

Approval no: DEV-2026-WAR-4903
Date: 29 July 2026



RIVERMONT PRECINCT 3

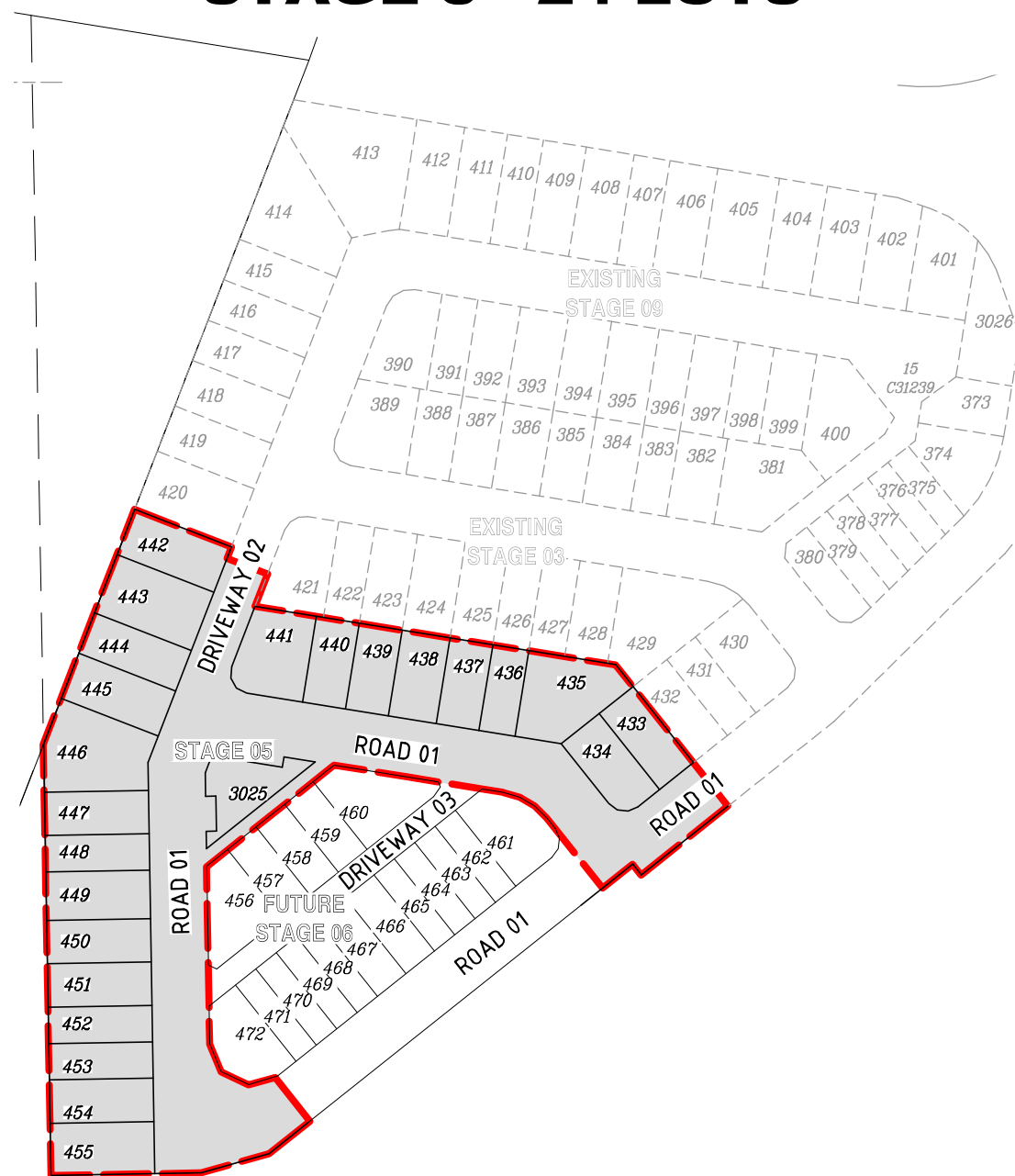
STAGE 5 - 24 LOTS

UNITYWATER NETWORK WORKS STANDARD DESIGN

DRAWING NOTES

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.

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.



PLAN
SCALE 1:1000

DRAWING NO.	DRAWING TITLE
24-275-51	GENERAL - LOCALITY PLAN, DRAWING INDEX AND NOTES
24-275-52	SEWER RETICULATION- LAYOUT PLAN
24-275-53	SEWER RETICULATION- NOTES SHEET 1
24-275-54	SEWER RETICULATION- NOTES SHEET 2
24-275-55	SEWER RETICULATION- TYPICAL TYPE A CROSS ROAD PROPERTY CONNECTION
24-275-56	SEWER RETICULATION- TYPICAL TYPE B CROSS ROAD PROPERTY CONNECTION
24-275-57	SEWER RETICULATION- TYPICAL TYPE C CROSS ROAD PROPERTY CONNECTION
24-275-58	SEWER RETICULATION- NON-CONFORMANCE TABLE
24-275-59	SEWER RETICULATION- LONGITUDINAL SECTIONS SHEET 1
24-275-60	SEWER RETICULATION- LONGITUDINAL SECTIONS SHEET 2
24-275-61	WATER RETICULATION- LAYOUT PLAN
24-275-62	WATER RETICULATION- LOCALITY PLAN
24-275-63	WATER RETICULATION- LIVE CONNECTION DETAIL

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

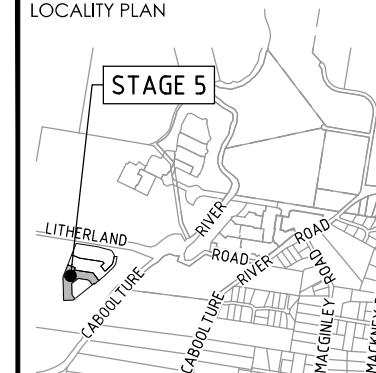
UNITYWATER STAGED CONNECTION	-
CMB DA REF No.	DA/2025/5733

SCALE 
1: 1000 (A1 UNREDUCED)

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LOCALITY PLAN



REVISIONS

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Client



Project

RIVERMONT
PRECINCT 3
STAGE 5



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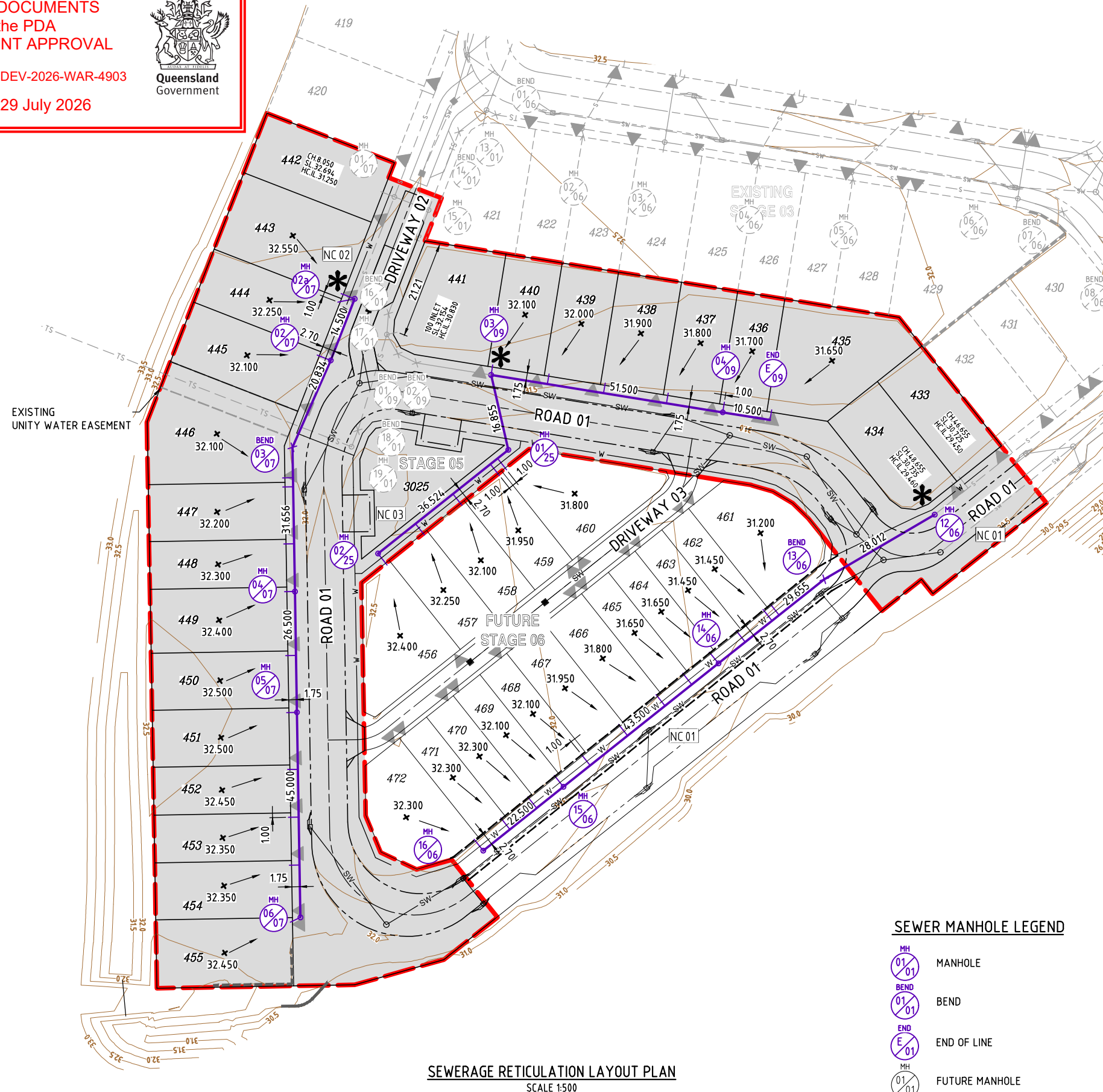
Approved Director - RPEQ 17544 Digitally signed by
Angus Livingstone
RPEQ 25149
Date: 2026.05.08
11:09:16+10'00'

GENERAL
LOCALITY PLAN,
DRAWING INDEX AND NOTES

Drawn RP	Designed VS	Checked MAS	Date MAY' 20
Scale AS SHOWN			Sheet 1 of 1
A1	Drawing No 24-275-51		Revision A

Approval no: DEV-2026-WAR-4903

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SEWERAGE RETICULATION LAYOUT PLAN
SCALE 1:500

DANGER
UNDERGROUND
CABLES

DANGER

**LIVE WIRES AND
COMMUNICATION
SERVICES**



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.

NOTE
ALL WORKS ON EXISTING SEWER 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 |
| | PROPOSED DN160 SEWER MAIN |
| | CONCRETE SLEEPER RETAINING WALL |
| | EXISTING SLEEPER RETAINING WALL |
| | PROPOSED STORMWATER MAIN |
| | PROPOSED WATER MAIN |
| | EXISTING TRUNK SEWER 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 |
| | UNITARY WATER EASEMENT |
| | DENOTES NON-CONFORMING DESIGN ASPECT
REFER TO NON-CONFORMING DESIGN ASPECTS KN DWG 24-275-58 FOR DETAILS. |

SEWER MANHOLE LEGEND

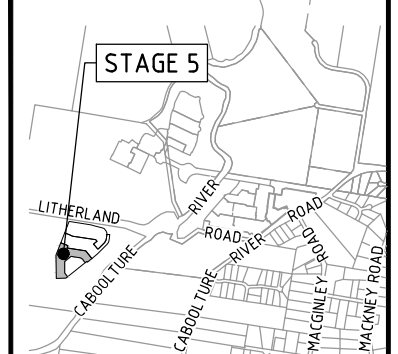
- | | |
|---|------------------|
|  | MANHOLE |
|  | BEND |
|  | END OF LINE |
|  | FUTURE MANHOLE |
|  | EXISTING MANHOLE |
|  | EXISTING BEND |

SCALE 
1 : 500 (A1 UNREDUCED)

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LOCALITY PLAN



REVISIONS

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RIVERMONT
PRECINCT 3
STAGE 5



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Angus Livingstone
RPEQ 25149
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SEWER RETICULATION LAYOUT PLAN

Drawn RP	Designed VS	Checked MAS	Date MAY' 26
Scale AS SHOWN			Sheet 2 of 13
A1	Drawing No 24-275-52		Revision B

NOTES

- ### ENVIRONMENTAL CONDITION

- ## VEGETATION PROTECTION

- SOIL

- ### CREEK CROSSINGS

- ## REHABILITATION

- ## SAFETY

- ## MAINTENANCE HOLES

DESIGN REQUIREMENTS

- | 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 |

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

- ### 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

- ## GENERAL

- ## MAINTENANCE HOLES

- ## MAINTENANCE HOLE CIRCULAR ACCESS COVERS

- ## SAFETY IN DESIGN

- ## CONCRETE

- | 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 |

- | 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 |

- ## REINFORCEMENT

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

- PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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STAGE 5

LITHERLAND
RIVER
ROAD
OVENS
MACGILLIVRAY ROAD
MACKINNON ROAD

[illegible]

Client



Project

RIVERMONT
PRECINCT 3
STAGE 5



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A. Livingstone
Digitally signed
by Angus
Livingstone
RPEQ 25149
Date: 2026.02.12
08:46:18+10'00'

Drawing Title

SEWER RETICULATION
NOTES
SHEET 1

Drawn RP	Designed VS	Checked MAS	Date JAN' 26
Scale AS SHOWN			Sheet 3 of 13
A1	Drawing No 24-275-53		Revision A

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.

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 OF 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.

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 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.

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.

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.

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.

3. BENCH MARK LEVELS ARE AS SHOWN ON KN DWG No 24-275-52.
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.

[illegible]

- | SOIL DESCRIPTION | APPROXIMATE NATIVE SOIL MODULUS (MPa) | SDR | PE 100 DN160 TRENCH WIDTH (mm) | MAX DEPTH (mm) |
|------------------|---------------------------------------|-----|--------------------------------|----------------|
| SOFT CLAY | 5 | 21 | 600 | 6000 |

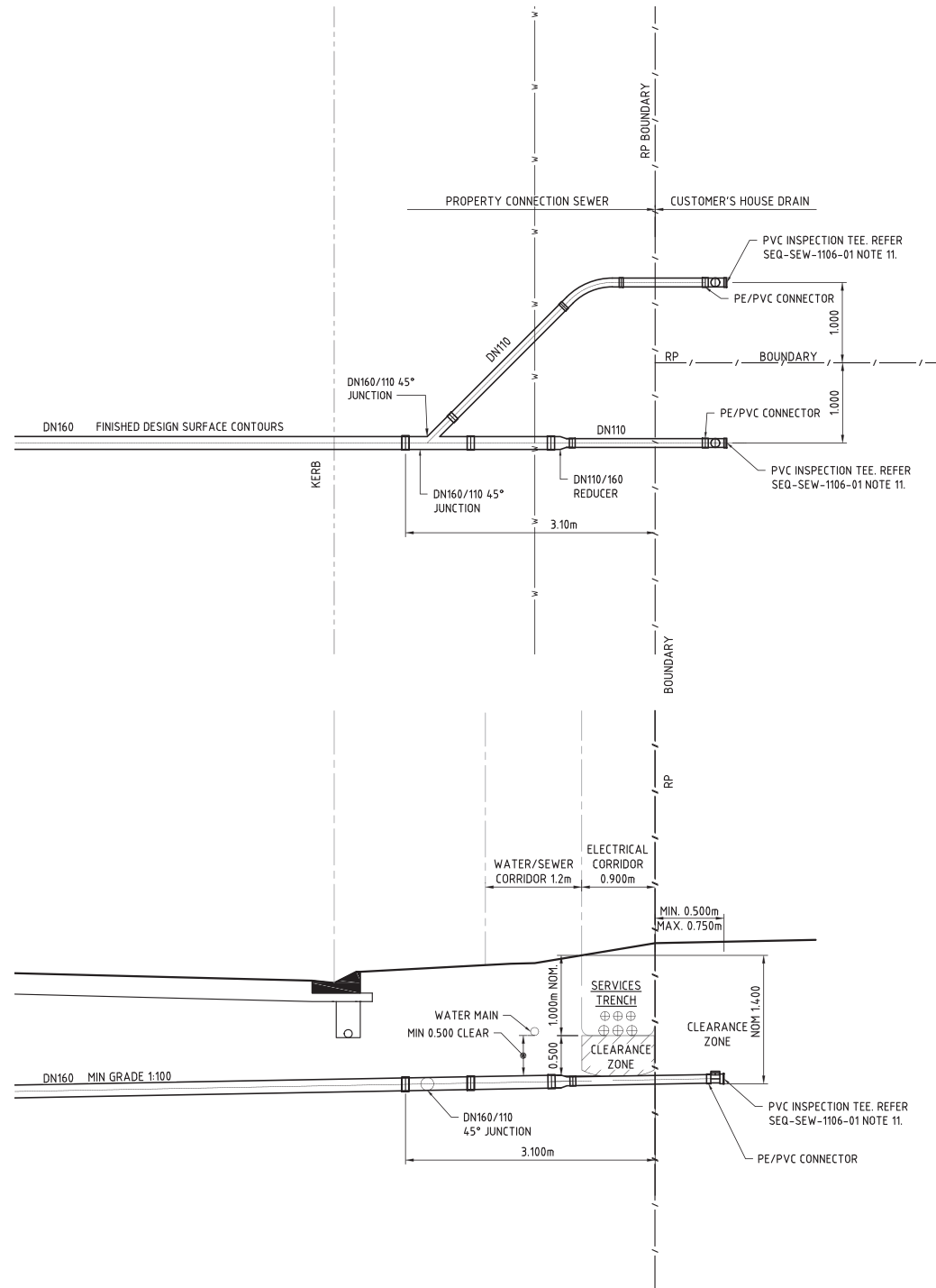
1. EMBEDMENT MATERIAL TO BE SINGLE SIZE CRUSHED ROCK NOMINAL 5 TO 7mm SIZE OR AS NOMINATED IN THE SEQ ACCEPTED PRODUCTS AND MATERIALS LIST.
2. THE CONTRACTOR MUST CONFIRM THE TRENCH SUBGRADE INSITU MATERIAL CHARACTERISTICS EQUAL OR EXCEED A MINIMUM NATIVE SOIL MODULUS OF 0.9 MPa AND SUBMIT TO THE SUPERINTENDENT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



NAME OF ESTATE		RIVERMONT-PRECINCT 3-STAGE 05
SUBDIVIDER		STOCKLAND
APPLICATION No.		
SP DELEGATE APPROVAL DATE		
DRAWING/PLAN No.		
No. OF ALLOTMENTS		24
AREA IN ha.		1.573
LENGTH OF SEWERS (m)	DN160 PE100	377.600
	DN250 PE100	-

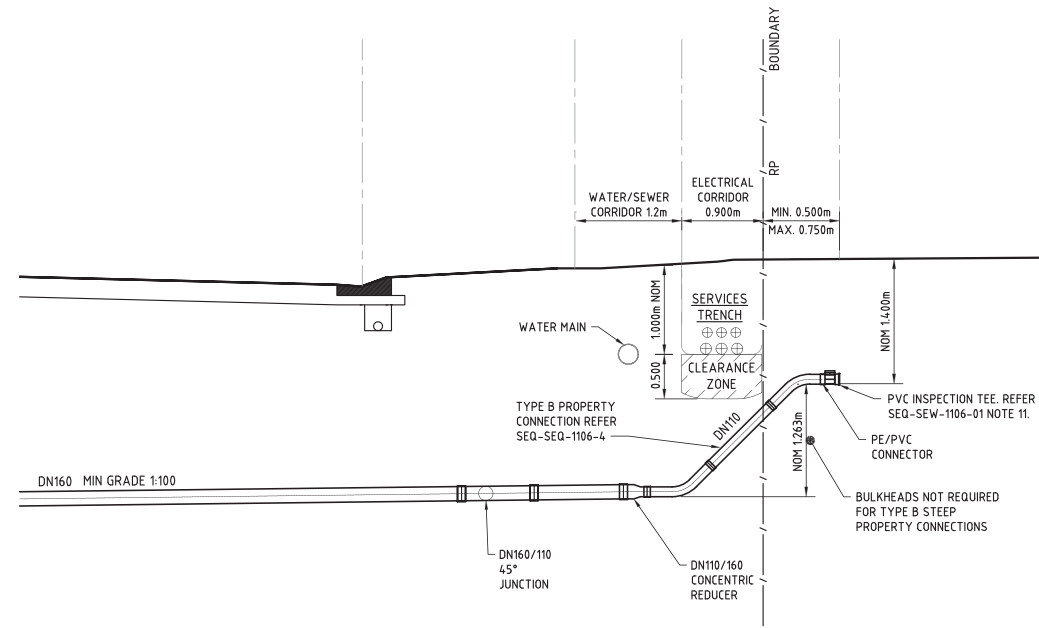
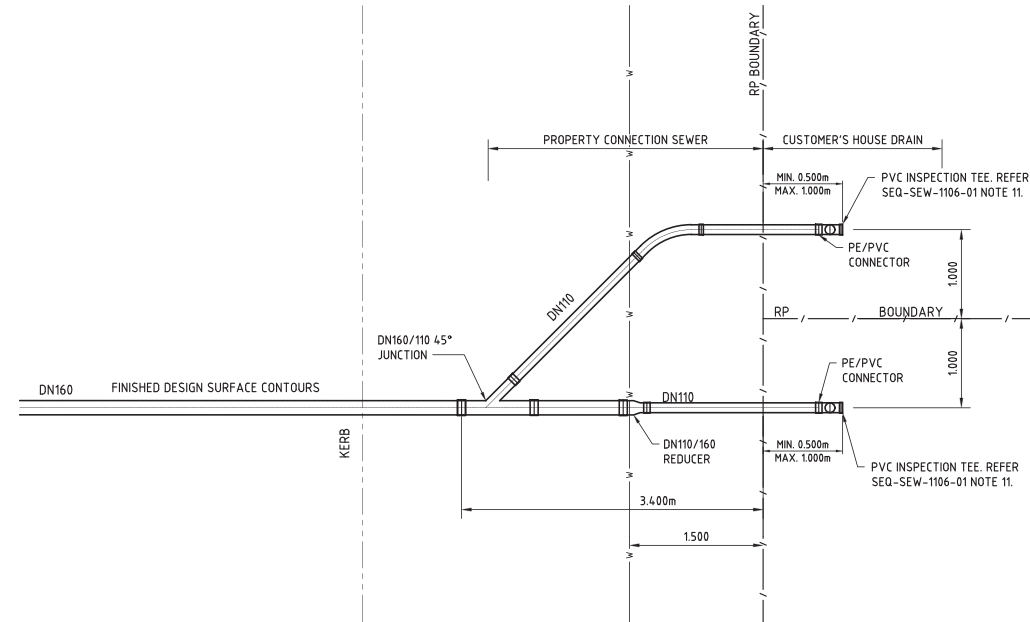
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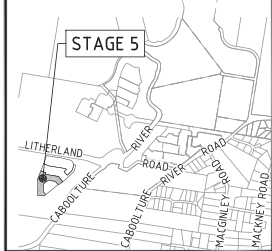
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LOCALITY PLAN



REVISIONS

[illegible]

Client	
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Project	
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PRECINCT 3
STAGE 5



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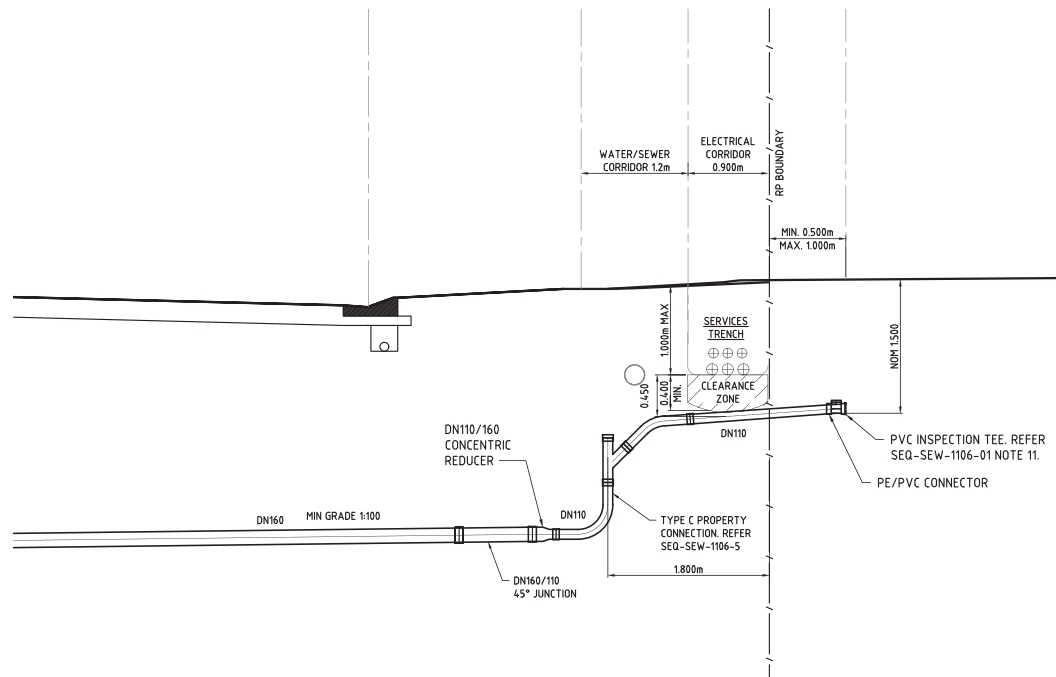
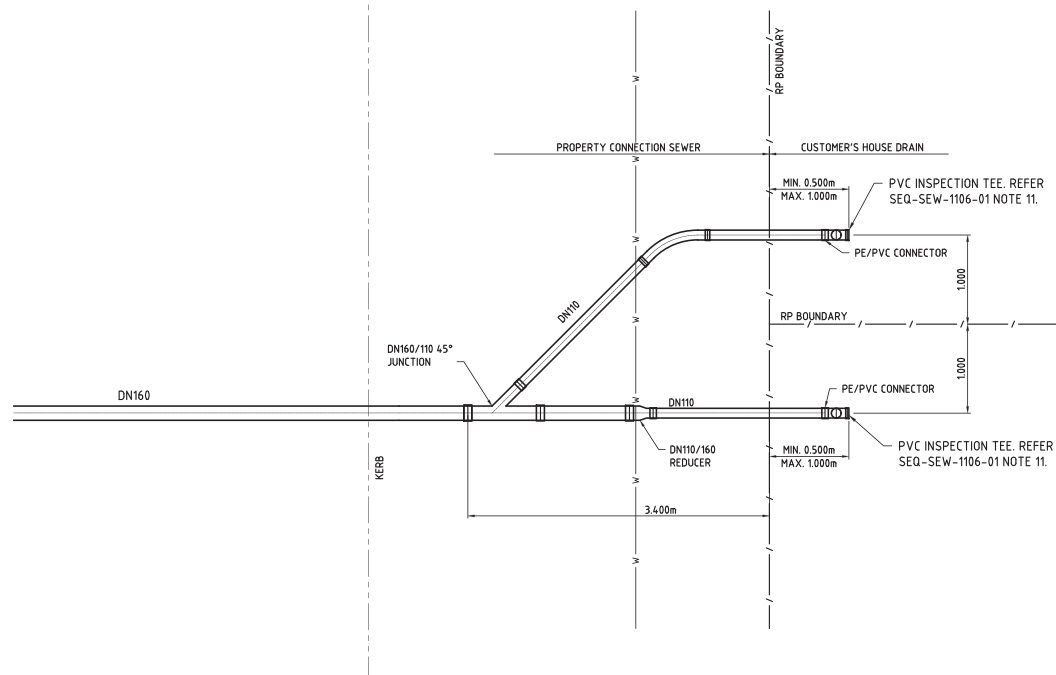
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A. Livingstone by Angus
Livingstone
RPEQ 25149

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Drawing Title
SEWER RETICULATION
TYPICAL TYPE B CROSS ROAD
PROPERTY CONNECTION

Drawn RP	Designed VS	Checked MAS	Date JAN' 26
Scale AS SHOWN			Sheet 6 of 13
A1	Drawing No 24-275-56		Revision A

Date: 29 July 2026



A map of Stage 5 showing the area around Litherland, Caboolture, and the River Road. The map includes labels for Litherland, Caboolture, River Road, and MacGillivray Road.

[illegible]

Stockland

RIVERMONT
PRECINCT 3
STAGE 5



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Livingstone
RPEQ 25149

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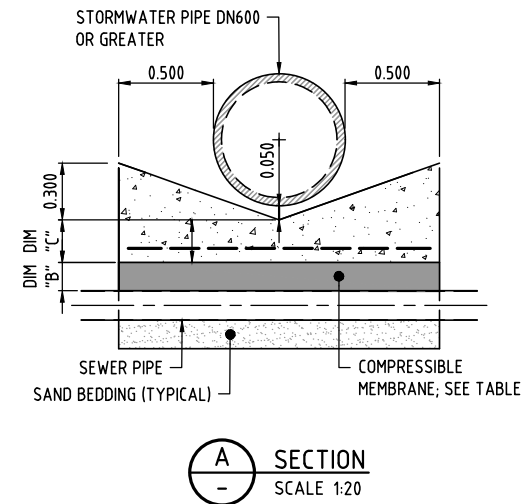
Drawing Title

SEWER RETICULATION
TYPICAL TYPE C CROSS ROAD
PROPERTY CONNECTION

Drawn RP	Designed VS	Checked MAS	Date JAN' 26
Scale AS SHOWN			Sheet 7 of 13
A1	Drawing No 24-275-57		Revision A

Approval no: DEV-2026-WAR-4903

Date: 29 July 2026



CLEARANCE DIM "A"	DIM "B"	DIM "C"	MESH
0.300 -1.000	0.050	0.200 MIN	SL92

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 ROAD 01.	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
NC02	SEQ WATER SUPPLY CODE CL 5.4.2.2 LOCATION IN FOOTWAY	WATER IN SHARED VERGE ALONG DRIVEWAY 02.	DUE TO CARPARK, OPPOSING VERGE IS INSUFFICIENT IN SPACE TO FIT SEWER STRUCTURES.	DRINKING WATER
NC03	SEQ WATER SUPPLY CODE CL 5.4.2.2 LOCATION IN FOOTWAY	WATER IN SHARED VERGE ALONG SERVICE CORRIDOR.	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
NC04	STD DWG SEQ-WAT-1303-1C NOTE 8	PERMANENT FIRE HYDRANT LOCATED AT PROPERTY BOUNDARY TRUNCATION INSTEAD OF SIDE BOUNDARY.	FIRE HYDRANTS LOCATED AT BOUNDARY TRUNCATION ARE REQUIRED IN ORDER TO COMPLY WITH SEQ WATER SUPPLY CODE CL 8.8.8 HYDRANT SPACING. THIS NCR CONFIRMS THAT ALL PROPOSED HYDRANTS DO NOT CONFLICT WITH ANY POTENTIAL FUTURE DRIVEWAY LOCATION SERVICE CORRIDOR, RETAINING WALL, SIGHT DISTANCES, OR FUTURE MAINTENANCE ACCESS.	DRINKING WATER
NC05	SEQ WATER SUPPLY CODE CL 5.11.1 PROPERTY SERVICES	MAXIMUM LENGTH OF PROPERTY SERVICE EXCEEDED	DUE TO WATER MAIN LOCATION ON EASTERN SIDE OF ROAD, AND CORNER LOT AT FURTHEST POINT, THE LENGTH OF THE PROPERTY CONNECTION FROM THE MAIN TO THE LOT BOUNDARY IS GREATER THAN 25m. LOCATION OF THE WATER METER IS ALSO IMPACTED BY ELECTRICAL PILLAR AT NORTHERN CORNER. NCR IS ONLY FOR THIS SINGLE LOT. ALTERNATIVE IS TO CONSTRUCT RETICULATION MAIN ACROSS ROADWAY TO SERVICE ONE LOT.	DRINKING WATER
NC06	STD DWG SEQ-WAT-1108-3	WATER METER LOCATED AT PROPERTY BOUNDARY TRUNCATION FOR LOT 434 & 441.	WATER METER LOCATED AT BOUNDARY TRUNCATION DUE TO ELECTRICAL PILLAR POSITIONING ON COMMON RP.	DRINKING WATER

[illegible][illegible]

RIVERMONT
PRECINCT 3
STAGE 5



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Angus Livingstone
RPEQ 25149
Date: 2026.05.08
11:09:19+10'00'

Drawing Title
SEWER RETICULATION
NON-CONFORMANCE TABLE

Drawn RP	Designed VS	Checked MAS	Date MAY' 26
Scale AS SHOWN			Sheet 8 of 13
A1	Drawing No 24-275- 58		Revision B

M:\2024\24275 Rivermont P2 Stage 5\Engineering\Acad\24-275-52-58-SEWER.dwg Plotted by: DF on 7/05/2026 4:35:08 PM

MH/MS COVER TYPE
MH/MS TYPE
BRANCH LINE No.
BRANCH DROP TYPE
HC TYPE
HC DEPTH
HC CH. TO DS MH/MS
HC INVERT LEVEL
HC LOT No.

- = CONCRETE 0.900Ø MH AS PER SEQ-SEW-1301-2 TO 1301-5 WITH MINIMUM 150mm WALL THICKNESS.
- = CONCRETE 1.200Ø MH AS PER SEQ-SEW-1301-8 TO 1301-11
- = CONCRETE 1.200Ø 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-1407-1A, 1407-2B, AND SEQ-SEW-1301-26
- = INTERNAL DROW PROPERTY CONNECTION
REFER TO TYPICAL DETAIL ON NOTES PAGE
- ③ = CLASS B NON-TRAFFICABLE
- ④ = CLASS D TRAFFICABLE
- ① 01 = REFER NONCONFORMANCE TABLE ON 24-275-58

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 $\geq 6.0\text{M}$ DEEP TO BE INDIVIDUALLY DESIGNED FOR SPECIFIC INSTALLATION DEPTH. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

LOCATION
PIPE DIAMETER
GRADE
LENGTH
EMBEDMENT TYPE
JUNCTION
INVERT LEVEL
DEPTH OF INVERT BELOW FSL
INVERT LEVEL (IL)
FINISHED SURFACE LEVEL (FSL)
EXISTING SURFACE LEVEL (ESL)
CHAINAGE (CH)

*** DENOTES LIVE CONNECTION REQUIRED UNDER UNITYWATER SUPERVISION.
REFER FOR LIVE SEWER WORKS TABLE ON KNg DWG No. 24-275-54.**

DENOTES BRIDGING STRUCTURE BETWEEN STORMWATER AND SEWER MAIN. REFER TO KNg DWG No. 24-275-58 FOR DETAILS.

(A1 UNREDUCED)

A map of Stage 5 of the cycling route. The route is marked with a line and an arrow, starting from Litherland and heading towards Caboolture. The route passes through the River Road and Macneil Road area. A box labeled 'STAGE 5' is shown.

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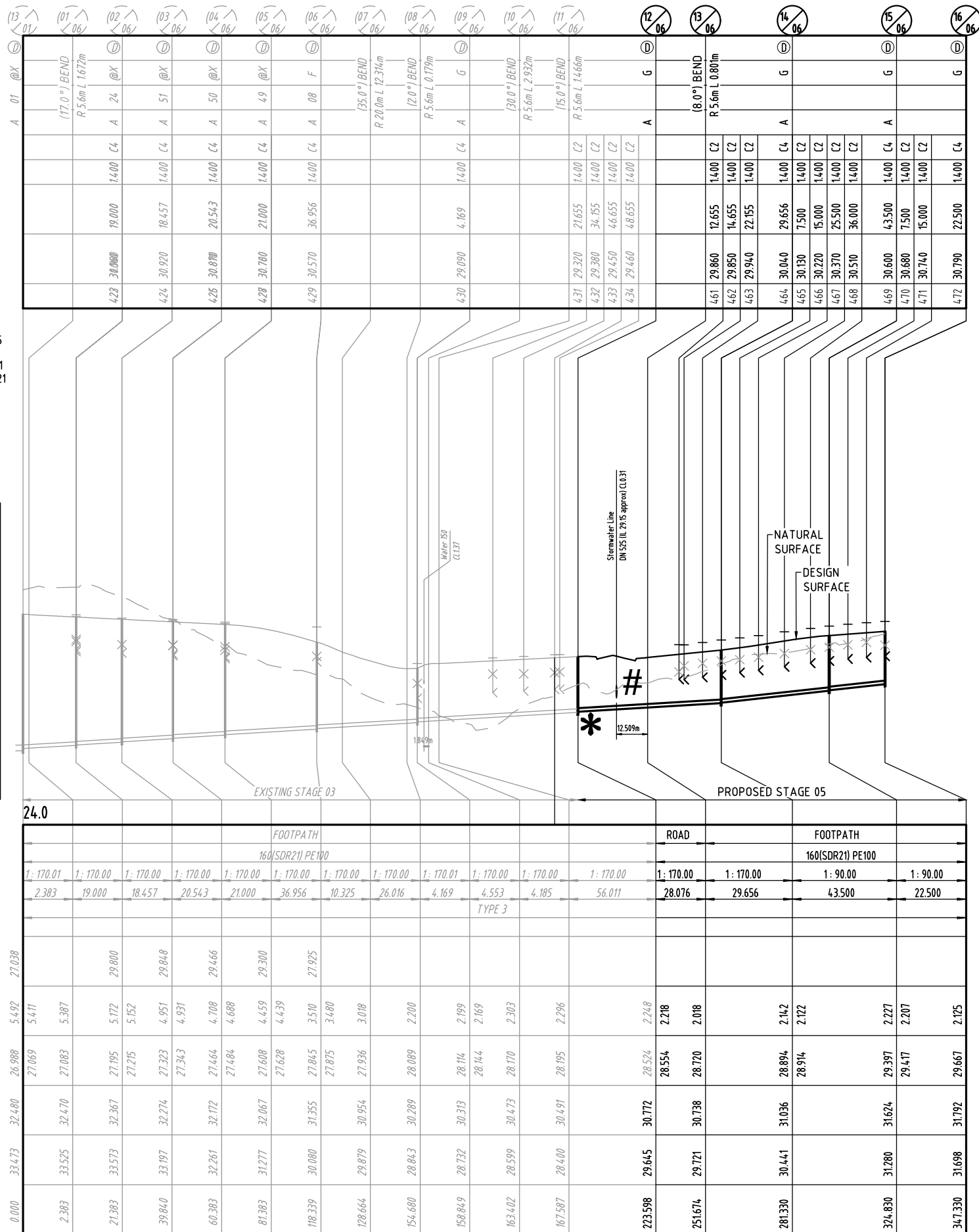
Stockland

RIVERMONT
PRECINCT 3
STAGE 5



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Angus Livingstone
RPEQ 25149
Date: 2026.05.08
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Drawn VS	Designed VS	Checked MAS	Date MAY 26
Scale AS SHOWN			Sheet 9 of 23
A1	Drawing No 24-275-59		Revision B



MH/MS COVER TYPE
MH/MS TYPE
BRANCH LINE No.
BRANCH DROP TYPE
HC TYPE
HC DEPTH
HC CH. TO DS MH/MS
HC INVERT LEVEL
HC LOT No.

G = CONCRETE 0.900Ø MH AS PER SEQ-SEW-1301-2 TO 1301-5
WITH MINIMUM 150mm WALL THICKNESS.
F = CONCRETE 1.200Ø MH AS PER SEQ-SEW-1301-8 TO 1301-11
X = CONCRETE 1.200Ø 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-1407-1A, 1407-2B, AND SEQ-SEW-1301-26
+ = INTERNAL DROP PROPERTY CONNECTION
REFER TO TYPICAL DETAIL ON NOTES PAGE
Ⓑ = CLASS B NON-TRAFFICABLE
Ⓓ = CLASS D TRAFFICABLE
INC 01 = REFER NONCONFORMANCE TABLE ON 24-280-58

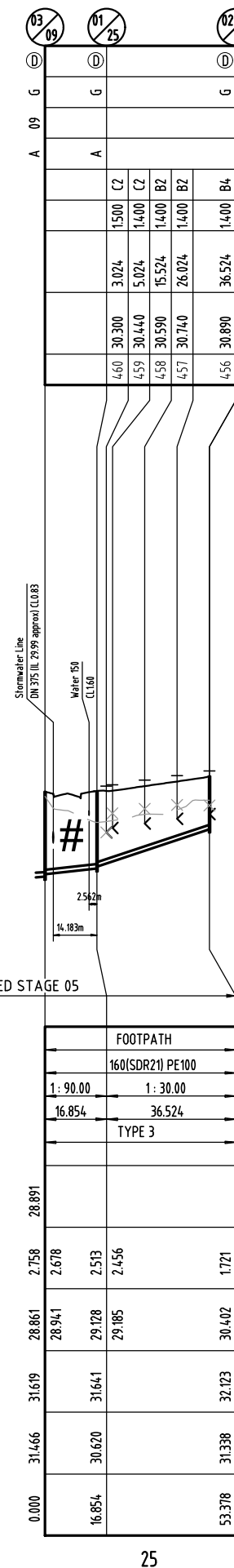
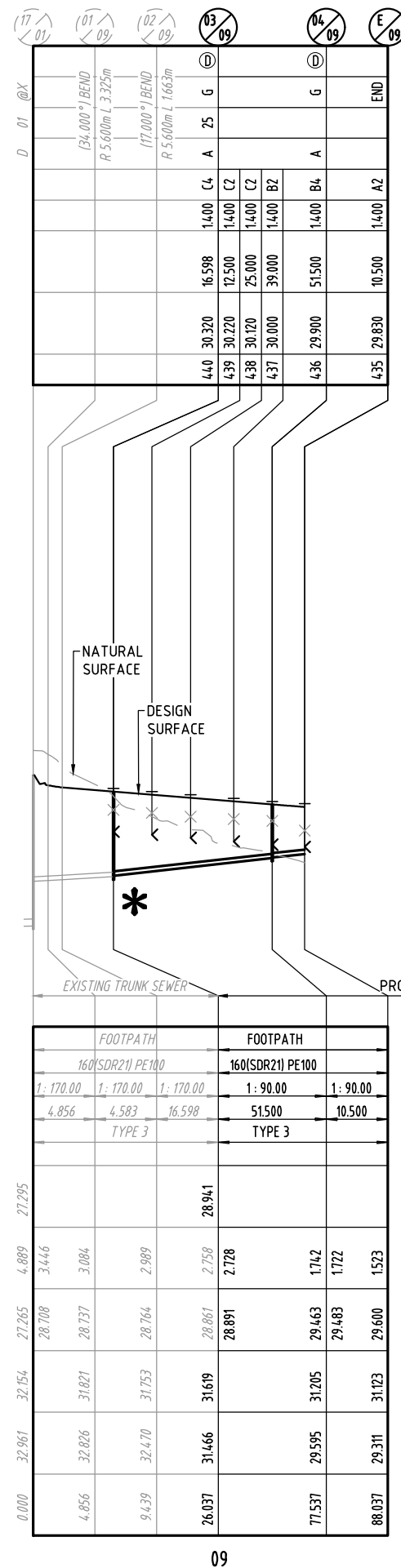
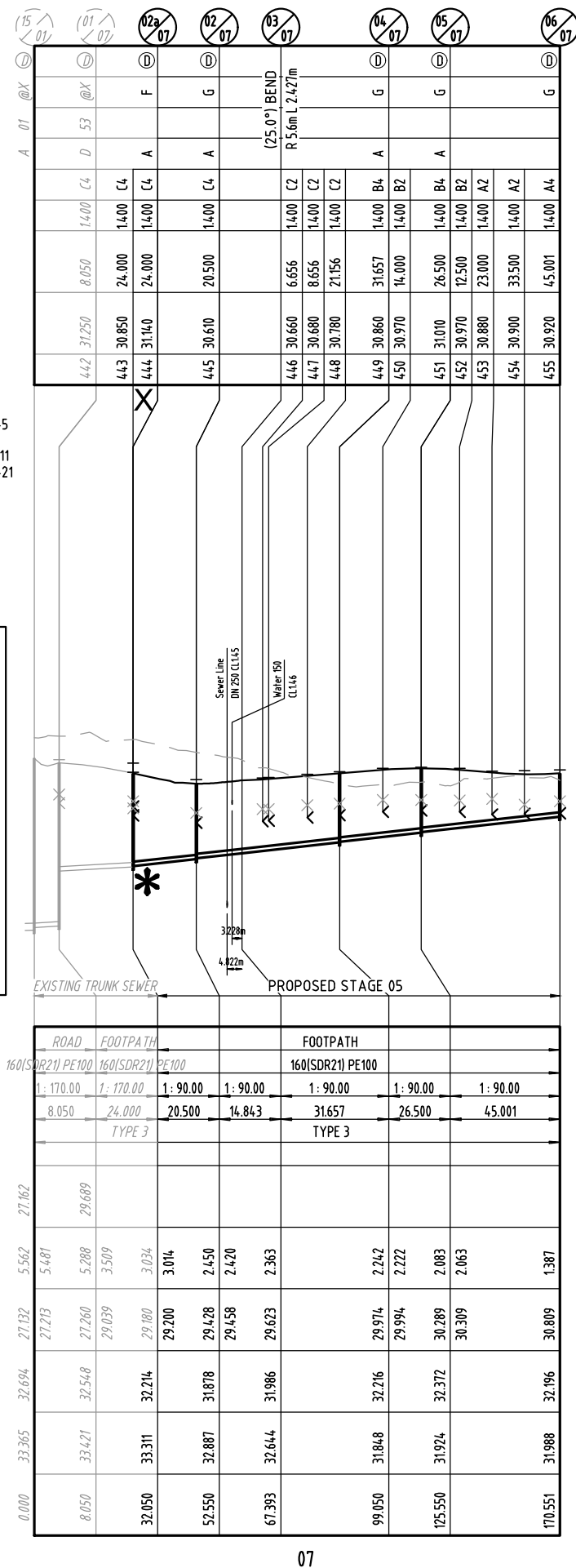
1. PROPERTY CONNECTION TYPE/DETAILS REFER SEQ-SEW-1106 DWG SERIES.
2. CAST IN SITU MANHOLE TYPE/DETAILS REFER SEQ-SEW-1301-1 to 1301-21, 1301-26, 1302-1, 1301-1, 1304-1, 1305-1, 1306-1, 1307-1, 1308-1, 1308-5 to 1308-11, 1313-1.
3. MAINTENANCE SHAFTS TYPE/DETAILS REFER SEQ-SEW-1315-1 AND 1316-1 STD DWG.
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 $\geq 6.0\text{M}$ DEEP TO BE INDIVIDUALLY DESIGNED FOR SPECIFIC INSTALLATION DEPTH. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

LOCATION
PIPE DIAMETER
GRADE
LENGTH
EMBEDMENT TYPE
JUNCTION
INVERT LEVEL
DEPTH OF INVERT BELOW FSL
INVERT LEVEL (IL)
FINISHED SURFACE LEVEL (FSL)
EXISTING SURFACE LEVEL (ESL)
CHAINAGE (CH)

* DENOTES LIVE CONNECTION REQUIRED UNDER UNITYWATER SUPERVISION.
REFER FOR LIVE SEWER WORKS TABLE ON KNq DWG No. 24-275-54.

DENOTES BRIDGING STRUCTURE BETWEEN STORMWATER AND SEWER MAIN. REFER TO KNq DWG No. 24-275-58 FOR DETAILS.

(A1 UNREDUCED)



Approval no: DEV-2026-WAR-4903
Date: 29 July 2026



STAGE 5

[illegible]

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RIVERMONT
PRECINCT 3
STAGE 5



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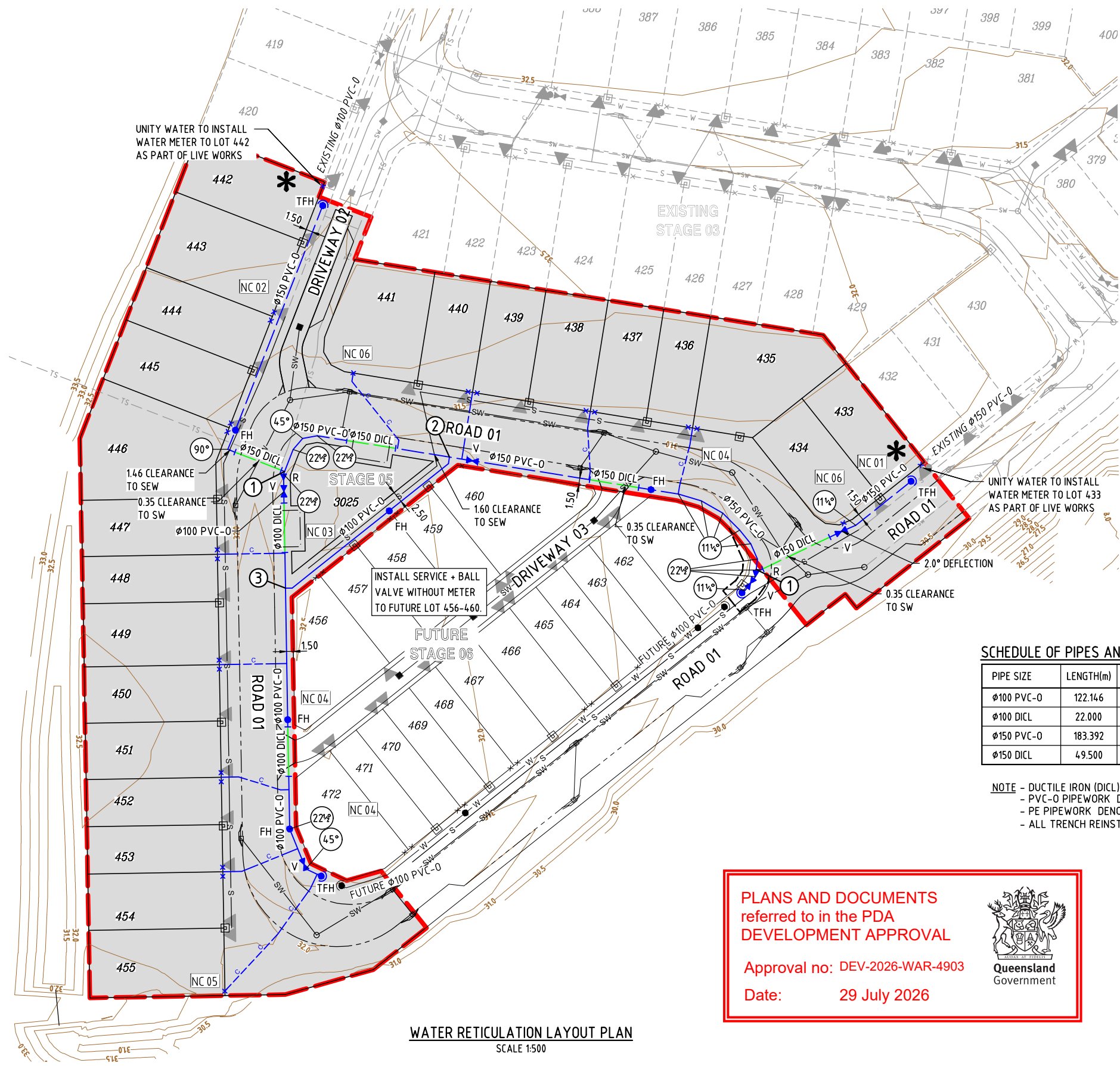
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SEWER RETICULATION
LONGITUDINAL SECTIONS
SHEET 2

Drawn VS	Designed VS	Checked MAS	Date MAY' 26
Scale AS SHOWN			Sheet 10 of 13
A1	Drawing No 24-275-60		Revision B

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WATER RETICULATION LAYOUT PLAN
SCALE 1:500

LEGEND

- STAGE BOUNDARY
- PROPOSED 100 PVC WATER MAIN
SERIES 2 PN16, MIN SN10 MRS400 OR MRS450
- PROPOSED 100 DICL WATER MAIN PN35
- PROPOSED 150 PVC WATER MAIN
SERIES 2 PN16, MIN SN10 MRS400 OR MRS450
- PROPOSED 150 DICL WATER MAIN PN35
- M3 MOUNTABLE KERB AND CHANNEL
- B1 BARRIER KERB AND CHANNEL (300)
- B2 BARRIER KERB
- PROPOSED CONDUIT
- WATER SERVICE LOCATION
- FIRE HYDRANT
- TEMPORARY FIRE HYDRANT
- REDUCER
- VALVE
- DEAD END CAP
- CONNECTION REQUIRED BY UNITYWATER
- EXISTING SLEEPER RETAINING WALL
- CONCRETE SLEEPER RETAINING WALL
- FUTURE SLEEPER RETAINING WALL
- STORMWATER DRAINAGE
- SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER MAIN
- EXISTING SEWER MAIN
- EXISTING TRUNK SEWER MAIN
- UNITYWATER EASEMENT
- DRIVEWAY POSITION
- ELECTRICITY SERVICE POINT
- NC 01
- NC 02
- NC 03
- NC 04
- NC 05
- NC 06
- NC 07
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- NC 100

SCHEDULE OF PIPES AND FITTINGS

PIPE SIZE	LENGTH(m)	VALVE	FIRE HYDRANT	TEMP FIRE HYDRANT	11° BEND	22° BEND	45° BEND	90° BEND
100 PVC-O	122.146	2	3	1	1	2	1	-
100 DICL	22.000	-	-	-	-	-	-	-
150 PVC-O	183.392	3	2	3	6	5	1	1
150 DICL	49.500	-	-	-	-	-	-	-

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

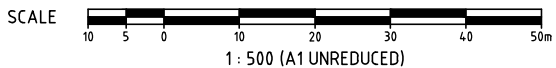
Approval no: DEV-2026-WAR-4903
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NOTE
ALL WORKS ON EXISTING WATER MAINS TO BE
CARRIED OUT BY UNITYWATER AT THE DEVELOPERS
EXPENSE.

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.



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 01 ADJACENT TO LOT 433	150
DRIVEWAY 02 ADJACENT TO LOT 442	150

SCHEDULE OF FITTINGS

- 1 150 x 150 x 150 TEE 2 REQUIRED
- 2 150 x 150 x 100 TEE 1 REQUIRED
- 3 100 x 100 x 100 TEE 1 REQUIRED

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN
STAGE 5
LITHERLAND
RIVER
ROAD
CABOOL TURE
MACKINLEY
MACKINLEY ROAD

REVISIONS
No Description Date By
A FOR APPROVAL 14.01.2026 DF
B UNITYWATER RFI 07.05.2026 DF

Client
Stockland

Project
RIVERMONT
PRECINCT 3
STAGE 5

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Date: 2026.05.08
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Date: 2026.05.08
11:09:21+10:00

Drawing Title
WATER RETICULATION
LAYOUT PLAN

Drawn RP Designed VS Checked MAS Date MAY '26
Scale AS SHOWN Sheet 11 of 13
Revision
A1 Drawing No 24-275-61 Revision B

