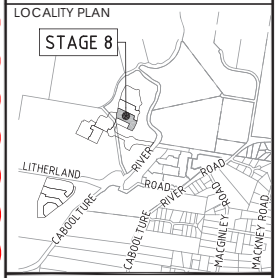
By: Mahima Reshamwala

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:29+10'00'

Drawing Title: STORMWATER MANHOLE DETAILS

Drawn	Designed	Checked	Date
DF	AL	MAS	Mar' 26

Scale: AS SHOWN

Sheet: 18 of 24

A1 | Drawing No: 24-278-18 | Revision: A

SCALE 0.5 0 0.5 1.0 1.5 2.0 2.5m
25 (A1 UNREDUCED)

M:\2024\24278 Rivermont P3 Stage 8\Engineering\Acad\24-278-18-SW-MH.dwg Plotted by DF on 27/03/2026 12:05:21 PM

LOCATION			TIME		SUB-CATCHMENT RUNOFF					INLET DESIGN							DRAIN DESIGN															HEADLOSSES									PART FULL		DESIGN LEVELS						
DESIGN ARI	STRUCTURE No	DRAIN SECTION	tc	I	C	A	C×A	ΣCA	Q	FLOW IN K&C (INC BYPASS)	ROAD GRADE AT INLET	MINOR FLOW ROAD CAPACITY	INLET TYPE	Qg	Qb	BYPASS STRUCTURE No.	tc	I	ΣCA	Q1	Qm	Qs	Qp	L	S	PIPE Ø&DIMENSIONS (K CLASS)	V	T	STRUCTURE CHART No.	STRUCTURE RATIOS FOR 'K' VALUE CALCULATIONS	V2/2g	Ku	hu	KI	hl	Kw	hw	sF	HF	DEPTH	VELOCITY	PIPE U/S I.L	PIPE U/S I.L	PIPE U/S H.G.L	PIPE D/S H.G.L	W.S.E	SURFACE OF K&C INVERT LEVEL	STRUCTURE No
yrs			min			ha	ha	ha	l/s	l/s	%	l/s		l/s	l/s		min.	mm/h	ha	l/s	l/s	l/s	l/s	m	%	mm	m/s	min.			m			m			m		%	m	m	m/s	m	m	m	m	m	m	
10 100	F109-14	F109-14 to F108-14	15 15	140 204	0.85 1	0.832 0.832	0.827 0.832	0.827 0.832	11 18	11 18	0.96	1867	W E&O FI 900x600 ONGRAD	8	2	F108-14	15 15	140 204	0.827 0.832	18	1867	18	8	26.13	1.73	375 3	0.1	0.035	F109-14	G1	0	?	0.002			0.002	1.79	0.44	0.849	1.8	26.67	26.21	26.73 26.75	26.26 26.38	26.73	28.07	F109-14
FLOW WIDTH = 1.88																																														
10 100	F108-14	F108-14 to G07-14	15 15	140 204	0.85 1	0.847 0.847	0.84 0.847	0.84 0.847	16 27	18 38	1.45	3680	W E&O FI 900x600 ONGRAD	14	4	G01-13	15.44 15.37	138 202	0.847 0.879	44	3680	30	22	21.51	0.95	375 3	0.2	0.072	F108-14	G2/T6/T9	0.002	4.32	0.009			4.5	0.009	1.02	0.199	0.891	1.1	25.94	25.74	26.05 26.35	25.83 26.34	26.06	27.61	F108-14
FLOW WIDTH = 2.935																																														
10 100	G07-14	G07-14 to G06-14	15 15	140 204	0.85 1	0.812 0.812	0.81 0.812	0.81 0.812	4 7	4 7	0.6	281	IPWEA-LIL-S	8	4	G06-14	15.78 15.66	137 200	0.837 0.891	51	281	7	22	28.6	0.59	375 3	0.2	0.095	G07-14	T3/T6	0.002	1.99	0.004			2.32	0.005	0.42	0.143	0.102	0.9	25.72	25.55	25.82 26.33	25.71 26.32	25.83	27.19	G07-14
FLOW WIDTH = 0.901																																														
10 100	G06-14	G06-14 to G05-14	15 15	140 204	0.85 1	0.825 0.825	0.821 0.825	0.821 0.825	8 14	12 21	0.99	263	IPWEA-LIL-S	12	8	LOST	16.31 16.12	135 197	0.178 0.209	114	263	21	66	45.4	1.04	375 3	0.6	0.454	G06-14	T6/T9	0.018	2.23	0.041			2.6	0.048	0.34	0.211	0.158	1.5	25.48	25	25.66 26.22	25.51 26.02	25.71	27	G06-14
FLOW WIDTH = 1.302																																														
10 100	G05-14	G05-14 to G04-14	15 15	140 204	0.85 1	0.207 0.207	0.176 0.207	0.176 0.207	68 117	68 117	2.5	410	IPWEA-LIL-S	68	8	G04-14	16.81 16.56	133 195	0.477 0.561	384	410	117	176	44.84	2.93	375 3	1.6	1.167	G05-14	T3/T6	0.129	1.77	0.228			2.18	0.282	2.6	1.185	0.206	2.8	24.97	23.68	25.28 25.75	24.14 25.86	25.56	26.08	G05-14
FLOW WIDTH = 2.158																																														
10 100	G04-14	G04-14 to MH03/14	15 15	140 204	0.85 1	0.197 0.197	0.167 0.197	0.167 0.197	65 112	65 253	0.34	341	IPWEA-LIL-SAG-S	65	0	G01-16	17.07 16.8	132 194	0.644 0.958	408	84	253	236	18.24	1.91	450 3	1.5	0.45	G04-14	T1/T3	0.112	1.17	0.131			1.3	0.146	1.61	0.333	0.251	2.6	23.66	23.31	24 24.92	23.71 24.72	24.15	25.08	G04-14
FLOW WIDTH = 0																																														
10 100	G02-18	G02-18 to G01-18	15 15	140 204	0.85 1	0.825 0.825	0.821 0.825	0.821 0.825	8 14	8 14	2.49	381	IPWEA-LIL-S	8	0	G02-14	15 15	140 204	0.821 0.825	14	381	14	8	8.529	0.83	375 3	0.1	0.01	G02-18	G2	0	9.7	0.003				0.003	0.44	0.053	0.858	0.8	24.08	24.01	24.14 24.35	24.11 24.75	24.15	25.48	G02-18
FLOW WIDTH = 0.711																																														
10 100	G01-18	G01-18 to MH04/14	15 15	140 204	0.85 1	0.844 0.844	0.838 0.844	0.838 0.844	15 25	15 25	2.49	401	IPWEA-LIL-S	55	0	G01-19	15.19 15.16	139 203	0.859 0.869	39	401	25	23	14.6	1	375 3	0.2	0.051	G01-18	G2/T10	0.002	4.39	0.009			4.66	0.01	1.11	0.14	0.891	1.1	23.99	23.84	24.1 24.73	23.93 24.72	24.11	25.47	G01-18
FLOW WIDTH = 1.176																																														
10 100	MH03/14												IPWEA-MH1500																	MH03/14	T6/T9		2.22	0.207			2.52	0.236									23.74	25.27	MH03/14
FLOW WIDTH = 0																																														
10 100	G01-19	G01-19 to MH04/14	15 15	140 204	0.85 1	0.251 0.251	0.213 0.251	0.213 0.251	83 142	83 147	0.35	184	IPWEA-LIL-SAG-S	83	0	G04-14	15 15	140 204	0.213 0.251	142	85	147	83	14.63	1	375 3	0.8	0.183	G01-19	G2	0.029	8.77	0.252				0.252	1.17	0.139	0.181	1.6	23.67	23.53	23.88 24.76	23.71 24.72	24.13	25.87	G01-19
FLOW WIDTH = 0																																														
10 100	MH03/14												IPWEA-MH1500																	MH03/14	T6/T9		2.22	0.207			2.52	0.236									23.74	25.27	MH03/14
FLOW WIDTH = 0																																														
10 100	G06-20	G06-20 to G05-20	15 15	140 204	0.85 1	0.188 0.188	0.159 0.188	0.159 0.188	62 106	62 106	0.47	203	IPWEA-LIL-S	62	0	G04-20	15 15	140 204	0.159 0.188	107	203	106	62	11.15	0.91	375 3	0.6	0.104	G06-20	G2	0.016	9.7	0.156				0.156	0.39	0.078	0.158	1.4	25.66	25.56	25.84 26.58	25.8 26.55	26	27.05	G06-20
FLOW WIDTH = 2.833																																														
10 100	G05-20	G05-20 to G04-20	15 15	140 204	0.85 1	0.848 0.848	0.841 0.848	0.841 0.848	16 27	16 27	0.48	147	IPWEA-LIL-S-1200MH	16	0	G01-24	15.13 15.12	139 203	0.2 0.236	133	147	27	78	73.89	1.26	375 3	0.7	0.853	G05-20	T19	0.025	2.19	0.055			2.66	0.067	1.09	0.848	0.163	1.7	25.54	24.61	25.74 26.44	24.95 26.07	25.81	27.02	G05-20
FLOW WIDTH = 1.642																																														
10 100	G01-21	G01-21 to G06-14	15 15	140 204	0.85 1	0.145 0.145	0.124 0.145	0.124 0.145	48 82	48 82	2.5	410	IPWEA-LIL-S	48	0	G01-19	15 15	140 204	0.124 0.145	82	410	82	48	9.815	1	375 3	0.4	0.072	G01-21	G2	0.01	9.7	0.094				0.094	0.08	0.007	0.134	1.4	25.1	25	25.52 26.04	25.51 26.02	25.67	26.2	G01-21
FLOW WIDTH = 1.882																																														
10 100	G05-14		15 15	140 204	0.85 1	0.207 0.207	0.176 0.207	0.176 0.207	68 117	68 117	2.5	410	IPWEA-LIL-S	68	0	G04-14					410	117								G05-14	T3/T6		1.77	0.228			2.18	0.282									25.56	26.08	G05-14
FLOW WIDTH = 2.158																																														
10 100	G01-22	G01-22 to MH01/20	15 15	140 204	0.85 1	0.029 0.029	0.024 0.029	0.024 0.029	9 16	9 16	0.5	112	IPWEA-LIL-S	9	0	G04-14	15 15	140 204	0.024 0.029	16	112	16	9	5.468	1	375 3	0.1	0.008	G01-22	G2	0	9.7	0.004				0.004	1.17	0.051	0.059	0.9	23.85	23.8	23.92 24.9	23.86 24.9	23.92	25.22	G01-22
FLOW WIDTH = 1.356																																														
10 100	MH01/20												IPWEA-MH1650																	MH01/20	T1/T3		1.88	0.049			1.28	0.058									23.8	25.21	MH01/20
FLOW WIDTH = 0																																														
10 100	G01-23	G01-23 to MH01/20	15 15	140 204	0.85 1	0.127 0.127	0.108 0.127	0.108 0.127	42 72	42 72	0.5	128	IPWEA-LIL-SAG-S	42	0	G01-16	15 15	140 204	0.108 0.127	72	26	72	42	6.955	1	375 3	0.4	0.044	G01-23	G2	0.007	9.7	0.071				0.071	1.33	0.061	0.125	1.3	23.77	23.7	23.92 24.9	23.82 24.9	23.99	25.17	G01-23
FLOW WIDTH = 0																																														
10 100	MH01/20												IPWEA-MH1050																	MH01/20	T1/T3		1.88	0.049			1.28	0.058									23.8	25.21	MH01/20
FLOW WIDTH = 0																																														
10 100	G01-33	G01-33 to G07-14	15 15	140 204	0.85 1	0.893 0.893	0.879 0.893	0.879 0.893	31 52	34 59	1.83	269	IPWEA-LIL-S	34	0	G01-21	15 15	140 204	0.879 0.893	53	269	59	34	8.553	1	375 3	0.3	0.044	G01-33	G2	0.005	9.7	0.047				0.047	0.22	0.051	0.112	1.2	25.59	25.51	25.73 26.33	25.71 26.32	25.77	26.99	G01-33
FLOW WIDTH = 1.94																																														
10 100	G06-14		15 15	140 204	0.85 1	0.025 0.025	0.021 0.025	0.021 0.025	8 14	12 21	0.99	263	IPWEA-LIL-S	12	8	LOST					263	21								G06-14	T6/T9		2.23	0.041			2.6	0.048									25.71	27	G06-14
FLOW WIDTH = 1.302																																														

CALCULATIONS TABLE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

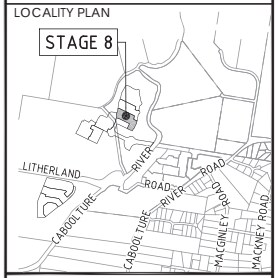
Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 16:53:29+10'00'

Drawing Title: STORMWATER CALCULATION TABLE SHEET 1

Drawn	Designed	Checked	Date
DF	AL	MAS	Mar' 26

Scale	Sheet
AS SHOWN	19 of 24

A1	Drawing No	Revision
	24-278-19	A

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

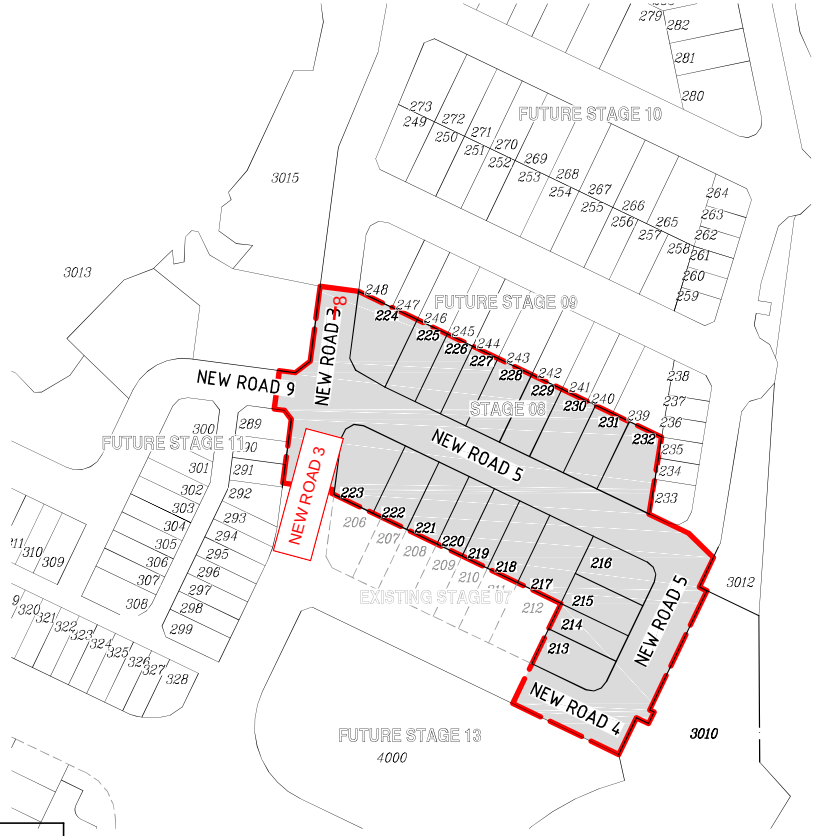
By: Mahima Reshamwala

Date: 03 August 2026

Queensland Government

Stockland

RIVERMONT PRECINCT 2
STAGE 8 - 20 LOTS
APP-25587



PLAN
SCALE 1:1000

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
24-278-51	GENERAL - LOCALITY PLAN, DRAWING INDEX AND NOTES
24-278-52	SEWER RETICULATION - LAYOUT PLAN - SHEET 1
24-278-53	SEWER RETICULATION - NOTES - SHEET 1
24-278-54	SEWER RETICULATION - NOTES - SHEET 2
24-278-55	SEWER RETICULATION - TYPICAL TYPE A CROSS ROAD - PROPERTY CONNECTION
24-278-56	SEWER RETICULATION - TYPICAL TYPE B CROSS ROAD - PROPERTY CONNECTION
24-278-57	SEWER RETICULATION - TYPICAL TYPE C CROSS ROAD - PROPERTY CONNECTION
24-278-58	SEWER RETICULATION - NON-CONFORMANCE TABLE
24-278-59	SEWER RETICULATION - LONGITUDINAL SECTIONS - SHEET 1
24-278-60	SEWER RETICULATION - LONGITUDINAL SECTIONS - SHEET 2
24-278-61	WATER RETICULATION - LAYOUT PLAN
24-278-62	WATER RETICULATION - LOCALITY PLAN
24-278-63	WATER RETICULATION - LIVE CONNECTION DETAIL

UNITYWATER NETWORK WORKS STANDARD DESIGN DRAWING NOTES

WATER SUPPLY NETWORK WORKS

1. ALL DESIGN OF WATER SUPPLY NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 1.4 (MARCH 2024), PART 1: PLANNING AND DESIGN AND PART 3: DRAWINGS.
2. ALL CONSTRUCTION OF WATER SUPPLY NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 1.4 (MARCH 2024), PART 2: CONSTRUCTION AND PART 3: DRAWINGS.
3. ALL PRODUCTS AND MATERIALS USED IN CONSTRUCTION OF WATER SUPPLY NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE SOUTH EAST QUEENSLAND CODE ACCEPTED CIVIL INFRASTRUCTURE PRODUCTS AND MATERIAL LIST, AND THE MOST RECENT VERSION OF THE LIST IN EFFECT AT THE DATE OF THE CONSTRUCTION PRE-START MEETING.
4. CONSTRUCTION WORKS SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO UNITYWATER'S WATER SUPPLY NETWORK.
5. ALL LIVE WORKS ASSOCIATED WITH THE WATER SUPPLY NETWORK SHALL BE CARRIED OUT AT THE DEVELOPER'S COST BY QUOTATION REQUEST TO UNITYWATER PRIVATE WORKS ONLY.
6. THE CONSTRUCTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT ASSET OWNERS AND AUTHORITIES BEFORE COMMENCING WORKS.
7. PRIOR TO COMMENCEMENT OF ANY VARIATION WORKS, THE CONSTRUCTOR MUST FIRST OBTAIN APPROVAL FROM THE REGISTERED MAJOR CONNECTIONS CERTIFIER.

GRAVITY SEWERAGE NETWORK WORKS

1. ALL DESIGN OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.1 (SEPT 2021), PART 1: PLANNING AND DESIGN AND PART 3: DRAWINGS.
2. ALL CONSTRUCTION OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA, SOUTH EAST QUEENSLAND SERVICE PROVIDERS EDITION VERSION 2.1 (SEPT 2021), PART 2: CONSTRUCTION AND PART 3: DRAWINGS.
3. ALL PRODUCTS AND MATERIALS USED IN CONSTRUCTION OF GRAVITY SEWERAGE NETWORK WORKS SHALL BE IN ACCORDANCE WITH THE SOUTH EAST QUEENSLAND CODE ACCEPTED CIVIL INFRASTRUCTURE PRODUCTS AND MATERIAL LIST, AND THE MOST RECENT VERSION OF THE LIST IN EFFECT AT THE DATE OF THE CONSTRUCTION PRE-START MEETING.
4. ALL LIVE WORKS ASSOCIATED WITH THE SEWERAGE NETWORK SHALL BE CARRIED OUT AT THE DEVELOPER'S COST, EITHER:
   A) BY THE CONSTRUCTOR, FOR 'MINOR' SEWERAGE CONNECTION WORKS, DEFINED IN THE A&C MANUAL UNDER SECTION PRE-START MEETING, UNDER THE INSPECTION OF THE CONSTRUCTION CERTIFIER WHO SHALL FOLLOW THE PLANNED NETWORK INTERVENTION PROCESS, OR
   B) BY QUOTATION REQUEST TO UNITYWATER PRIVATE WORKS, FOR SEWERAGE CONNECTION WORKS NOT MEETING THE CRITERIA FOR CLASSIFICATION AS 'MINOR'.
6. THE CONSTRUCTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT ASSET OWNERS AND AUTHORITIES BEFORE COMMENCING WORKS.
7. PRIOR TO COMMENCEMENT OF ANY VARIATION WORKS, THE CONSTRUCTOR MUST FIRST OBTAIN APPROVAL FROM THE REGISTERED MAJOR CONNECTIONS CERTIFIER.

DATUM A.H.D.
P.S.M. No 103504
E 497116.520
N 6998102.825
RL 19.282

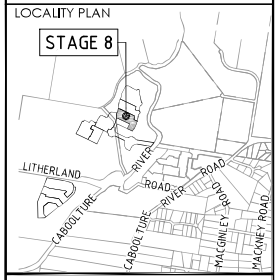
UNITYWATER STAGED CONNECTION	APP-25587
CMB DA REF No.	~~DA/2025/5733~~ DA/2026/1585

SCALE 10 5 0 10 20 30 40 100m
1 : 1000 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544: Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:27+10'00'

Drawing Title: GENERAL LOCALITY PLAN, DRAWING INDEX AND NOTES

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN' 26

Scale	Sheet
AS SHOWN	1 of 13

	Drawing No	Revision
A1	24-278-51	A

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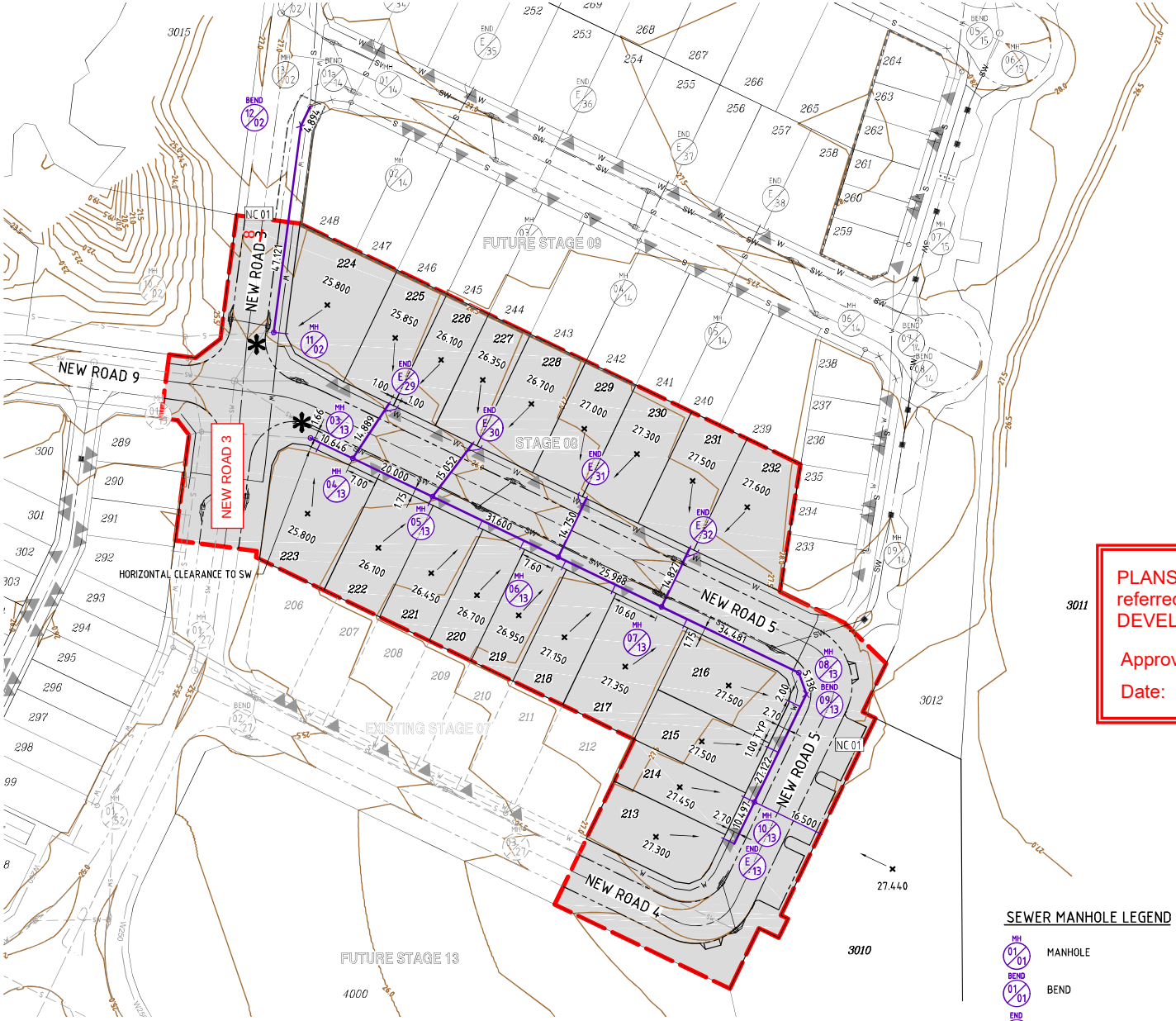


SEWERAGE RETICULATION LAYOUT PLAN
SCALE 1:500

NOTE:
FOR BENCHING DETAILS REFER SEQ-SEW-1304-1, SEQ-SEW-1305-1, AND SEQ-SEW-1306-1.

NOTES
PROPERTY CONNECTIONS HAVE BEEN DESIGNED TO CONTROL THE REQUIRED SERVICE AREA OF EACH LOT AT A GRADE OF 1:60 AND A MAXIMUM DEPTH OF PROPERTY CONNECTION AT 1.5m. UNLESS OTHERWISE STATED. FOR PE NUSEWER JUNCTION DETAILS REFER SEQ-SEW-1106-1 TO SEQ-SEW-1106-6.

ALL CONNECTIONS TO LIVE SEWER TO BE UNDERTAKEN BY CONTRACTOR UNDER SUPERVISION OF CONSTRUCTION CERTIFIER OR AS DIRECTED BY UNITYWATER, AND AT THE DEVELOPERS EXPENSE

NOTE
ALL WORKS ON EXISTING SEWER MAINS TO BE CARRIED OUT BY UNITYWATER AT THE DEVELOPERS EXPENSE.

ALL WATER AND SEWER CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 2011. CONTACT YOUR NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. PHONE: 1300 362 128

CONTRACTOR TO CONFIRM ALL EXISTING SERVICES LOCATIONS AND MATERIAL PRIOR TO CONSTRUCTION

WHERE PROPERTY CONNECTION INSPECTION TEES TERMINATE BENEATH DRIVEWAY SLAB, EXTEND AN I.O. RISER TO SURFACE LEVEL AND FINISH WITH TRAFFICABLE BRASS CAP

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

SEWER MANHOLE LEGEND

- MANHOLE
- BEND
- END OF LINE
- FUTURE MANHOLE
- EXISTING MANHOLE
- EXISTING BEND

LEGEND

- WORKS BOUNDARY
- ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- PROPOSED DN160 SEWER MAIN
- FUTURE SLEEPER RETAINING WALL
- PROPOSED STORMWATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORMWATER
- EXISTING WATER MAIN
- EXISTING ELECTRICAL
- DESIGN SURFACE CONTOURS (0.1m)
- FINISHED SURFACE CONTOURS
- DEFINES CONNECTION REQUIRED BY UNITY WATER
- CONTROL POINT AND LEVEL
- FLOW ARROW
- BEND LOCATION
- UNITY WATER EASEMENT
- DRIVEWAY POSITION
- DENOTES NON-CONFORMING DESIGN ASPECT. REFER TO NON-CONFORMING DESIGN ASPECTS KN DWG 24-278-59 FOR DETAILS.

SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

DANGER UNDERGROUND CABLES

DANGER LIVE WIRES AND COMMUNICATION SERVICES

BEFORE YOU DIG www.byda.com.au

PROPOSED WORKS ARE NEAR EXISTING SERVICES. CONTRACTOR TO COMPLETE DBYD AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. POST SERVICE LOCATION, CONTRACTOR TO SUPPLY SURVEY INFORMATION TO SUPERINTENDENT'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

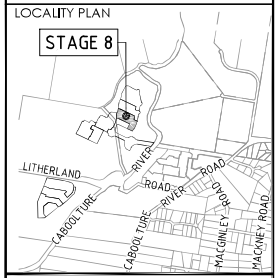
AMENDED IN RED
By: Mahima Reshamwala
Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

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Approved Director - RPEQ | Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:28+10'00'

Drawing Title: SEWER RETICULATION LAYOUT PLAN SHEET 1

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN' 26

Scale	Sheet
AS SHOWN	2 of 13

A1	Drawing No	Revision
	24-278-52	B

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GENERAL

NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
3. THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
4. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE SEQ SERVICE PROVIDER AT THE DEVELOPER'S COST.
5. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
6. EACH ALLOTMENT SHALL BE SERVED BY A DN110 PE (OR DN100 PVC) PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN160 PE (OR DN150 PVC) PROPERTY CONNECTION SHALL BE PROVIDED.
7. PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
8. PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm. UNITYWATER REQUIRES MINIMUM EXTENSION OF 500mm INTO PROPERTY.
9. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300 mm (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.
10. WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
12. SEWERS SHALL BE DISUSED /ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
13. BENCH MARK AND LEVELS TO AHD.

ENVIRONMENTAL CONDITIONS

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

VEGETATION PROTECTION

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

SOIL

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

CREEK CROSSINGS

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

REHABILITATION

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

SAFETY

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

MAINTENANCE HOLES

DESIGN REQUIREMENTS

1. DESIGN AND CONSTRUCTION OF ALL SEWERAGE INFRASTRUCTURE SHALL BE RPEQ CERTIFIED.
2. TOP SLABS HAVE BEEN DESIGNED FOR THE FOLLOWING LOADS AND LOCATIONS.

LOCATION	LIVE LOAD	ACCESS COVERS TO AS 3996
RESERVES, RESIDENTIAL ALLOTMENTS, FOOTPATHS AND VERGES	25 kN	CLASS RATING B
ROADWAYS AND DRIVEWAYS, COMMERCIAL, INDUSTRIAL AND NON-RESIDENTIAL ALLOTMENTS	80 kN	CLASS RATING D

- DESIGN LIFE 100 YEARS
- DEAD LOAD AS DETERMINED FROM SEQ SEWER CODE STANDARD DRAWINGS.
- LIVE LOADS TO AS 1170.1 AND AS 5100-2.

3. DURABILITY CLASSIFICATION

STRUCTURE	COVER LOCATION	EXPOSURE CLASSIFICATION AS 3600, AS 3735	REINFORCEMENT COVER (mm)
SLABS	TOP	B2 TO AS 3600	40
	BOTTOM	B2 TO AS 3735	50 INCLUDING PE LINER THICKNESS

4. SEQ CODE SEWER MH STANDARD DRAWINGS THAT ARE APPLICABLE TO UU AND UNITYWATER HAVE ASSUMED THAT A MINIMUM SOIL BEARING PRESSURE OF 50 kPa CAN BE ACHIEVED

GENERAL

1. THESE NOTES RELATE TO ALL TOP SLABS AND CAST-INSITU MAINTENANCE HOLES FOR QUU AND UNITYWATER.
2. MAINTENANCE HOLE TOP SLABS SHALL BE PRECAST ELEMENTS.
3. DIMENSIONS IN MILLIMETRES.
4. DIMENSIONS NOT TO BE SCALED FROM DRAWINGS.
5. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK ON SITE.
6. MATERIALS AND WORKMANSHIP TO COMPLY WITH THE CURRENT STANDARDS AUSTRALIA CODES, BUILDING CODE OF AUSTRALIA, WSAA PRODUCT SPECIFICATIONS, BY-LAWS AND ORDNANCES OF RELEVANT BUILDING AUTHORITIES.
7. EXISTING STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AND NO PART TO BE OVER-STRESSED DURING CONSTRUCTION.

MAINTENANCE HOLES

1. MAINTENANCE HOLES SHALL BE LOCATED CENTRALLY OVER SEWERS UNLESS SPECIFIED OTHERWISE. REFER DRAWINGS SEQ-SEW-1304-1 AND SEQ-SEW-1305-1.
2. OBVERT LEVEL OF THE UPSTREAM SEWER PIPE SHALL ALWAYS BE ABOVE THE OBVERT LEVEL OF THE DOWNSTREAM SEWER PIPE UNLESS APPROVED OTHERWISE.
3. ALL CONSTRUCTION JOINTS SHALL INCLUDE HYDROPHILIC SEALS INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
4. MAINTENANCE HOLE CONNECTORS, INCLUDING HYDROPHILIC SEALS AND PUDDLE FLANGES SHALL BE THE PRE-FABRICATED TYPE UNLESS APPROVED OTHERWISE.
5. ENDS OF SEWER PIPES SHALL FINISH FLUSH WITH THE INSIDE FACE OF MAINTENANCE HOLE WALL.
6. FINISHED BENCHING SHALL PROVIDE A SMOOTH NON-TURBULENT FLOW.
7. PROPERTY CONNECTION JUNCTIONS SHALL NOT BE CONSTRUCTED ON SHORT PIPES AT MAINTENANCE HOLES OR BULKHEADS.
8. FOR CONSTRUCTION OF MAINTENANCE HOLE AND OR MAINTENANCE SHAFT OVER EXISTING SEWER REFER TO SEQ-SEW-1502-1

MAINTENANCE HOLE CIRCULAR ACCESS COVERS

1. CIRCULAR ACCESS COVERS AND FRAMES SHALL BE RATED TO CLASS RATING B OR CLASS RATING D TO AS 3996.
2. PRODUCT CERTIFICATION TO AS 3996 SHALL BE SUPPLIED FOR EACH COVER ASSEMBLY.
3. COVERS, FRAMES AND RISER RINGS, WHERE REQUIRED, SHALL BE SUPPLIED ASSEMBLED.
4. COVERS SHALL BE SOLID TOP.
5. COVERS SHALL HAVE IDENTIFICATION TAGS DETAILING, SEWER / VACUUM SEWER / CLASS RATING B, D / SEALED / COVER PATTERN DETAIL /SEQ-SP NAME / WEIGHT.
6. BOLT DOWN COVERS SHALL BE PROVIDED IN FLOOD PRONE AREAS, STORM SURGE AREAS, SURCHARGING SEWERS AND WHERE SPECIFIED IN THE DESIGN.
7. BOLT DOWN COVER FRAMES TO BE FIXED TO THE TOP SLAB WITH 4 M16 STAINLESS STEEL CHEMICAL ANCHORS. EMBEDMENT LENGTH SHALL BE MINIMUM 110mm UNLESS APPROVED OTHERWISE.

SAFETY IN DESIGN

1. THE SAFETY IN DESIGN, DESIGN AND RISK MITIGATION MEASURES FOR THESE DRAWINGS DO NOT NECESSARILY ACCOUNT FOR ALL DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION ASSESSMENTS. IT DOES NOT REDUCE OR LIMIT THE OBLIGATIONS OF THE CONSTRUCTOR, USER, OPERATOR, MAINTAINER AND DEMOLISHER TO PERFORM THEIR OWN SAFETY IN DESIGN RISK ASSESSMENT.
2. DEVELOP CONSTRUCTION AND INSTALLATION SAFE WORK METHOD STATEMENTS TO ELIMINATE AND MINIMISE INSTALLATION RISKS.

CONCRETE

1. CONCRETE WORKMANSHIP AND MATERIALS TO COMPLY WITH AS 3600 AND AS 3610.
2. CONCRETE TO COMPLY WITH AS 1379, AS 1478.1, AS 1478.2, AS 3582.1 AS 3582.2, AS 3582.3 AND AS 3972.
3. SLUMP TO BE AS REQUIRED FOR PLACEMENT, COMPACTION AND FINISHING. A SAMPLE OF FRESH CONCRETE SHALL BE TESTED FOR SLUMP AND STRENGTH UPON ARRIVAL ON SITE.
4. WATER NOT TO BE ADDED TO CONCRETE AFTER TRUCK HAS LEFT BATCHING PLANT UNLESS APPROVED OTHERWISE.
5. TEST SLUMP OF EACH BATCH OF CONCRETE DELIVERED.
6. DESIGN, CERTIFICATION, CONSTRUCTION AND PERFORMANCE OF FORMWORK BY CONTRACTOR.
7. CONCRETE CONSTRUCTION TOLERANCES TO AS 3610.
8. CONCRETE SIZES DO NOT INCLUDE FINISHES. SIZES NOT TO BE REDUCED OR PENETRATIONS ADDED.
9. CONDUITS, PIPES, ETC. NOT TO BE PLACED IN CONCRETE COVER TO THE REINFORCEMENT.
10. EXPOSED EDGES AND RE-ENTRANT CORNERS TO HAVE 25mm CHAMFERS OR FILLETS UNLESS NOTED OTHERWISE.
11. CONSTRUCTION JOINTS AS DETAILED AND LOCATED ON DESIGN DRAWINGS.
12. CONCRETE SURFACE FINISHES TO AS 3610.
    - FORMED EXPOSED SURFACES CLASS 2
13. CONCRETE TEMPERATURE NOT TO EXCEED TEMPERATURES STATED BELOW.

CONCRETE STRUCTURE	CONCRETE STRENGTH f'c	TEMPERATURE LIMIT
CONCRETE SECTIONS LESS THAN 600mm THICK.	EQUAL TO OR MORE THAN 40MPa.	35°C
CONCRETE SECTIONS EQUAL TO OR GREATER THAN 600mm THICK.	EQUAL TO OR MORE THAN 40MPa.	27°C

14. CONCRETE CURING TO AS3600 AS SOON AS POSSIBLE AFTER PLACING AND FINISHING.
15. CONCRETE GRADE S40.

TYPE OF AGGREGATE	CALCAREOUS
COMPRESSIVE STRENGTH AT 28 DAYS	40 MPa
MINIMUM CEMENT CONTENT	380 kg/m^3
MAXIMUM CEMENTITIOUS MATERIAL	25%
MAXIMUM WATER/CEMENT RATIO	0.5
NOMINAL SLUMP	80mm±15
DRYING SHRINKAGE AT 21 DAYS	500 x 10^{-6}
MAXIMUM AGGREGATE SIZE	20mm
MINIMUM AGGREGATE SIZE	10mm

16. CONCRETE SHALL BE SPECIAL CLASS TO WSA-PS 358 WITH CALCAREOUS AGGREGATE.
17. BENCHING FINISH SHALL CONSIST OF EQUAL PARTS OF CEMENT AND SAND.

REINFORCEMENT

1. REINFORCEMENT FOR THE TOP SLABS SHALL BE A PRE-FABRICATED ELEMENT.
2. REINFORCEMENT TO COMPLY WITH AS 4671.
3. SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT ARE:
   - R -STRUCTURAL GRADE 250 PLAIN ROUND BARS
   - N - HOT ROLLED GRADE 500 DEFORMED BAR, DUCTILITY CLASS N
   - L - HOT ROLLED GRADE 500 DEFORMED BAR, DUCTILITY CLASS L
   - SL - HARD DRAWN WIRE GRADE 500 MESH, DUCTILITY CLASS L
   - RL - HARD DRAWN WIRE GRADE 500 MESH, DUCTILITY CLASS L
   - W - STEEL REINFORCING WIRE GRADE 500
4. REINFORCEMENT DESIGNATION AS FOLLOWS (E.G. 14N16-250 EF)
   - 14 -NUMBER OF BARS
   - N - BAR GRADE AND DUCTILITY CLASS
   - 16 - BAR DIAMETER IN mm
   - 250 - SPACING OF BARS IN mm
   - EF - LOCATION
5. ABBREVIATIONS TO REINFORCEMENT LOCATION.
   - EW - EACH WAY
   - EF - EACH FACE
   - B - BOTTOM
   - T - TOP
   - CP - CENTRALLY PLACED
6. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY ONLY AND NOT NECESSARILY IN TRUE PROJECTION.
7. REINFORCEMENT TO BE FIXED SECURELY AND SUPPORTED ON PROPRIETY CONCRETE, METAL OR PLASTIC SUPPORTS.
8. REINFORCEMENT TO BE SPLICED AS SHOWN ON PROJECT DRAWINGS. LAP LENGTHS TO COMPLY WITH AS 3600 AND TABLE BELOW U.N.O.

BAR SIZE	LAP LENGTH (mm)
N12	350
N16	500
N20	600
N24	700
N28	850
N32	950

9. REINFORCEMENT NOT TO BE WELDED UNLESS SHOWN ON PROJECT DRAWINGS OR APPROVED OTHERWISE.
10. REINFORCEMENT NOT TO BE BENT, CUT OR HEATED ON SITE UNLESS APPROVED OTHERWISE.
11. REINFORCEMENT TO BE CLEAN, FREE OF MILL SCALE, RUST, OIL, GREASE ETC.
12. DOWEL LOCATION TOLERANCE SHALL BE +/- HALF THE DIAMETER OF THE DOWEL. THE ALIGNMENT TOLERANCE SHALL BE 2mm IN 300mm.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

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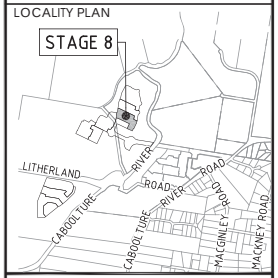
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

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www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 17:07:54+10'00'

Drawing Title

SEWER RETICULATION
NOTES
SHEET 1

Drawn	Designed	Checked	Date
DF	VS	MAS	Mar' 26

Scale	Sheet
AS SHOWN	3 of 13

	Drawing No	Revision
A1	24-278-53	A

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PRECAST CONCRETE - TOP SLABS ONLY

1. PRECAST CONCRETE MEMBERS TO COMPLY WITH AS 3850.1 AND AS 3850.2
2. PRECAST MEMBERS ARE DESIGNED FOR THE FINAL INSTALLED CONDITIONS ONLY. PRECAST MANUFACTURER TO DESIGN THE PRECAST MEMBERS INCLUDING CONNECTIONS,FIXING DETAILS, JOINTS, FIRE RESISTANCE, ETC. FOR STABILITY, SERVICEABILITY AND STRENGTH REQUIREMENTS REQUIRED DURING MANUFACTURE, TRANSPORT, LIFTING, ERECTION AND INSTALLATION.
3. PRECAST MANUFACTURER TO PROVIDE THEIR SHOP DRAWINGS AND RPEQ CERTIFICATION FOR CONSTRUCTION OF THE PRECAST SLAB TO THE DESIGNS PROVIDED IN MAINTENANCE HOLE DRAWINGS INCLUDING DESIGN AND CONSTRUCTION CERTIFICATION FOR CONNECTIONS AND FIXING REQUIRED FOR MANUFACTURE, TRANSPORT, ERECTION AND INSTALLATION. (FORM 15 AND 16)
4. PRECAST CONCRETE MEMBERS TO BE SUPPLIED AND CONSTRUCTED BY A PRECAST CONCRETE CONSTRUCTOR.
5. ADEQUATELY DESIGNED TEMPORARY BRACING, AS REQUIRED, TO BE PROVIDED DURING ERECTION AND INSTALLATION.
6. MINIMUM CHARACTERISTIC COMPRESSIVE STRENGTH OF CONCRETE AT REMOVAL FROM MOULDS SHALL BE 15MPa.
7. ALL INSERTS IN PRECAST CONCRETE MEMBERS TO BE STAINLESS STEEL.
8. ALL STRUCTURAL STEELWORK CONNECTIONS TO PRECAST CONCRETE MEMBERS TO BE HOT DIP GALVANISED TO AS 4680 SYSTEM DESIGNATION HDG600.
9. PROVIDE 15mm CHAMFERS OR FILLETS AT EDGES AND CORNERS OF PRECAST MEMBERS EXCEPT AT UNDERSIDE OF MH SLAB ACCESS OPENING UNLESS APPROVED OTHERWISE.
10. PRECAST CONCRETE MEMBERS NOT TO BE ERECTED ON REINFORCED CONCRETE STRUCTURES UNTIL THE REINFORCED CONCRETE STRUCTURES HAVE BEEN CURED TO ACHIEVE 28 DAYS STRENGTH.
11. WEIGHT OF TOP SLAB TO BE STAMPED ON THE SLAB.
12. CONCRETE TO BE SPECIAL CLASS TO WSA PS-358 WITH CALCAREOUS AGGREGATE.
13. APPROVED LIFTING PLAN IS TO BE AVAILABLE ON REQUEST.

STAINLESS STEEL

1. STAINLESS STEEL TO COMPLY TO ASTM A240/A240M AND ASTM A480/ A480M.
2. FABRICATION BY MANUFACTURERS ASSDA ACCREDITED OR APPROVED EQUIVALENT.
3. STAINLESS STEEL TO BE GRADE 316 OR 316L U.N.O.
4. STORAGE, FABRICATION AND WELDING TO BE IN APPROVED DEDICATED AREAS.
5. WELDING, CLEANING, PICKLING AND PASSIVATION TO COMPLY TO AS 1554.6 AND WTIA TECHNICAL NOTE 16 WELDING OR STAINLESS STEEL.
6. SURFACE FINISH TO BE 2B OR BETTER TO ASTM A480.
7. MEMBERS TO BE ACID PASSIVATED AFTER FABRICATION.
8. ANTI GALLING COMPOUND "DURALAC" OR SEQ-SP APPROVED EQUIVALENT REQUIRED ON ALL FASTENERS UNLESS APPROVED OTHERWISE.

POLYETHYLENE LINER (PE LINER)

1. THE PE LINER SHALL FORM A COMPLETELY SEALED AND WELDED ROBUST CONTINUOUS MEMBRANE SYSTEM. THE PE LINER SHALL BE BUILT TO THE MH CONSTRUCTION TOLERANCES WITHOUT ANY DEFECTS SUCH AS BULGING, WARPING, PINCHING, OVERLAPPING.
2. THE PE SHEETS SHALL:
   - HAVE A MINIMUM THICKNESS OF 2.5 mm.
   - ACHIEVE A MECHANICAL BOND BETWEEN THE CONCRETE AND LINER.
   - BE INSTALLED BY AN ACCREDITED APPLICATOR APPROVED BY THE MANUFACTURER.
   - BE TENSIONED OVER THE FORMWORK WITHIN THE YIELD ELONGATION LIMIT PRIOR TO SECURING TO THE FORMWORK.
3. PREPARATION, APPLICATION AND INSTALLATION TO COMPLY WITH THE MANUFACTURER'S SPECIFICATION.
4. POURED CONCRETE TO BE AT A COOLER AMBIENT TEMPERATURE THAN THE TEMPERATURE WHEN THE PE SHEETS WERE ATTACHED TO THE FORMWORK.
5. EXTRUSION WELDING AND WELD TESTING AT SEAMS TO BE UNDERTAKEN BY THE APPROVED APPLICATOR TO THE MANUFACTURER'S SPECIFICATION.
6. ENCAPSULATION OF ANCHORS TO BE CHECKED BY TAPPING THE SURFACE TO DETECT HOLLOW SOUNDS THAT INDICATE VOIDS. VOIDS TO BE FILLED BY INJECTION GROUT AND PE SHEET REPAIRED BY EXTRUSION WELDING OVER THE INJECTION HOLE.

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORKMANSHIP AND MATERIALS TO COMPLY WITH AS 4100.
2. STEEL TO COMPLY WITH:
   - AS 1163 GRADE C350 FOR RECTANGULAR AND HOLLOW SECTIONS.
   - AS 3678 FOR PLATES AND FLOOR PLATES.
   - AS 3679.1 GRADE 300 OR BHP GRADE 300 PLUS FOR PARALLEL FLANGE CHANNELS.
   - AS 3679.2 GRADE 300 FOR WELDED BEAMS AND COLUMNS.
   - OTHER SECTIONS TO COMPLY WITH AS 3678 OR AS 3679 GRADE 250.
3. WELDS TO AS 1554.
   - WELD CATEGORY SP.
   - BUTT WELDS TO BE FULL PENETRATION WELDS.
   - WELDS TO BE 6mm CONTINUOUS FILLET WELDS ALL ROUND INTERFACES.
   - ELECTRODES TO AS 1554 CLASSIFICATION E48XX.
4. BOLTS TO AS 1275, COMMERCIAL GRADE 4.6/S TO AS 1111 AND AS 1112. HIGH STRENGTH STRUCTURAL BOLTS TO AS 1252.
   - BOLTS, NUTS AND WASHERS M16 AND LARGER TO GRADE 8.8/S. M12 TO BE GRADE 4.6/S.
   - STRUCTURAL CONNECTIONS TO BE 2 M16 8.8/S WITH 10mm THICK CLEAT PLATE UNLESS NOTED OTHERWISE.
   - INSTALL WASHERS UNDER BOLT HEAD AND NUT. INSTALL TAPERED WASHERS AS REQUIRED.
   - BOLT PROJECTION BEYOND NUT TO BE MINIMUM TWO THREADS AND MAXIMUM 10mm.
5. HOLD DOWN BOLTS TO BE GRADE 4.6/S UNLESS NOTED OTHERWISE. HOLD DOWN BOLTS GROUPS TO BE RIGIDLY TIED FOR CORRECT SET-OUT AND LOCATION.
6. SEAL WELD HOLLOW SECTIONS WITH 3mm THICK CAP PLATE UNLESS NOTED OTHERWISE.
7. GROUT BASE PLATES WITH HIGH STRENGTH NON-SHRINK PRE-MIXED GROUT BEFORE COLUMNS ARE LOADED.

STEEL WORK PROTECTIVE COATING

1. STEELWORK TO BE HOT DIP GALVANISED TO AS 4680 SYSTEM DESIGNATION HDG600 AND THREADED FASTENERS TO AS 1214.
2. DAMAGED GALVANISED COATING REPAIR:
   - POWER CLEAN TO AS 1627.2
   - SOLVENT CLEAN/ DEGREASE TO AS 1627.1
   - APPLY TIN/ZINC TO PRE-HEATED STEEL OVERLAPPING THE GALVANISING COATING.

REPAIR OF EXPOSED REINFORCEMENT AND CONCRETE AROUND NEW PIPE PENETRATION IN EXISTING CONCRETE

1. EXPOSED REINFORCEMENT AND CONCRETE REPAIRED AS FOLLOWS:
   - CORE HOLES ON EACH CORNER OF AREA TO BE CUT.
   - SAW CUT CONCRETE, PERPENDICULAR TO CONCRETE SURFACE, 15mm DEEP AROUND PERIMETER OF THE OPENING.
   - BREAKOUT REMAINING CONCRETE AROUND THE OPENING WITHOUT DAMAGING REINFORCEMENT.
   - CUT EXPOSED REINFORCEMENT SO THAT IS 30 mm CLEAR OF THE PIPE.
   - CLEAN CONCRETE SURFACE AND REMOVE ALL LOOSE MATERIAL.
   - ABRASIVE BLAST CLEAN EXPOSED REINFORCEMENT. IF IT IS CORRODED AND APPLY "NITOPRIME" ZINC RICH PRIMER UNLESS APPROVED OTHERWISE.
   - THOROUGHLY SOAK SUBSTRATE WITH CLEAN WATER FOR A MINIMUM OF TWO HOURS.
   - PLACE N12 CIRCULAR TRIMMER ON BOTH SIDES OF THE PIPE FLANGE.
   - INSTALL HYDROTITE CJ-07-25 SEAL ON PIPE 50mm FROM CONCRETE SURFACE UNLESS APPROVED OTHERWISE.
   - APPLY "NITOBOND HAR" PRIMER TO CONCRETE SURFACE UNLESS APPROVED OTHERWISE.
   - POUR CONCRETE/GROUT UNDER PRESSURE TO FILL OPENING.
   - FILL CONCRETE/GROUT TO SUPPLIER REQUIREMENTS.

REPAIR OF EXPOSED REINFORCEMENT AND ANCHOR AT CONCRETE SURFACE

1. ALL EXPOSED REINFORCEMENT AND MILD STEEL ANCHORED TO BE REPAIRED AS FOLLOWS:
   - SAW CUT OR CHISEL CUT CONCRETE, PERPENDICULAR TO CONCRETE SURFACE, 15 mm DEEP AROUND REINFORCEMENT/ANCHOR.
   - BREAKOUT CONCRETE AROUND REINFORCEMENT/ANCHOR TO A DEPTH OF 60mm.
   - CUT EXPOSED REINFORCEMENT/ANCHOR AT A MINIMUM DEPTH OF 50mm FROM CONCRETE SURFACE.
   - CLEAN CONCRETE SURFACE AND REMOVE ALL LOOSE MATERIAL.
   - ABRASIVE BLAST CLEAN EXPOSED REINFORCEMENT/ANCHOR. APPLY "NITOPRIME" ZINC RICH PRIMER TO REINFORCEMENT/ ANCHOR UNLESS APPROVED OTHERWISE. THOROUGHLY SOAK SUBSTRATE WITH CLEAN WATER.
   - APPLY "NITOBOND HAR" PRIMER TO CONCRETE UNLESS APPROVED OTHERWISE.
   - APPLY "RENDEROC HB40" TO FILL OPENING UNLESS APPROVED OTHERWISE.

ADDITIONAL NOTES

1. BENCH MARK LEVELS ARE AS SHOWN ON KN DWG No 24-278-52.
2. THE CONTRACTOR SHALL VERIFY FINISH SURFACE LEVELS ON SITE BEFORE CONSTRUCTION OF SEWERS AND PROPERTY CONNECTION BRANCHES.
3. F.S.L. SHOWN ON THE LONGITUDINAL SECTIONS ARE INDICATIVE ONLY. MANHOLE COVERS TO BE CONSTRUCTED AS PER STD DWG No SEQ-SEW-1308-1.
4. UNITYWATER HAS APPROVED THE USE OF 5mm GRAVEL SCREENING AROUND AND SUPPORTING THE BOTTOM AND SIDES OF PIPES. A NON-COHESIVE GRANULAR MATERIAL COMPLYING WITH THE GRADING, AS SETOUT IN UNITYWATER'S SPECIFICATIONS SHALL BE USED TO ENCLOSE THE HOUSE CONNECTION BRANCH.
5. VACUUM TESTING OF ALL SEWER MANHOLES AND PIPELINES ARE REQUIRED TO THE SEQ WS&S D&C CODE - UNITYWATER - SPECIFICATION REQUIREMENTS.
6. PRIOR TO COMMENCING WORKS/CONSTRUCTIONS TO LIVE SEWERS KN IS TO BE NOTIFIED OF PROPOSED TIMING TO ALLOW NOTIFICATION TO UNITYWATER REPRESENTATIVES.
7. SEWER MAINTENANCE HOLES SHALL BE CONSTRUCTED WITHOUT STEP IRONS OR LADDERS.
8. DETECTABLE MARKER TAPE TO BE INSTALLED OVER ALL SEWER MAINS DIRECTLY ABOVE SCREENINGS.
9. PIPE EMBEDMENT SHALL BE CONSTRUCTED AS PER STD DWG No. SEQ-SEW-1201-1 TO SEQ-SEW-1205-1.
10. PROPERTY CONNECTION BRANCHES SHALL BE CONSTRUCTED AS PER STD DWG No SEQ-SEW-1106-1 TO SEQ-SEW-1106-6.
11. CCTV FOOTAGE TO UNITYWATER SEQ D&C CODE REQUIREMENTS TO BE PROVIDED. KN TO REVIEW/REPORT FOOTAGE FOR EACH SEWER LINE. CCTV NOT REQUIRED ON DN160 CROSS ROAD PROPERTY CONNECTIONS.
12. TANGENT POINT SET-OUT INFORMATION FOR HORIZONTAL BENDS IS TO BE INCLUDED ON AS-CONSTRUCTED DRAWINGS.
13. ALL PE-PE CONNECTIONS SHALL BE WELDED. WELDING REQUIREMENTS SHALL BE IN ACCORDANCE WITH WSA 02-2014-3.1 CLAUSE 4.7.1 . CLASS PN10/SDR17 PE FITTINGS SHALL BE UTILISED THROUGHOUT.
14. ALL CONNECTIONS TO LIVE SEWER TO BE UNDERTAKEN BY CONTRACTOR UNDER SUPERVISION OF CONSTRUCTION CERTIFIER OR AS DIRECTED BY UNITYWATER, AND AT THE DEVELOPERS EXPENSE
15. ALL LRB RADII SHALL BE 35 TIMES THE OUTSIDE DIAMETER OF AN SDR21 PE PIPE AND 25 TIMES THE OUTSIDE DIAMETER OF AN SDR17 PE100 PIPE. MOULDED PVC FITTING ARE NOT PERMITTED
16. LEVELS FOR EXISTING SEWER HAVE BEEN OBTAINED FROM AS-CONSTRUCTED INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM EXISTING LEVELS ON SITE.
17. WHERE PROPERTY CONNECTION INSPECTION TEES TERMINATE BENEATH DRIVEWAY SLAB, EXTEND AN I.O. RISER TO SURFACE LEVEL AND FINISH WITH TRAFFICABLE BRASS CAP

NUSEWER PIPE MINIMUM PIPE TRENCH WIDTHS

SOIL DESCRIPTION	APPROXIMATE NATIVE SOIL MODULUS (MPa)	SDR	PE 100 DN160 TRENCH WIDTH (mm)	MAX DEPTH (mm)
SOFT CLAY	5.0	21	600	6000

NOTES:
1. EMBEDMENT MATERIAL TO BE SINGLE SIZE CRUSHED ROCK NOMINAL 5 TO 7mm SIZE OR AS NOMINATED IN THE SEQ ACCEPTED PRODUCTS AND MATERIALS LIST.
2. THE CONTRACTOR MUST CONFIRM THE TRENCH SUBGRADE INSITU MATERIAL CHARACTERISTICS EQUAL OR EXCEED A MINIMUM NATIVE SOIL MODULUS OF 0.9 MPa AND SUBMIT TO THE SUPERINTENDENT FOR APPROVAL, PRIOR TO PROGRESSING WITH CONSTRUCTION.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

NAME OF ESTATE		RIVERMONT-PRECINCT 2-STAGE 08
SUBDIVIDER		STOCKLAND
APPLICATION No.		
SP DELEGATE APPROVAL DATE		
DRAWING/PLAN No.		
No. OF ALLOTMENTS		20
AREA IN ha.		1.336
LENGTH OF SEWERS (m)	DN160 PE100	276.924
	DN250 PE100	-

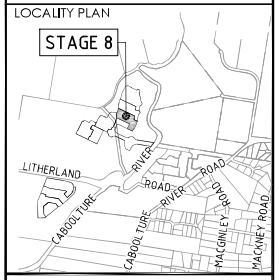
LIVE SEWER WORKS TABLE

No.	DESCRIPTION	DIA. SEWER	MH No.	MH/MS TYPE	COVER TYPE	LOT No.	F.S.L.	E.S.L.	I.L.	DEPTH TO INVERT
1(A) 1(B)	CONTRACTOR TO CONSTRUCT NEW MAINTENANCE HOLE 03/13 OVER EXISTING SEWER AND BENCH AND RENDER UP TO PIPE BUT NOT REMOVE CAPPED END AFTER SUCCESSFUL ON MAINTENANCE INSPECTION OF NEW WORKS, CONTRACTOR UNDER INSPECTION BY CONSTRUCTION CERTIFY TO REMOVE END CAP AND COMPLETE BENCHING, OR AS OTHERWISE AGREED WITH UNITYWATER.	160	03/13	G	Ⓓ	223	25.237	26.192	22.851	2.386
2(A) 2(B)	CONTRACTOR TO CONSTRUCT NEW MAINTENANCE HOLE 11/02 OVER EXISTING SEWER AND BENCH AND RENDER UP TO PIPE BUT NOT REMOVE CAPPED END AFTER SUCCESSFUL ON MAINTENANCE INSPECTION OF NEW WORKS, CONTRACTOR UNDER INSPECTION BY CONSTRUCTION CERTIFY TO REMOVE END CAP AND COMPLETE BENCHING, OR AS OTHERWISE AGREED WITH UNITYWATER.	160	11/02	@X	Ⓓ	224	25.560	24.998	21.280	4.280

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544: Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:28+10'00'

Drawing Title: SEWER RETICULATION NOTES SHEET 2

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN '26

Scale: AS SHOWN | Sheet: 4 of 13

Drawing No	Revision
24-278-54	B

A1

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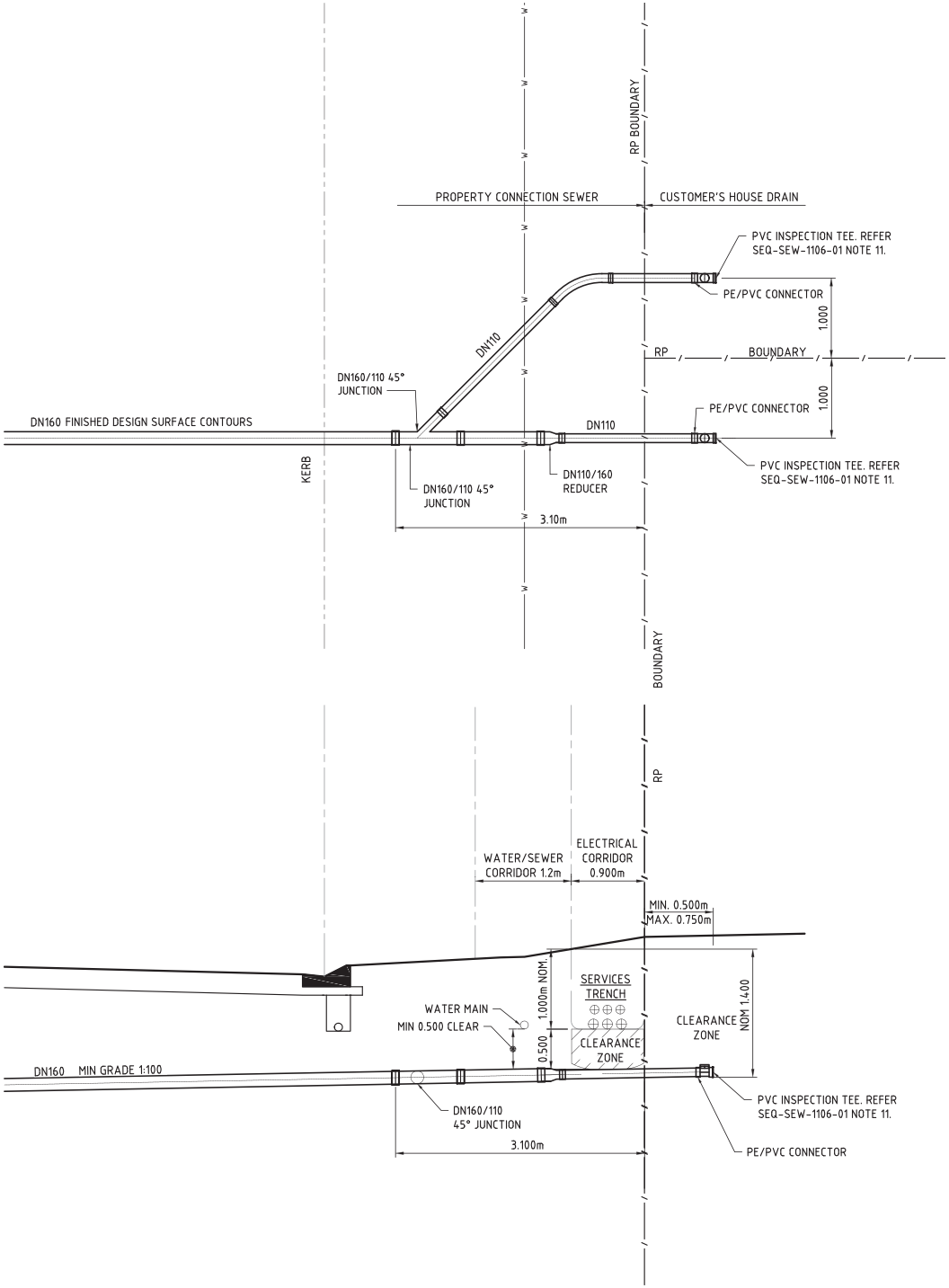
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government



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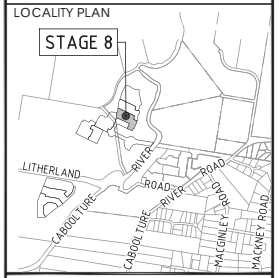
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 17:07:55+10'00'

Drawing Title

SEWER RETICULATION
TYPICAL TYPE A CROSS ROAD
PROPERTY CONNECTION

Drawn	Designed	Checked	Date
DF	VS	MAS	Mar' 26

Scale	Sheet
AS SHOWN	5 of 13

	Drawing No	Revision
A1	24-278-55	A

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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

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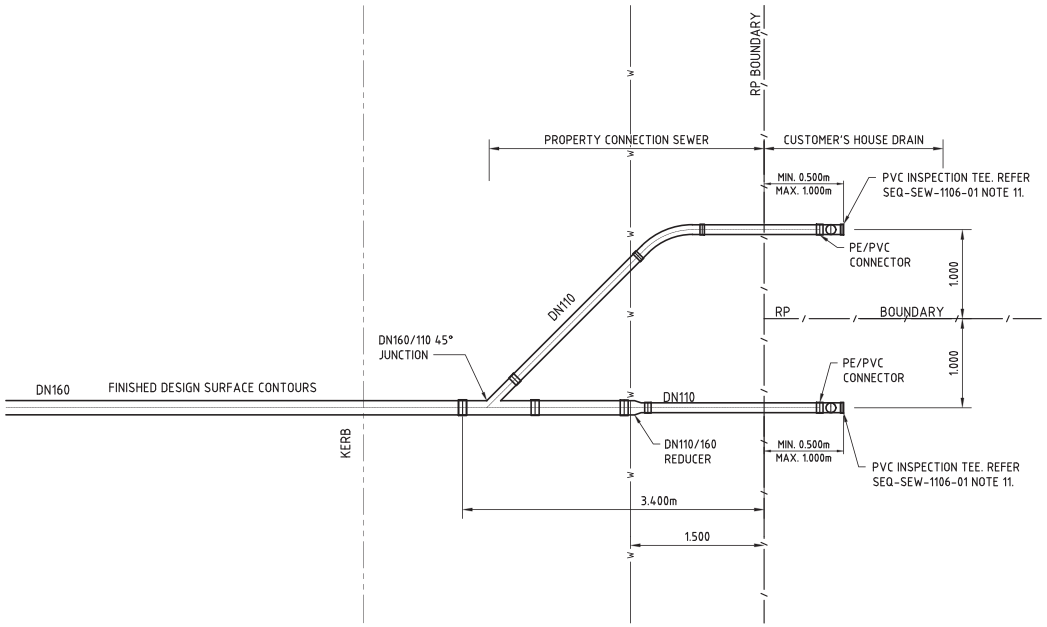

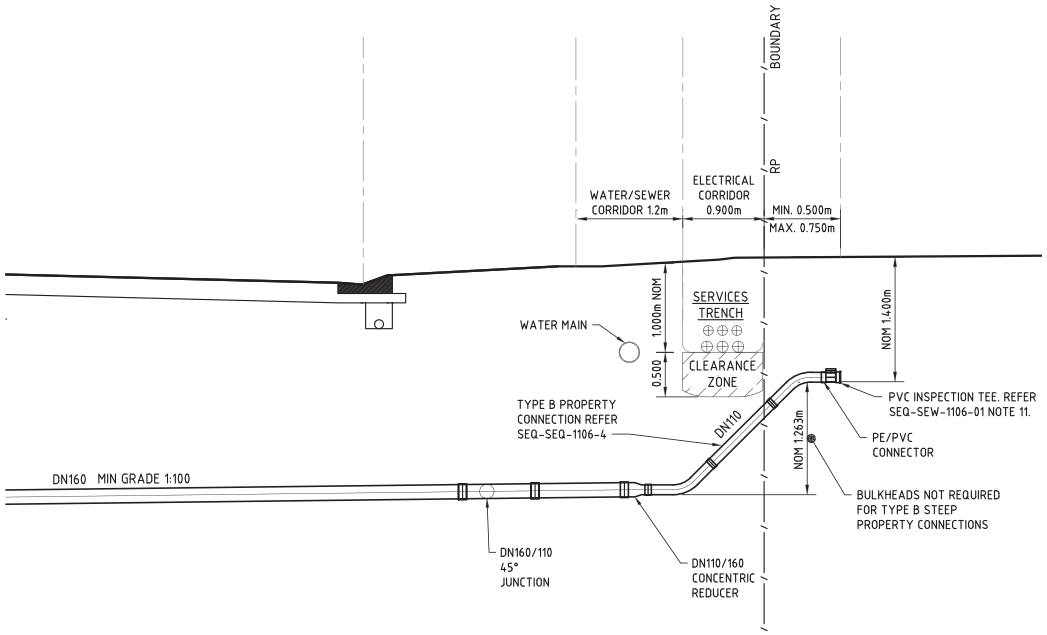

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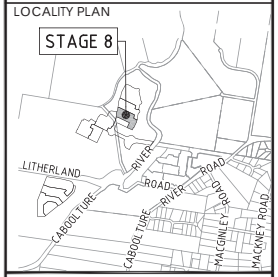
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

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Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 17:07:55+10'00'

Drawing Title

SEWER RETICULATION
TYPICAL TYPE B CROSS ROAD
PROPERTY CONNECTION

Drawn	Designed	Checked	Date
DF	VS	MAS	Mar' 26

Scale	Sheet
AS SHOWN	6 of 13

	Drawing No	Revision
A1	24-278-56	A

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

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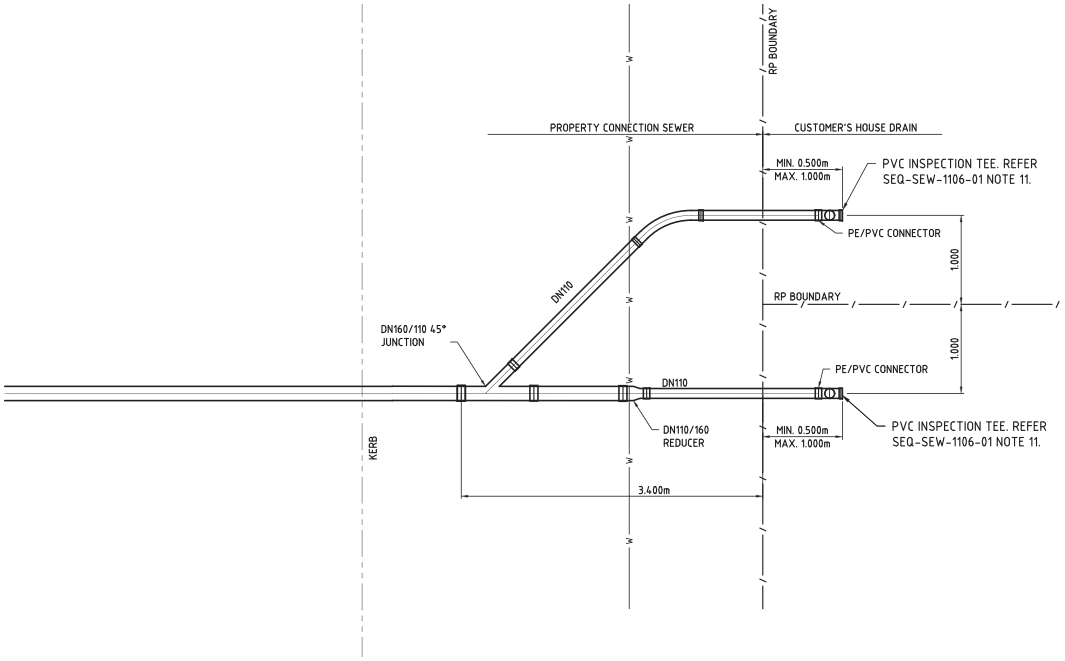

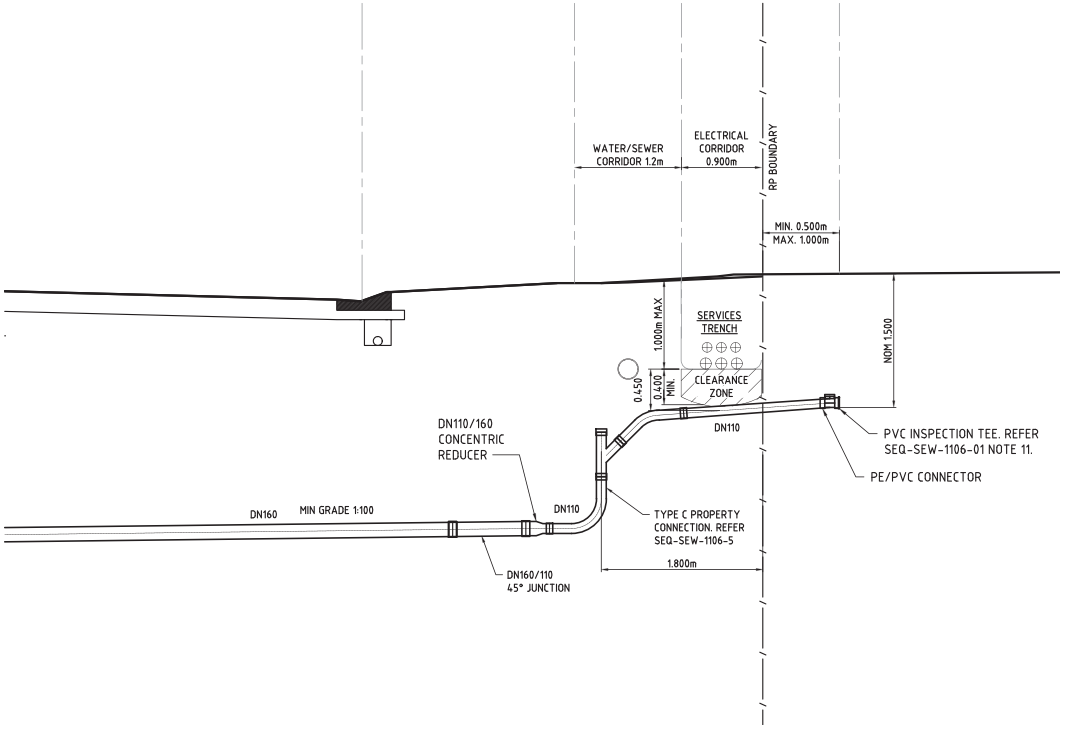

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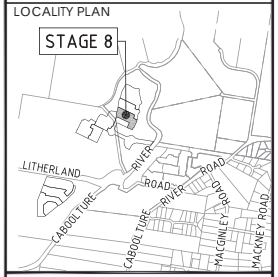
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client

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Project

RIVERMONT
PRECINCT 2
STAGE 8

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Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 17:07:56+10'00'

Drawing Title

SEWER RETICULATION
TYPICAL TYPE C CROSS ROAD
PROPERTY CONNECTION

Drawn	Designed	Checked	Date
DF	VS	MAS	Mar' 26

Scale	Sheet
AS SHOWN	7 of 13

	Drawing No	Revision
A1	24-278-57	A

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NON-CONFORMANCE TABLE

No.	SEQ CODE CLAUSE	DETAILS FOR PROPOSED VARIATION	REASON FOR PROPOSED VARIATION	RELEVANT SERVICE
NC01	SEQ WATER SUPPLY CODE CL 5.4.2.2 LOCATION IN FOOTWAY	WATER IN SHARED VERGE ALONG NEW ROAD 3 & 5.	CONSIDERED AN ACCEPTABLE OUTCOME GIVEN NO DEVELOPMENT IS PROPOSED ALONG OPPOSITE VERGE. MINIMUM HORIZONTAL CLEARANCES AS PER SEQ WATER SUPPLY CODE CL 5.12.5.2 ACHIEVED.	DRINKING WATER

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

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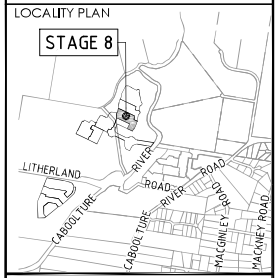
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client

Stockland

Project

RIVERMONT
PRECINCT 2
STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
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Approved Director - RPEQ 17544

Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.06.29 15:06:28+10'00'

Drawing Title

SEWER RETICULATION
NON-CONFORMANCE TABLE

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN' 26

Scale	Sheet
AS SHOWN	8 of 13

	Drawing No	Revision
A1	24-278-58	B

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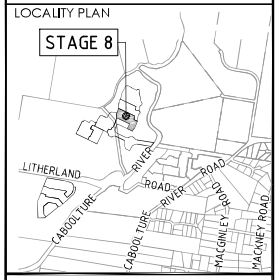
NORTH

LOCALITY PLAN

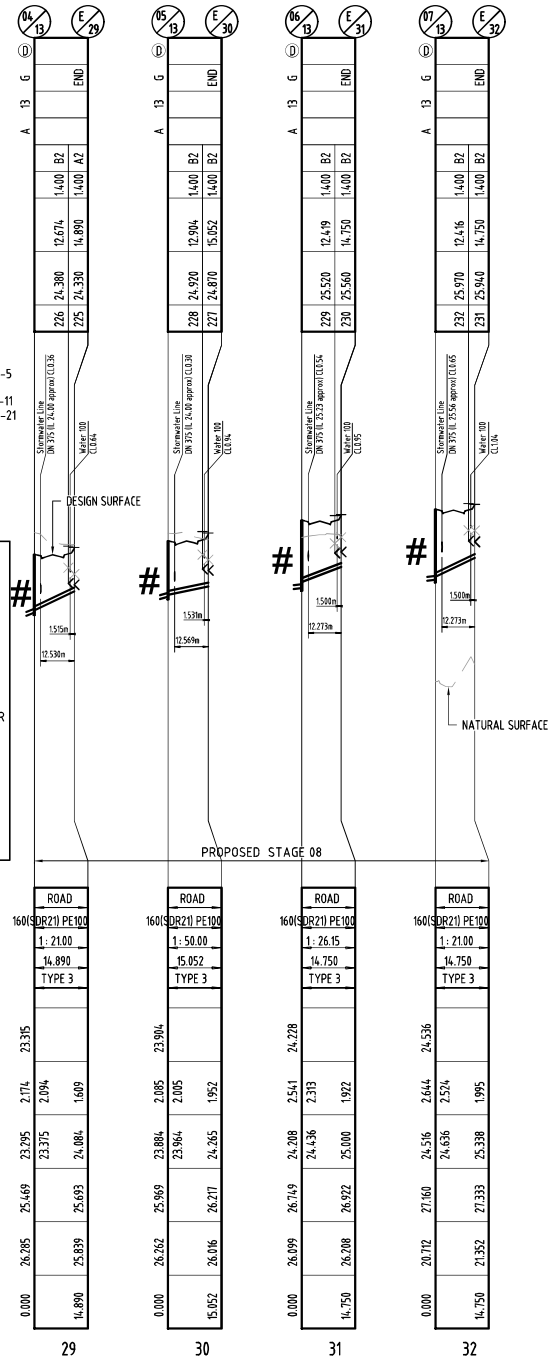


REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

MAINTENANCE HOLE/SHAFT No.

| | | |



LEGEND:

G = CONCRETE 0.900Φ MH AS PER SEQ-SEW-1301-2 TO 1301-5 WITH MINIMUM 150mm WALL THICKNESS.
F = CONCRETE 1.200Φ MH AS PER SEQ-SEW-1301-8 TO 1301-11
X = CONCRETE 1.200Φ MH AS PER SEQ-SEW-1301-14 TO 1301-21 EXCLUDING SAFETY CHAINS AND LADDER AS PER UW Pr11051 REV 1
@ = PE LINED SEQ-SPS-1407-1, 1407-2, AND SEQ-SEW-1301-26
+ = INTERNAL DROP PROPERTY CONNECTION REFER TO TYPICAL DETAIL ON NOTES PAGE
Ⓑ = CLASS B NON-TRAFFICABLE
Ⓓ = CLASS D TRAFFICABLE

NOTES:

1. PROPERTY CONNECTION TYPE/DETAILS REFER SEQ-SEW-1106 DWG SERIES.
2. CAST IN SITU MANHOLE TYPE/DETAILS REFER SEQ-SEW-1301-1 to 1301-21, 1301-26, 1302-1, 1301-1, 1304-1, 1305-1, 1306-1, 1307-1, 1308-1, 1308-5 to 1308-11, 1313-1.
3. MAINTENANCE SHAFTS TYPE/DETAILS REFER SEQ-SEW-1315-1 AND 1316-1 STD DWG.
4. WHERE CLASS "D" COVERS ARE SPECIFIED FOR MH OR MS, INCREASE TOP SLAB THICKNESS FROM 150mm TO 175mm.
5. COMPLETE ALL END OF LINE WITH A ELECTROFUSION STOP END OR BUTT WELDED CAP.
6. MH ≥6.0m DEEP TO BE INDIVIDUALLY DESIGNED FOR SPECIFIC INSTALLATION DEPTH. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

* DENOTES LIVE CONNECTION REQUIRED UNDER UNITYWATER SUPERVISION. REFER FOR LIVE SEWER WORKS TABLE ON KNg DWG No. 24-278-54.

\# DENOTES CONCRETE ENCASEMENT OF SEWER BENEATH STORMWATER PIPE. REFER TO TYPE 9 EMBEDMENT (NO REINFORCEMENT) ON SEQ DRAWING SEQ-SEW-1203-1 FOR DETAILS. ENCASEMENT TO BE EXTENDED MINIMUM 1.0m PAST EACH SIDE OF STORMWATER PIPE

SCALE A 1:1000 (Horiz.) 10 5 0 10 20 30 40 50 60 70 80 90 100m
B 1:100 (Vert.) 1 0.5 0 1 2 3 4 5 6 7 8 9 10m
(A1 UNREDUCED)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4911
Date: 03 August 2026
Queensland Government

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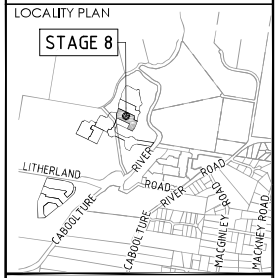
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved Director - RPEQ 17544: Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:29+10'00'

Drawing Title: SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 2

Drawn	Designed	Checked	Date
VS	VS	MAS	JUN' 26

Scale: AS SHOWN
Sheet: 10 of 13
A1 | Drawing No: 24-278-60 | Revision: B

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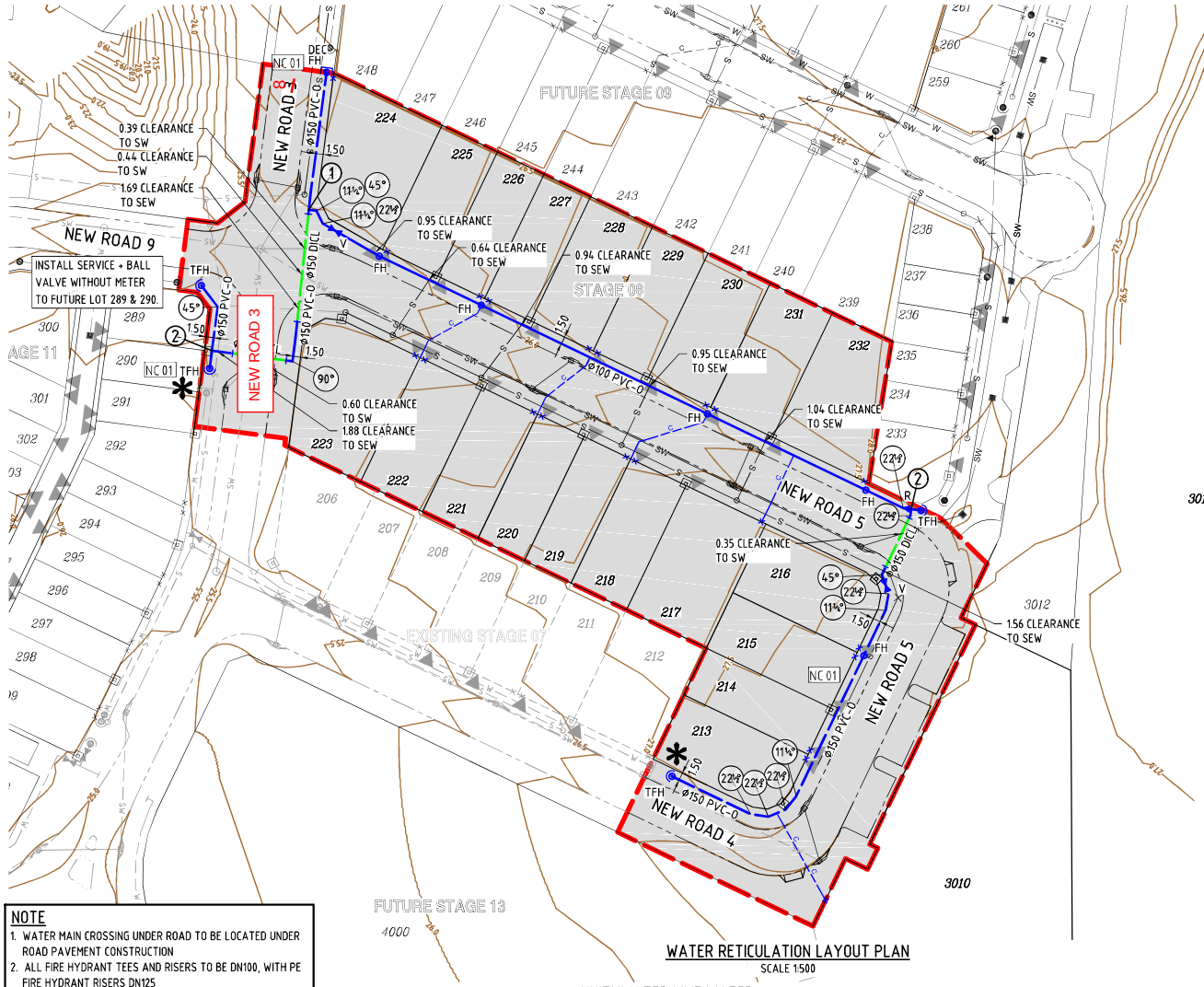


WATER RETICULATION LAYOUT PLAN
SCALE 1:500

NOTE
1. WATER MAIN CROSSING UNDER ROAD TO BE LOCATED UNDER ROAD PAVEMENT CONSTRUCTION
2. ALL FIRE HYDRANT TEES AND RISERS TO BE DN100, WITH PE FIRE HYDRANT RISERS DN125

NOTE
- ALL CONNECTIONS TO LIVE WATER MAINS TO BE UNDERTAKEN BY UNITYWATER AT DEVELOPER'S COST. THIS INCLUDES METER INSTALLATION TO LIVE SERVICES.
- IF AN APPROVAL IS HELD FOR EACH STAGE, FOR STAGED WORKS CONSTRUCTED CONCURRENTLY, FOLLOWING THE NECESSARY PRE-START MEETING(S), THE CONTRACTOR MAY INSTALL METERS ON NON-LIVE SERVICES.

DANGER UNDERGROUND CABLES

DANGER LIVE WIRES AND COMMUNICATION SERVICES

BEFORE YOU DIG www.byda.com.au

PROPOSED WORKS ARE NEAR EXISTING SERVICES. CONTRACTOR TO COMPLETE DBYD AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. POST SERVICE LOCATION, CONTRACTOR TO SUPPLY SURVEY INFORMATION TO SUPERINTENDENT'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.

UNITYWATER LIVE WATER CONNECTION TABLE

LOCATION	DIAMETER
ROAD 21 OPPOSITE TO LOT 213	Ø150
ROAD 20 OPPOSITE TO LOT 223	Ø150

SCHEDULE OF FITTINGS

1	Ø150 x Ø150 x Ø100 TEE	1 REQUIRED
2	Ø150 x Ø150 x Ø150 TEE	2 REQUIRED

SCHEDULE OF PIPES AND FITTINGS

PIPE SIZE	LENGTH(m)	VALVE	FIRE HYDRANT	TEMP FIRE HYDRANT	11¼° BEND	22½° BEND	45° BEND	90° BEND
Ø100 PVC-O	137.176	1	4	-	2	2	1	-
Ø100 DICL	-	-	-	-	-	-	-	-
Ø150 PVC-O	144.797	1	2	4	2	5	2	1
Ø150 DICL	33.000	-	-	-	-	-	-	-

NOTE - DUCTILE IRON (DICL) PIPEWORK UNDER ROAD CARRIAGEWAYS DENOTES DICL CLASS PN35.
- PVC-O PIPEWORK DENOTES PVC-O SERIES 2 PN16
- PE PIPEWORK DENOTES PE100 PN16. SERVICE LENGTHS APPROXIMATE, TO BE CONFIRMED ON SITE.
- ALL TRENCH REINSTATEMENT TO BE IN ACCORDANCE WITH SEQ-WAT-1204-1.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

AMENDED IN RED

By: Mahima Reshamwala

Date: 03 August 2026

Queensland Government

NOTE
ALL WORKS ON EXISTING WATER MAINS TO BE CARRIED OUT BY UNITYWATER AT THE DEVELOPERS EXPENSE.

LEGEND

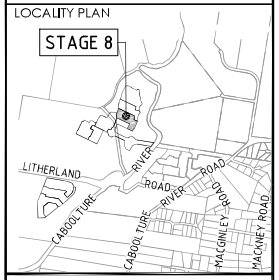
- WORKS BOUNDARY
- ROAD CENTRELINE
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- INVERT CHANNEL
- PROPOSED 100Ø PVC WATER MAIN SERIES 2 PN16, MIN SN10 MRS400 OR MRS450
- PROPOSED 150Ø PVC WATER MAIN SERIES 2 PN16, MIN SN10 MRS400 OR MRS450
- PROPOSED 150Ø DICL WATER MAIN PN35
- PROPOSED CONDUIT
- WATER SERVICE LOCATION
- FH FIRE HYDRANT
- TFH TEMPORARY FIRE HYDRANT
- R REDUCER
- SV VALVE
- * CONNECTION REQUIRED BY UNITYWATER
- SLEEPER RETAINING WALL
- STORMWATER DRAINAGE
- SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER MAIN
- EXISTING SEWER MAIN
- UNITYWATER EASEMENT
- PROPOSED ELECTRICAL (BY OTHERS)
- DRIVEWAY POSITION
- ELECTRICITY SERVICE POINT
- NC 01 DENOTES NON-CONFORMING DESIGN ASPECT. REFER TO NON-CONFORMING DESIGN ASPECTS KN DWG 24-278-59 FOR DETAILS.

SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
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Approved Director - RPEQ 17544 Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:29+10'00'

Drawing Title: WATER RETICULATION LAYOUT PLAN

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN '26

Scale	Sheet
AS SHOWN	11 of 13

A1	Drawing No	Revision
	24-278-61	B

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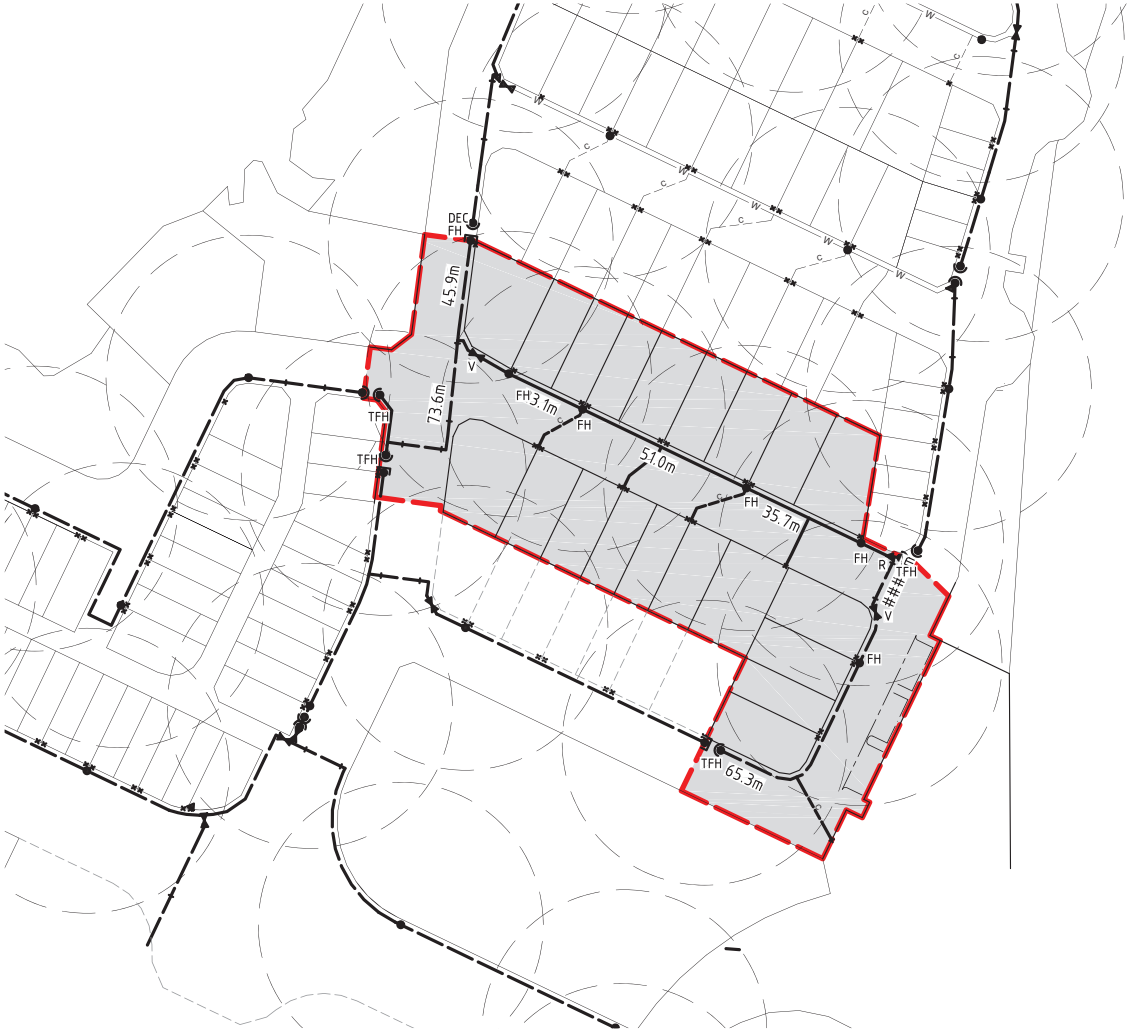


LOCALITY PLAN
SCALE 1:750

LEGEND

- FIRE HYDRANT
- TEMPORARY FIRE HYDRANT
- REDUCER
- STOP VALVE LOCATION
- SCOUR VALVE
- W — INDUSTRIAL WATER SERVICE LOCATION.
- DISTANCE BETWEEN HYDRANTS ALONG WATER MAIN
- INDICATIVE OF 40m RADIUS

HYDRANT SPACING CRITERIA

THE POSITION OF HYDRANTS ON WATER MAINS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS (DERIVED FROM SEQ WS&S D&C CODE, SECTION 8.8.8);

1. EVERY PROPERTY SHALL HAVE A HYDRANT WITHIN 40m OF ITS FRONT BOUNDARY.
2. IN URBAN AREAS, EVERY PROPERTY, OTHER THAN PROPERTIES THAT ARE PART OF A COMMUNITY TITLE SCHEME, SHALL HAVE A HYDRANT WITHIN 90m OF THE FURTHEST POINT OF ANY EXISTING, PROPOSED OR FUTURE CLASS 1 BUILDING.
3. GENERALLY HYDRANTS SHALL BE INSTALLED AT CRESTS, LOW POINTS AND OTHER POINTS DETERMINED BY THE SEQ-SP FOR OPERATIONAL PURPOSES.
4. HYDRANTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 80m.
5. HYDRANTS TO BE POSITIONED ON SIDE PROPERTY BOUNDARIES +/- 200mm.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

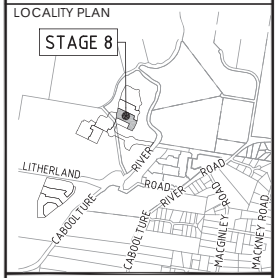
Queensland Government

SCALE
10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 750 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF

Client: Stockland

Project: RIVERMONT PRECINCT 2 STAGE 8

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Approved Director - RPEQ 17544
Digitally signed by Mark Shaw RPEQ 17544
Date: 2026.03.31 17:07:57+10'00'

Drawing Title: WATER RETICULATION LOCALITY PLAN

Drawn	Designed	Checked	Date
DF	VS	MAS	Mar' 26

Scale	Sheet
AS SHOWN	12 of 13

	Drawing No	Revision
A1	24-278-62	A

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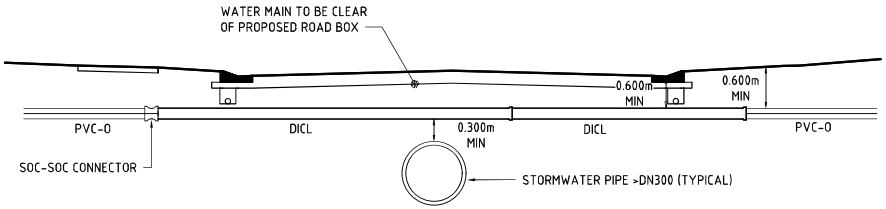
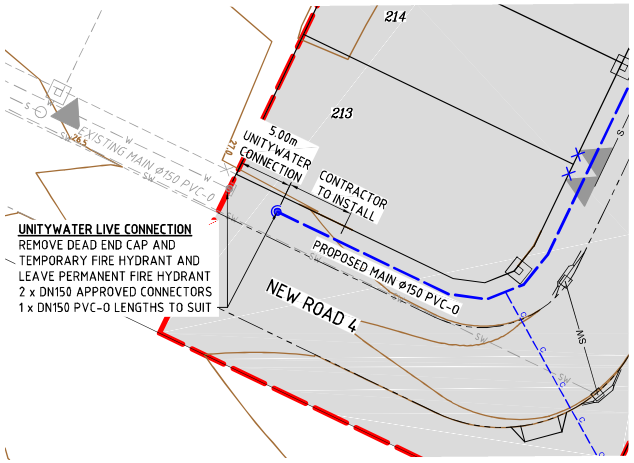


TYPICAL WATER MAIN ROAD CROSSING DETAIL - DICL

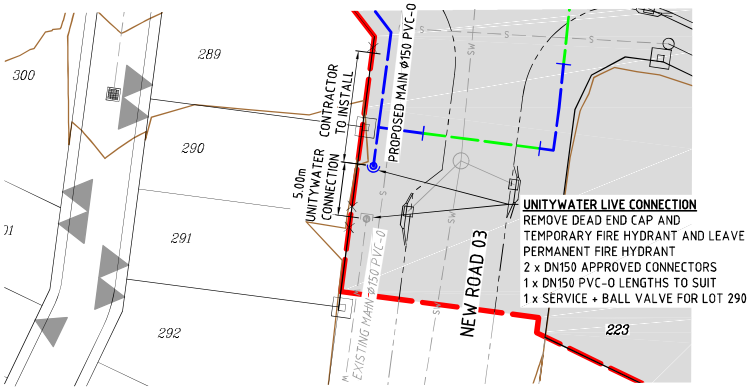
N.T.S

NOTE
WATER PIPE AFTER WATER METER IS PRIVATE PLUMBING INFRASTRUCTURE AND NOT REVIEWED AS PART OF THE UW APPROVAL. SEPARATE APPROVAL FROM THE RELEVANT AUTHORITY REQUIRED.



STAGE 08 LIVE CONNECTION - ADJACENT TO LOT 213

SCALE: 1:250



STAGE 08 LIVE CONNECTION - ADJACENT TO LOT 223

SCALE: 1:250

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SEQ WS&S AND D&C 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 OVER MAINS FROM PERMANENT LEVEL TO BE AS PER WSA03-2011 AS AMENDED BY SEQ CODE TABLE 7.2.
5. MINIMUM EMBEDMENT SHALL BE IN ACCORDANCE WITH STANDARD DRAWING Nos. SEQ-WAT-1200-2 TO SEQ-WAT-1203-1.
6. THRUST BLOCKS SHALL BE IN ACCORDANCE WITH AND PRESSURE TESTED TO 1200kPa AS PER STANDARD DRAWING No. SEQ-WAT-1205-1, SEQ-WAT-1206-1 AND SEQ-WAT-1207-1.
7. PRE-TAPPED CONNECTOR FITTINGS AND E-F TAPPING SADDLES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWING No. SEQ-WAT-1108-1 & SEQ-WAT-1108-2.
8. A WATER METER SUPPLIED AT THE DEVELOPER'S COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH STANDARD DRAWING No. SEQ-WAT-1108-3.
9. ALL MATERIALS USED IN THE WORKS SHALL BE AS FOLLOWS:
   - ALL CAST IRON FITTINGS SHALL BE TO AS2544 WITH SOCKET ENDS DESIGNED FOR USE WITH uPVC OR DUCTILE IRON PIPES AS APPLICABLE AND SHALL BE 'LIGHT' CEMENT LINED.
   - PRESSURE PIPES USED FOR WATER SUPPLY INSTALLATION SHALL BE RUBBER RING JOINTED PIPES AND SHALL BE PVC-O PN16
   - PIPES MUST BE AC/DUCTILE IRON OD COMPATIBLE. OTHER TYPES AND CLASSES OF PIPES SHALL NOT BE INSTALLED.
   - CAST IRON GATE (SLUICE) VALVES SHALL CONFORM TO AS2638.
   - ALL VALVES AND HYDRANTS SHALL BE COATED INTERNALLY AND EXTERNALLY WITH A FUSION BONDED EPOXY.
   - ALL NUTS AND WASHES SHALL BE STAINLESS STEEL GRADE 316.
   - DETECTABLE MARKER TAPE TO BE INSTALLED ON ALL NEW WATERMAIN.
10. ALL CONCRETE FOOTPATHS TO BE CLEAR OF WATER MAINS (WHERE APPLICABLE).
11. TEST/CHLORINATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING No. SEQ-WAT-1410-1.
12. MARKERS SHALL BE INSTALLED FOR ALL SERVICE CROSSINGS, HYDRANTS AND VALVES IN ACCORDANCE WITH STANDARD DRAWING Nos. SEQ-WAT-1108-1 & -2, SEQ-WAT-1300-1 AND SEQ-WAT-1300-2.
13. THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS R.P.E.Q. REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.
14. WATER MAIN SHALL BE LAID AT 1.500m ALIGNMENT FROM PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.
15. WHERE PERMANENT HYDRANTS ARE NOT INSTALLED AT END OF MAINS OF EACH STAGE, A TEMPORARY HYDRANT WILL BE INSTALLED INSTEAD.
16. NEW WATER MAINS UNDER EXISTING ROADS TO BE TUNNEL BORED, UNLESS NOTED OTHERWISE.
17. ALL VALVE AND HYDRANT ASSEMBLIES SHALL BE IN ACCORDANCE WITH SEQ-WAT-1301-1 TRAFFICABLE LID, AND SEQ-WAT-1302-1. WHERE PE IS SPECIFIED AS PIPEWORK REFER TO SEQ-WAT-1409-1 FOR HYDRANT INSTALLATION FITTINGS.
18. ALL WATER SERVICES TO COMPRISE 20mm I.D. FOR SERVICE LENGTHS **≤20m AND 25mm I.D. TO EACH LOT FOR SERVICE LENGTHS > 20m.**
19. PRE-TAPPED CONNECTOR & 20mm I.D. SERVICE WITH LOCKABLE BALL VALVE UPSTREAM OF WATER METER (REFER SEQ-WAT-1108-3 ITEM 2) TO BE PROVIDED FOR FUTURE LOTS
20. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 1° OR AS PER MANUFACTURERS SPECIFICATION.
21. WATER MAINS SHALL NOT BE CONSTRUCTED WITHIN ROAD PAVEMENTS AND ROAD CROSSING DEPTH MUST ACCOUNT FOR THE CONSTRUCTION PHASE OF THE DEVELOPMENT.
22. ROAD CROSSING DEPTH MUST ACCOUNT FOR THE CONSTRUCTION PHASE OF THE DEVELOPMENT.
23. WATERMAIN EMBEDMENT TO BE TYPE C SUPPORT AS PER SEQ-WAT-1201-1 OR AS DIRECTED BY SITE SUPERINTENDANT.
24. ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.

SERVICE CONDUITS

1. SERVICE CONDUITS TO BE INSTALLED UNDER THE ROADWORKS CONTRACT AND SHOWN THUS: _____c_____ **ON THE DRAWINGS AND SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH SEQ-WAT-1108-1.**
2. CONDUITS UNDER ROADS ARE TO BE A SINGLE 100Φ uPVC PN9 SERIES 1 CONDUIT WITH 2 x 25Φ HDPE PE100 PN16 SERVICES FOR LENGTH LESS THAN OR EQUAL TO 20m OR 2 X DN32mm HDPE PE100 PN16 SERVICE PIPES FOR >20m AND <40m LONG.

VEGETATION PROTECTION (WHERE APPLICABLE)

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

SOIL (WHERE APPLICABLE)

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

CREEK CROSSINGS (WHERE APPLICABLE)

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

REHABILITATION (WHERE APPLICABLE)

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4911

Date: 03 August 2026

Queensland Government

DO NOT SCALE THIS DRAWING
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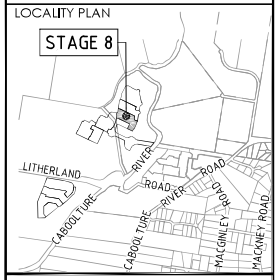
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	26.03.2026	DF
B	UNITYWATER RFI	19.06.2026	DF

Client: Stockland

Project:
RIVERMONT
PRECINCT 2
STAGE 8

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Approved Director - RPEQ 17544: M. Shaw — Digitally signed by Mark Shaw RPEQ 17544 Date: 2026.06.29 15:06:29+10'00'

Drawing Title:
WATER RETICULATION
LIVE CONNECTION DETAIL

Drawn	Designed	Checked	Date
DF	VS	MAS	JUN' 26

Scale	Sheet
AS SHOWN	13 of 13

A1	Drawing No	Revision
	24-278-63	B

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