

Hanson Construction Materials Pty Ltd

Bowen Hills Concrete Batching Plant

201 – 235 Abbotsford Road, Bowen Hills

Water and Sewerage Services

HILTON REID CONSULTING
Suite 20, 39 JEAYS STREET, BOWEN HILLS

A handwritten signature in black ink, appearing to read "Hilton Reid", with a stylized, wavy line above it.

HILTON REID
2062 Report

RPEQ2098
11th April, 2014.

1.0 General

- 1.1 The site is that which was formerly used as the Brisbane City Council Bowen Hills Bus Depot.
- 1.2 The proposed layout of the Batching Plant is contained in Appendix A.
- 1.3 Existing sewerage and water reticulation within the vicinity of the site are shown on the Bi-map in Appendix B.

2.0 Sewer Reticulation

- 2.1 There are 2 existing sewerage property connections to the site, a 100mm connection at approximately in the middle of the western boundary of the site and a 150mm connection at the southern corner of the site. Drainage currently services by these connections is shown on the Drainage Plans in Appendix C.
- 2.2 The Batching Plant generation of sewage will be limited to that from the office and amenity facilities located in the existing Depot building. The existing 100mm PC at this location should be adequate.

3.0 Water Reticulation

- 3.1 There is a 100mm diameter water main through the site in what was originally road reserve, now Lot 314, SP 268648. This main will need to be abandoned.
- 3.2 The valve on the southern end of the main at the connection to the Abbotsford Road main is indicated as being shut. Therefore abandoning the main will not have any detrimental effect on the network.
- 3.3 A new water service for the Batching Plant, including a fire hydrant service will be required and this should be taken from the Abbotsford Road main.

APPENDIX A

SITE LAYOUT PLAN

APPENDIX B

BI-MAP PLAN



Job 2062

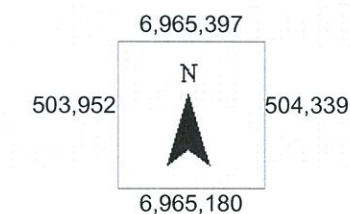
236 Abbotsford Road

Date : Mar 11, 2014

User : hrc2039#689786

Scale = 1:1,000
Metres 20 40

Location :



Disclaimer :

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Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.



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APPENDIX C

DRAINAGE PLANS

COPY OF
APPROVED PLAN
B.C.C.

NOT TO SCALE

Brisbane City Council
DEPARTMENT OF WATER SUPPLY AND SEWERAGE
HOUSE CONNECTIONS DESIGN SECTION
PLAN OF HOUSE DRAINAGE

25471

Contract No. 27/23
Detail Plan No. 232

Area No. 30
Declared 1.1.28

BRISBANE CITY COUNCIL
Dept. of TRAFFIC PLANNING & CONTROL BRANCH
ABBOTSFORD RD. MAYNE

NOTES
Dimensions to be taken for locating sewer connection. Drains to be 4in. pipes unless otherwise stated. Any person connecting any rainwater down pipe or any tank overflow to this Department's sewer is liable to a penalty.
It is the responsibility of the owner to provide an adequate supply of water to all fittings and fixtures on the premises.
Where an impervious floor or safe is required in accordance with either By-law 132 or 164, a minimum 2-inch floor waste shall be provided.
If overflow pipes from flushing systems do not discharge to the open air, and discharge onto the floor of the W.C., it is the owner's responsibility to provide a floor waste to drain overflow from cisterns to avoid causing damage.
The preparation of this drainage plan does not affect or prejudice any liability for non-registration of the premises under Chapter 8 Part 1 of the Council's Ordinances.
Any existing drainage shown on this plan is in accordance with the information available but no responsibility can be accepted for the correct location.
Existing drains shown either as broken line or in green. Proposed drains shown either as full line or in green. All vent pipes to be cast iron, galvanized wrought iron or other approved material.
It is the Contractor's responsibility to provide junctions for main vents where considered necessary, while the drainage work is being carried out.
If the sewer connection has not been constructed, the internal drain shall be laid not closer than 8ft. from the proposed connection point. On construction of the connection the internal drain may be completed.
It is the Contractor's responsibility to ascertain the location and depth of Public Utilities, e.g., Electricity, Gas, etc., which may be affected by this plan, prior to commencing work.
Unless otherwise stated, all inspection chambers are to be constructed at full depth.



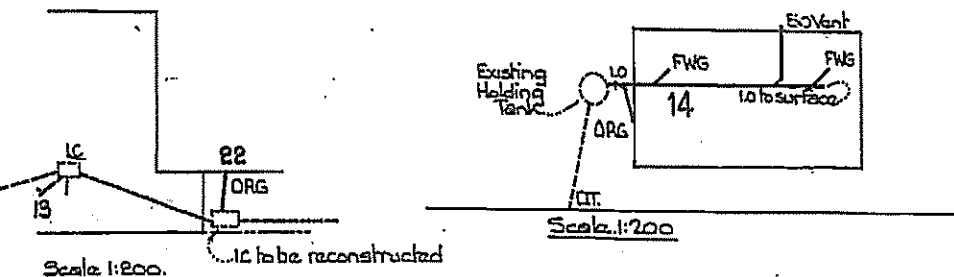
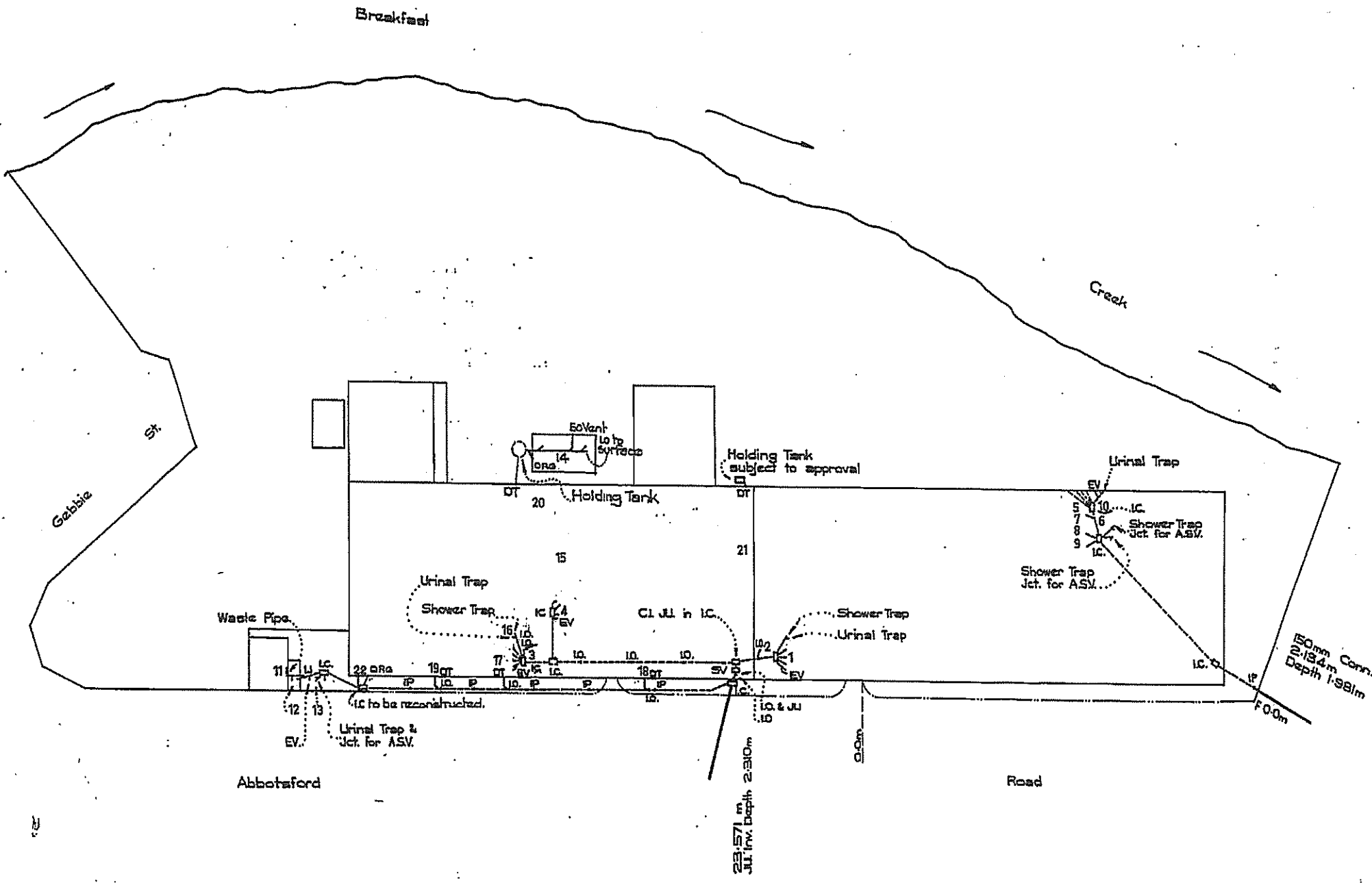
ABBREVIATIONS:
B.T. Boundary Trap J.U. Jump Up S.V.P. Soil Vent Pipe I.C. Inspection Chamber
D.T. Disconnector Trap E.P. Soil Pipe C.I.P. Cast Iron Pipe I.O. Inspection Opening
G.T. Gully Trap E.V. Educt Vent I.B. Inspection Band I.J. Inspection Junction
G.S.T. Grosse Silt Trap I.V. Induct Vent C.T.S. Connected to Sewer I.P. Inspection Pipe
Scale—40 feet to 1 inch

N.B. Where imperial measurements appear in the notes above, the following is to be read in lieu thereof:—
4 inch to read 100 mm. 2 inch to read 50 mm.
8 feet to read 2 m. 40 feet to read 1 : 500

REFERENCE

- 4 W.C.'s (Int); Urinal (Int) & 4 Showers C.T.S. Floor Level
- 1-800m Wash Trough
- 4 W.C. (Int) & 4 Urinal Stalls (Int) to be removed
- 3 Showers, 12 Basins & 2-400m Urinal (Int)
- 2 W.C.'s (Int) & Basin
- 4 W.C.'s (Int)
- 5 Showers
- to 9. 1-200m Wash Troughs
- Urinal (Int)
- 2 Sinks
- Basin & W.C. (Int)
- W.C. (Ext), 1-200m Urinal (Ext) & Basin Yard Level
- Proposed Wash Trough & 2 Floor Wastes Floor "
- Water Cooler Floor Level
- connected in accordance with Single Pipe System.
- Water Cooler
- Sink
- Sink & Water Cooler
- Wash Trough & Floor Waste
- Sink, Wash Bench, Eye Wash & Water Cooler
- Basin

Note: Ref. 20 & 21 : connected to Holding Tanks subject to approval.
APPROXIMATE POSITION OF EXISTING DRAIN POSITION AND DEPTH TO BE ASCERTAINED BEFORE COMMENCING WORK.



METRIC—DISREGARD THIS SCALE



J.L.B. 1-2-91	J.S.H. 1-2-91
T.A.W. 23-4-97	J.S.H. 28-4-97
S.P.F. 18-12-94	J.S.H. 17-1-95
Designed P.R.W. 1-2-77	
Traced H.W. 13-3-77	
Checked J.S.H. 29-7-77	
Fee: \$ 120-00	

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH
 AS 3500 - 1998 NATIONAL PLUMBING AND DRAINAGE CODE
 AS 1547 - 1994 DISPOSAL SYSTEMS FOR EFFLUENT FROM DOMESTIC PREMISES
 AS 2845 - 1994 BACKFLOW PREVENTION DEVICES
 AS 2419 - 1994 FIRE HYDRANT INSTALLATIONS
 AS 1428 - 1993 DESIGN FOR ACCESS AND MOBILITY

BRISBANE CITY COUNCIL LIQUID INDUSTRIAL WASTE POLICY AND MANAGEMENT PLANS

**NOTE: PART PLAN ONM.
TO BE READ IN CONJUNCTION
WITH BRISBANE CITY COUNCIL
ROADWAY PLAN No. 2547**

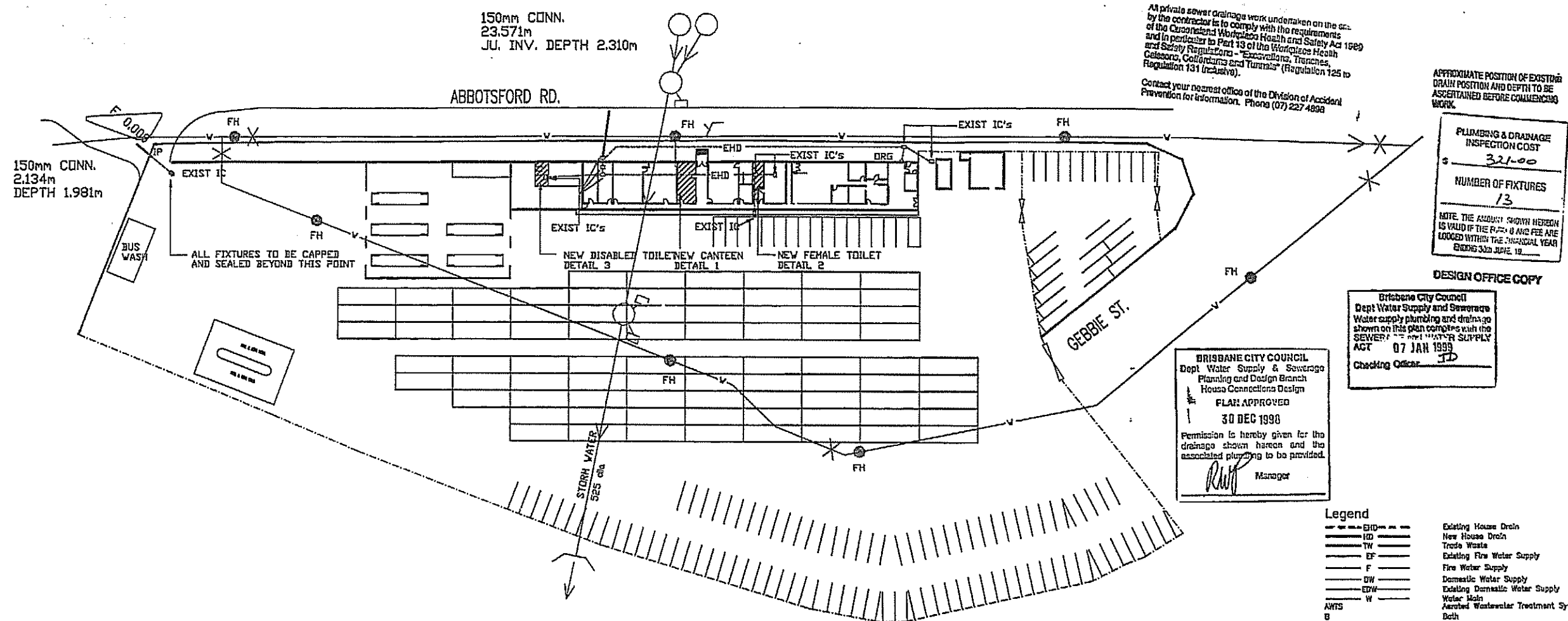
DETAIL PLAN No. 232

4 CHAIN No. 67

R.P.D.

LOT 22 RP.46694 PARISH OF NORTH BRISBANE
LOT 16/21 RP.48712 PARISH OF NORTH BRISBANE
LOT 33/37 RP.55484 PARISH OF NORTH BRISBANE
LOT 314 SL.1561 PARISH OF NORTH BRISBANE
LOT 421 SL.1892 PARISH OF NORTH BRISBANE
LOT 636 SL.1634 PARISH OF NORTH BRISBANE

Datum AHD



SITE PLAN

NOT TO SCALE

COPY OF
APPROVED PLAN
B.C.C.

Legend

HD	Existing House Drain
HW	New House Drain
TW	Trade Waste
EF	Existing Fire Water Supply
F	Fire Water Supply
DW	Domestic Water Supply
EDW	Existing Domestic Water Supply
W	Water Main
AWTS	Aerated Wastewater Treatment System
Bn	Basin
BPD	Buildup Prevention Device
CIP	Cast Iron Pipe
CIS	Connected to Sewer
CJ	Capped Junction
DC	Distribution Chamber
DC	Disconnector Gully
EP	Elevated Pipework
FWG	Floor Waste Gully
GIT	Grease Interceptor Trap
HG	Hose Cock
HWU	Hot Water Unit
D	Depth
IC	Inspection Chamber
IC	Inspection Opening
IOS	I.G. to Surface
IJ	Inspection Junction
IV	Induct Vent
JU	Jump Up
OB	Oblique Branch
ORG	Overflow Relief Gully
ORV	Overflow Relief Valve
PW	Pump Well
RV	Reflex Valve
S	Stack
Shr	Shower
Sk	Sink
ST	Stack
SC	Stop Cock
SVP	Soil Vent Pipe
T	Laundry Tub
TD	Tun Dish
TG	Test Gels
U	Urinal
V	Vent
WC	Water Closet
RPZ	Reduced Pressure Zone Device
TA	To Above
TB	To Below

NOTES

DO NOT SCALE DRAWING

APPROXIMATE POSITION OF EXISTING
DRAIN POSITION AND DEPTH TO BE
ASCERTAINED BEFORE COMMENCING
WORK.

PLUMBING & DRAINAGE
INSPECTION COST
321-00

NUMBER OF FIXTURES
12

NOTE: THE AMOUNT SHOWN HEREON
IS VALID IF THE P-20-B AND FEE ARE
LOGGED WITHIN THE FINANCIAL YEAR
ENDING 30th JUNE 19

DESIGN OFFICE COPY

Brisbane City Council
Dept Water Supply and Sewerage
Water supply plumbing and drainage
shown on this plan compares with the
SEWERAGE and WATER SUPPLY
ACT 07 JAN 1999
Checking Officer *JD*

BRISBANE CITY COUNCIL
Dept Water Supply & Sewerage
Planning and Design Branch
House Connections Design
PLAN APPROVED
30 DEC 1998
Permission is hereby given for the
drainage shown hereon and the
associated plumbing to be provided.
[Signature] Manager

A	Preliminary	11/12/98	JH
amend	issue	date	sig



BRISBANE CITY COUNCIL

City Business Division
Small Business Group
CITY BUILDING & MAINTENANCE SERVICES

503 St. Pauls Tce, Fortitude Valley 4006
Phone (07) 3403 0965 Fax (07) 3403 0955

project
PROPOSED ALTERATIONS
BRISBANE CITY COUNCIL
201-235 ABBOTSFORD RD.

SITE PLAN
201-235 ABBOTSFORD RD.
MAYNE
BRISBANE TRANSPORT

drawn	scale	date	checked
JNB	1:500	11/12/98	
file no.	drawing no.		amend
	BT-001		A