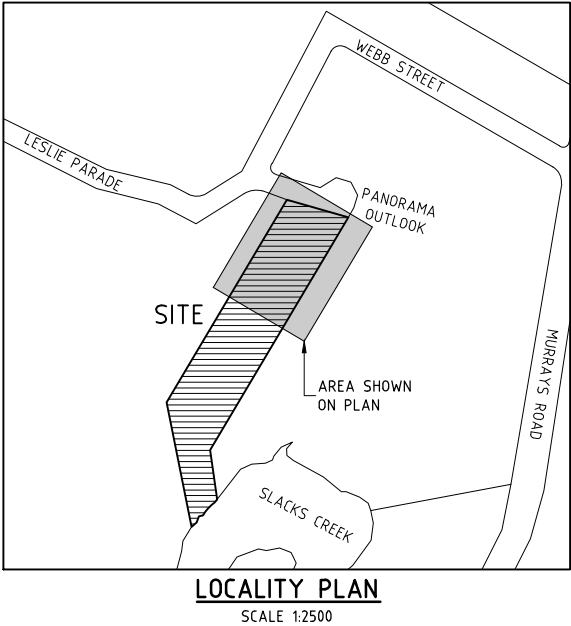


1 INTO 2 SUBDIVISION
LOT 15 ON RP 112853
3-5 PANORAMA OUTLOOK
SLACKS CREEK, QLD 4127
DEVELOPMENT APPROVAL No. TBC

DRAWING INDEX	
DRAWING No.	DESCRIPTION
26207-C01	LOCALITY PLAN, DRAWING INDEX AND GENERAL NOTES
26207-EW01	EARTHWORKS PLAN
26207-EW02	EARTHWORKS SECTIONS SHEET 1 OF 2 AND NOTES
26207-EW03	EARTHWORKS SECTIONS SHEET 2 OF 2 AND INFILTRATION TRENCH DETAIL
26207-SW01	STORMWATER DRAINAGE PLAN
26207-S00	SEWERAGE AND WATER RETICULATION NOTES
26207-S01	SEWERAGE PLAN
26207-S02	SEWERAGE LONGITUDINAL SECTION AND LIVE WORKS TABLE
26207-W01	WATER RETICULATION PLAN



GENERAL NOTES (v26.1)

- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL TEMPORARY AND PERMANENT SIGNAGE AND LINEMARKING TO BE IN ACCORDANCE WITH MAIN ROADS STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
- DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
- CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FULFILLED.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT. ANY COST ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.
- THE PERSON RESPONSIBLE FOR THE DEMOLITION WORKS SHALL ENSURE THAT ALL VEHICLES LEAVING THE SITE CARRYING DEMOLITION MATERIALS HAVE THEIR LOADS COVERED AND DO NOT TRACK SOIL OR WASTE MATERIALS ONTO THE ROAD.
- SHOULD ASBESTOS BE PRESENT, ITS REMOVAL SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL OH&S COMMITTEE - CODE OF PRACTICE FOR SAFE REMOVAL OF ASBESTOS AND ITS CODE OF PRACTICE FOR THE MANAGEMENT AND CONTROL OF ASBESTOS IN THE WORKPLACE.



		HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399		PROJECT 3-5 PANORAMA OUTLOOK SLACKS CREEK QLD 4127	TITLE LOCALITY PLAN, DRAWING INDEX AND GENERAL NOTES	CLIENT SIDNEY INVESTMENTS PTY LTD	CERTIFICATION	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
								A	ISSUED FOR COMMENT	19.08.26	Designed	Drawn	Date
								B	ISSUED FOR COUNCIL APPROVAL	10.09.26	MN	AB	28/07/26
											Approval No.	Scale	AS SHOWN
											Drawing No.	Rev.	

26207-C01

B

EARTHWORKS NOTES (v26.1)

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT. ANY COSTS ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE PAID FOR BY THE CONTRACTOR.
2. ALL EARTHWORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE NEAREST OFFICE OF THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION. Phone : 1300 369915
3. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
4. ALL LEVELS ARE TO A.H.D.
5. IF ACID SULPHATE SOILS ARE FOUND (OR ARE EXPECTED TO BE) IN THE WORKS AREA, THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS PER LEGISLATED PROCEDURES.
6. THE ENTIRE SITE SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, REDUNDANT MASONRY REMAINS, GARBAGE, DEBRIS, AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO INSITU SOILS.
7. CLEARED MATERIAL AND EARTHWORKS SPOIL SHALL BE REMOVED FROM THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY ALL EARTHWORKS AND CLEARING OPERATIONS.
9. SITE EARTHWORKS GENERALLY, SHALL BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, UNLESS NOTED OTHERWISE.
10. TOPSOIL WHERE ENCOUNTERED SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OPERATION. THE LOCATION OF THE STOCKPILE ON SITE SHALL BE AS DIRECTED BY THE SUPERINTENDENT. TOPSOIL SHALL BE RESPREAD OVER LOTS AT 200mm THICKNESS AND ROAD VERGES AT 100mm THICKNESS UNO. ANY EXCESS TOPSOIL FOLLOWING COMPLETION OF RESPREADING SHALL BE REMOVED FROM SITE.
11. STRIPPING SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO AVOID CONTAMINATION BY OVERCUTTING. IF TOPSOIL IS CONTAMINATED BY OVERCUTTING AND DETERMINED NOT SUITABLE FOR REUSE BY THE SUPERINTENDENT, THE CONTRACTOR SHALL BEAR THE COST OF REMOVAL FROM SITE OF ALL CONTAMINATED TOPSOIL AND THE COST TO SUPPLY AND IMPORT SUITABLE TOPSOIL FOR RESPREADING.
12. IF DURING EARTHWORKS OPERATIONS UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, THEN PRIOR TO ANY FILLING OPERATION THIS MATERIAL SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SUPERINTENDENT WITH AN APPROVED SUITABLE MATERIAL.
13. FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.

• 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.

• 95% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.

• 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
14. IMPORTED GENERAL FILL MATERIAL SHOULD BE COHESIVE IN NATURE, WITH A SOAKED CBR > 5% AND A MAXIMUM PARTICLE SIZE OF 75mm)
15. THROUGHOUT THE EARTHWORKS OPERATION THE CONTRACTOR IS TO ENSURE THAT THE SITE IS SELF DRAINING. DAMAGE RESULTING FROM THE EXPOSURE SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
16. ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
17. SPECIFICATIONS FOR SELECT FILL:

- SOAKED CBR

- LIQUID LIMIT

- PLASTICITY INDEX

- MAXIMUM AGGREGATE INDEX

- PASSING 19mm SIEVE

- PASSING 0.075mm SIEVE

- SHRINK/SWELL INDEX

MINIMUM OF 10%

<45%

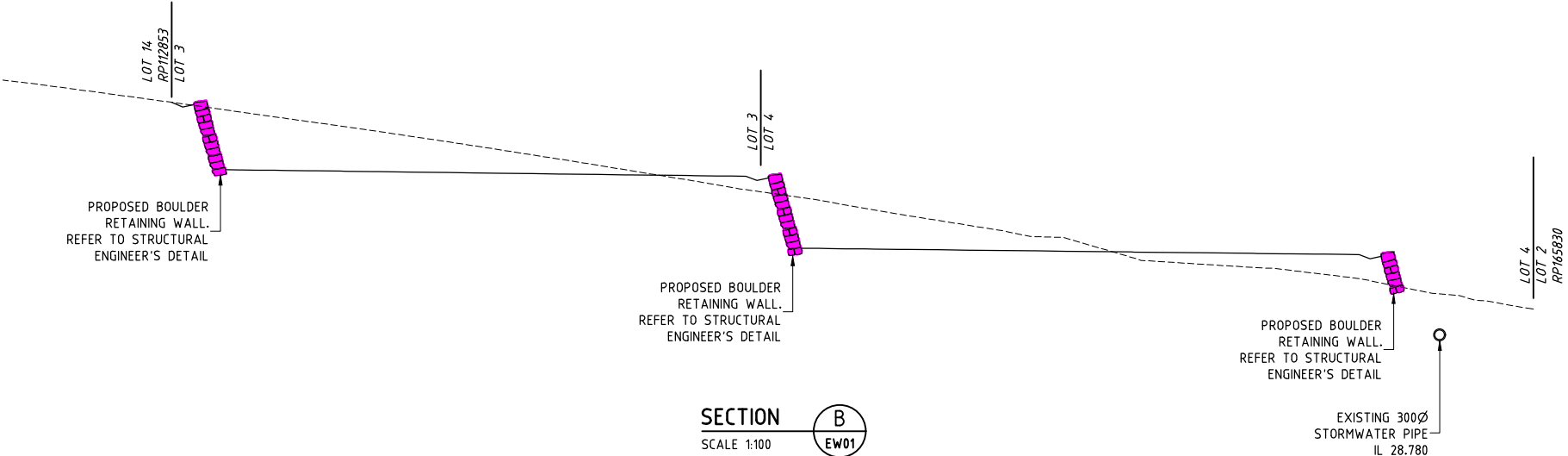
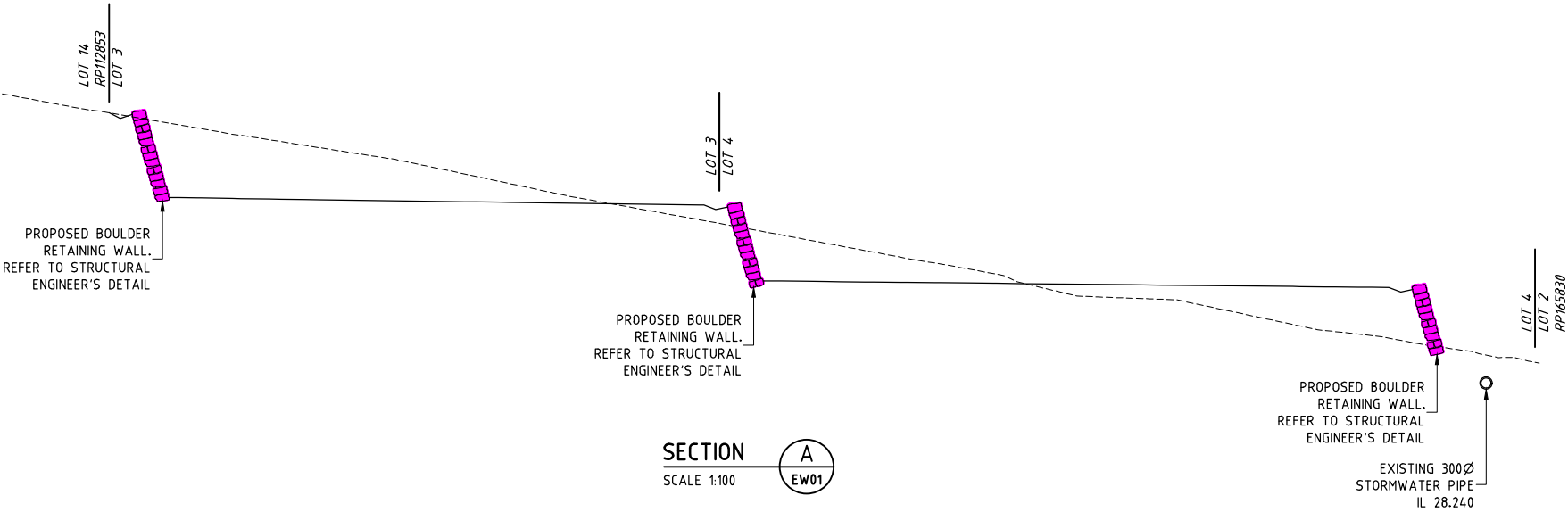
<15%

<75mm

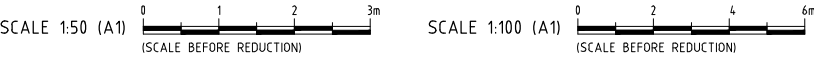
80% MINIMUM

20% MAXIMUM

MAXIMUM OF 1%

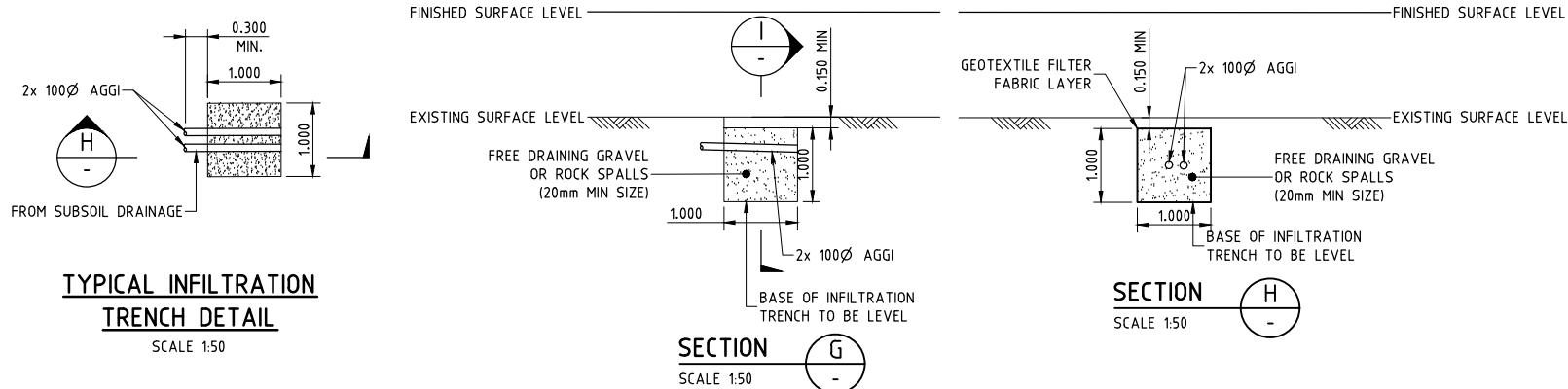
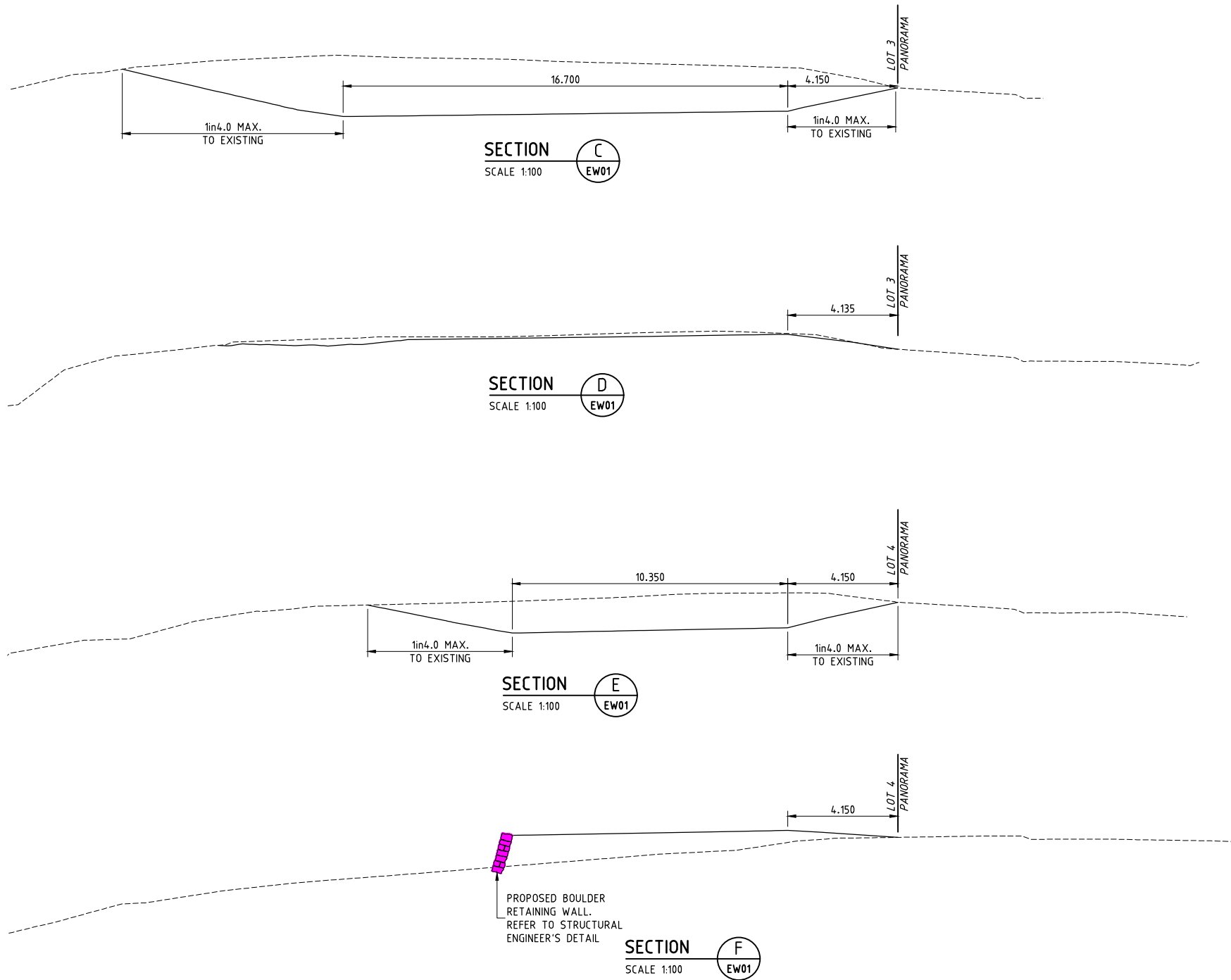


THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.



HCE ENGINEERS HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399 COMPASS ASSURANCE SERVICES ISO 9001	PROJECT	TITLE	CLIENT	CERTIFICATION	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
					A	ISSUED FOR COMMENT	28.08.26	Designed	Drawn	Date
					B	ISSUED FOR COUNCIL APPROVAL	10.09.26	TM	TM	24.08.26
								Approval No.		Scale
								-		AS SHOWN

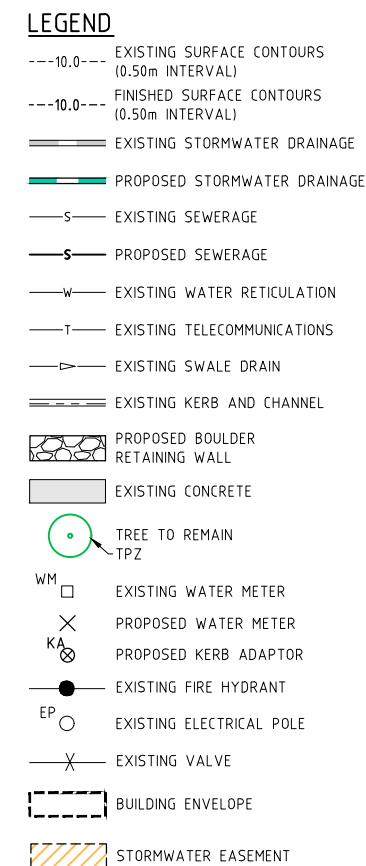
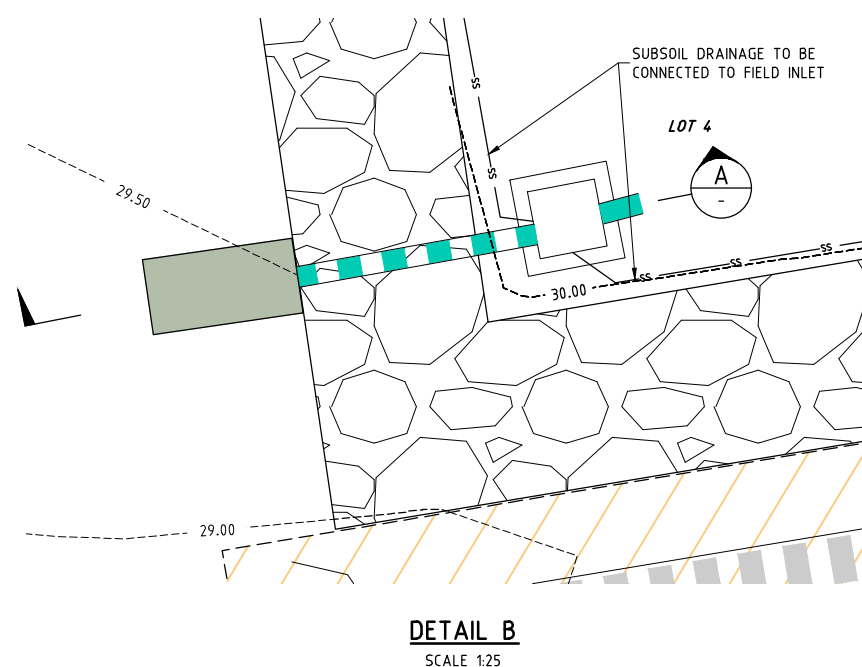
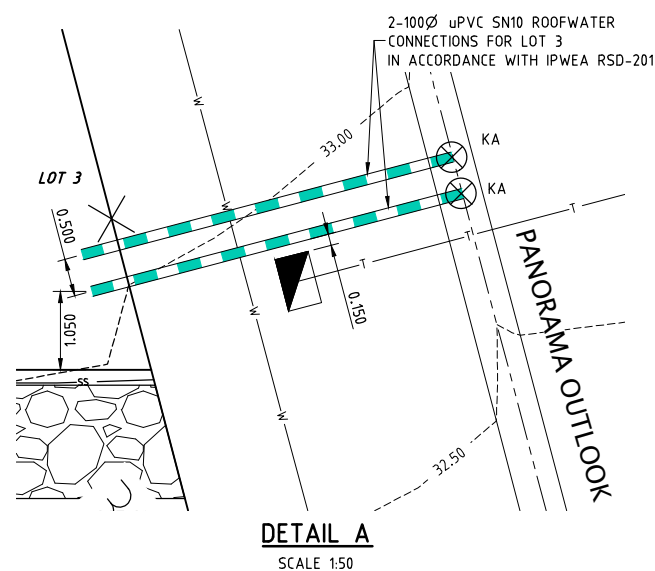
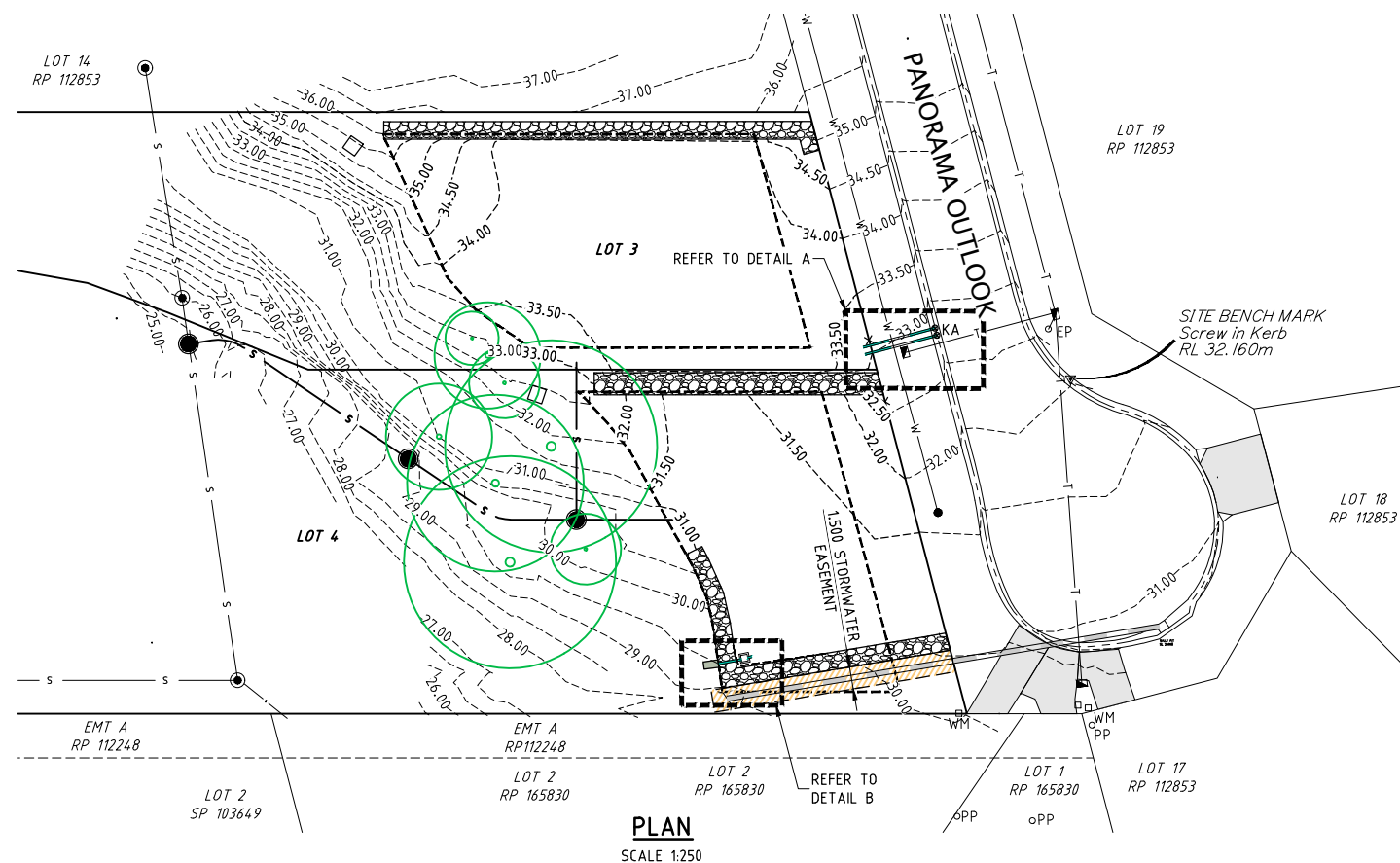
Drawing No.	Rev.
26207-EW02	B



THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

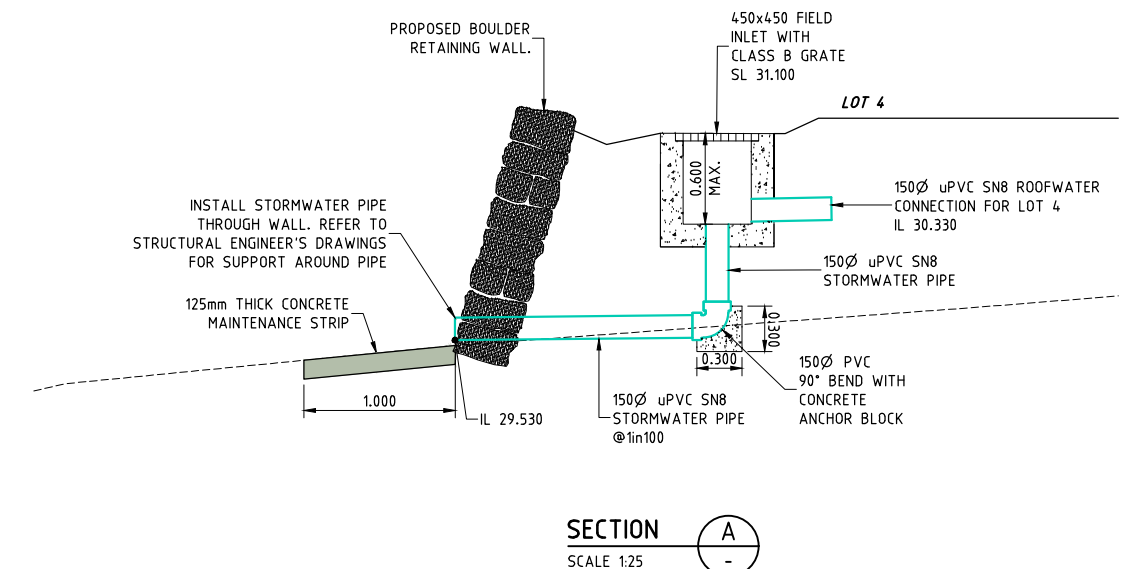
SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)

HCE ENGINEERS HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399 COMPASS ASSURANCE SERVICES ISO 9001	PROJECT	TITLE	CLIENT	CERTIFICATION	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
					A	ISSUED FOR COMMENT	28.08.26	Designed	Drawn	Date
					B	ISSUED FOR COUNCIL APPROVAL	10.09.26	TM	TM	24.08.26
								Approval No.		Scale
								Drawing No.	26207-EW03	Rev. B



- STORMWATER DRAINAGE NOTES (v26.1)

1. LEVELS TO AHD.
2. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
5. DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S CURRENT SPECIFICATIONS AND STANDARDS.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
9. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FORFILLED.
10. PIPES SHALL NOT BE LAID WITHIN THE ZONE OF INFLUENCE OF STRUCTURAL LOADINGS UNLESS BRIDGING OF THE LOAD IS PROVIDED. ANY BRIDGING IS TO BE DESIGNED BY A RPEQ.
11. BENCHING OF PIT STRUCTURES SHALL HAVE A SMOOTH FINISHED SURFACE, AND PIPES SHALL NOT PROJECT INSIDE THE SHAFT OF THE PIT.
12. FOLLOWING STORMS, THE ROAD RESERVE AND SEDIMENT BARRIERS ARE TO BE INSPECTED AND ALL SEDIMENT RESIDUES ARE TO BE REMOVED.
13. OPEN PIPES AND GULLY PITS DURING CONSTRUCTION ARE TO BE CAPPED OR PLUGGED (SOLID OR FILTER CLOTH) AT THE END OF EACH DAYS WORK.
14. ROAD EFFECTED BY WORKS ARE TO BE KEPT CLEAN. MATERIAL IS TO BE SWEEPED FROM ROAD SURFACE.
15. REPAIR ANY DAMAGE TO EXISTING KERB AND CHANNEL, FOOTPATH OR ROADWAY THAT MAY OCCUR DURING ANY WORKS CARRIED OUT WITH THE APPROVED DEVELOPMENT.



THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY
AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN
UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND
DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE
POT HOLING TO VERIFY THE DESIGN.



 **HCE**
ENGINEERS

HCE Engineers Pty Ltd
ABN 42 664 382 610
mail@hce-engineers.com.au
07 3829 1399



PROJECT	TITLE	CLIENT	CERTIFICATION	ISSUE BEFORE REDUCTION			ISSUE BEFORE REDUCTION			ISSUE BEFORE REDUCTION		
				REVISION	AMENDMENT	DATE	Copyright ©					
3-5 PANORAMA OUTLOOK SLACKS CREEK QLD 4127	STORMWATER DRAINAGE PLAN	SIDNEY INVESTMENTS PTY LTD		A	ISSUED FOR COMMENT	20.08.26	Designed	Drawn	Date			
				B	ISSUED FOR COUNCIL APPROVAL	10.09.26	MN	AB	28/07/26			
							Approval No.			Scale		
							----			AS SHOWN		
							Drawing No.			Rev.		
							26207-SW01			B		

SEWERAGE NOTES (v26.1)

GENERAL

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION BY PHONE ON 1300 362 128.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT GRAVITY SEWERAGE CODE OF AUSTRALIA – SEQ EDITION STANDARDS AND LOGAN CITY COUNCIL ADDITIONAL REQUIREMENTS.
- UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- 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 LOGAN CITY COUNCIL SEWERAGE SYSTEM.
- ALL LEVELS TO A.H.D.
- CLEARANCES TO OTHER SERVICES TO BE IN ACCORDANCE WITH TABLE 5.4 OF THE SEQ GRAVITY SEWERAGE CODE OF AUSTRALIA SPECIFICATIONS UNLESS NOTED OTHERWISE.
- HORIZONTAL TOLERANCES TO BE +/- 100mm LATERAL DISPLACEMENT FROM THE DESIGN ALIGNMENT FOR SEWER MAINS AND PROPERTY SERVICES.
- ALL SEWER LENGTHS AND GRADES ARE MEASURED FROM CENTRE OF STRUCTURE UNO.

EXISTING FEATURES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING SERVICES PRIOR TO COMMENCING WORKS.
- IF EXISTING CONCRETE PATHWAYS/DRIVEWAYS NEED TO BE MODIFIED OR CUT, FULL WIDTH PANELS OF PATHWAYS/DRIVEWAYS BETWEEN EXISTING JOINTS ARE TO BE REMOVED, NO PATHWAYS/DRIVEWAYS TO BE CUT LONGITUDINALLY IN HALF OR OTHER PART THEREOF. REINSTATEMENT TO BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARD DRAWINGS FOR FOOTPATHS AND DRIVEWAYS. WHEN MAINTENANCE STRUCTURES NEED TO BE INSTALLED WITHIN COUNCIL CONCRETE FOOTPATHS, LOCALISED REINSTATEMENT OF IMMEDIATE FITTING SURROUND IS NOT PERMITTED. NEW CONCRETE PANELS SHALL BE PROVIDED IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARD DRAWINGS, WITH NEW AND EXISTING JOINTS SPACING NO LESS THAN 1m.

PERMITS

- PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL ARRANGE FOR ROAD OPENING AND TRAFFIC PERMITS FROM THE RELEVANT AUTHORITIES. WORK MAY BE REQUIRED TO BE CARRIED OUT DURING WEEKENDS AND / OR LATE AT NIGHT ONLY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS ASSOCIATED WITH VEGETATION REMOVAL/MANAGEMENT.

CONSTRUCTION NOTES

- ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE “ACCEPTED CIVIL PRODUCTS AND MATERIALS LIST”.
- EACH RESIDENTIAL HOUSE ALLOTMENT SHALL BE SERVED BY A DN110 PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN160 PROPERTY CONNECTION SHALL BE PROVIDED. A MAXIMUM OF 2 RESIDENTIAL PREMISES IS ALLOWED ON A DN110. PROPERTY CONNECTION SEWER DETAILS SHALL COMPLY WITH THE DETAILS GIVEN IN GRAVITY SEWERAGE CODE OF AUSTRALIA – SEQ EDITION STANDARD DRAWINGS SEQ-SEW-1106-1 TO 1106-6.
- PROPERTY CONNECTIONS JUNCTIONS SHALL BE LOCATED 1.20m FROM THE DOWNSTREAM ALIGNMENT. IF THIS IS NOT POSSIBLE PROPERTY CONNECTION JUNCTIONS SHALL NOT BE GREATER THAN 3.50m FROM THE DOWNSTREAM ALIGNMENT.
- PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm.
- WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (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 AS 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 COUNCIL UNLESS CERTIFICATES ARE PROVIDED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULK HEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CL.9.10 OF GRAVITY SEWERAGE CODE OF AUSTRALIA – SEQ EDITION.
- SEWERS SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN CL.5.2.9 OF GRAVITY SEWERAGE CODE OF AUSTRALIA -SEQ EDITION.
- EMBEDMENT AND TRENCHING TO BE ‘TYPE 3’ UNLESS NOTED OTHERWISE IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE OF AUSTRALIA – SEQ EDITION STD DRG SEQ-SEW-1201-1.
- CONSTRUCT BULKHEADS AND TRENCH STOPS TO SEQ-SEW-1206-1 AND TRENCH DRAINS TO SEQ-SEW-1207-1.
- CONSTRUCT MHs TO SEQ-SEW-1300-1, 1301-1, 1302-1 TO 1307-1 AND 1313-1.
- TERMINAL ENTRY POINTS TO BE CONSTRUCTED TO SEQ-SEW-1314-1. TYPE J NOT ACCEPTED BY LOGAN CITY COUNCIL.
- CONSTRUCT BENDS TO SEQ-SEW-1314-3.
- INSTALL MH/MS TYPE B COVERS TO SEQ-SEW-1308-1.
- INSTALL MH/MS TYPE D COVERS TO SEQ-SEW-1308-8 TO 1308-11.
- CONSTRUCT PROPERTY CONNECTIONS TO SEQ-SEW-1104-1 & 1105-1.
- INSTALL DETECTABLE MARKER TAPE ON ALL SEWER MAINS AND PROPERTY CONNECTIONS. DETECTABLE MARKER TAPE SHALL BE PROVIDED EITHER ABOVE THE EMBEDMENT ZONE OR 1000mm BELOW THE FINISHED SURFACE LEVEL, WHICHEVER IS CLOSEST TO FINISHED SURFACE LEVEL.
- NEW MANHOLES THAT MEET ANY ONE OR MORE OF THE FOLLOWING CONDITIONS SHALL BE PE LINED.
 - THE MH IS A RECEIVING MH FOR A SEWER RISING MAIN OR WITHIN 100m OF SUCH A RECEIVING MH.
 - THE MH IS THE COLLECTION MH IMMEDIATELY UPSTREAM OF A SEWAGE PUMPING STATION.
 - THE MH HAS AN INTERNAL DIAMETER OF 1500mm OR MORE.
 - THE MH EXCEEDS 4m DEPTH TO THE INVERT OF ITS OUTLET SEWER.
 - THE OUTFLOW SEWER FROM THE MH HAS A DIAMETER GREATER THAN 300mm.
 - THE MH IS SERVICING AN INDUSTRIAL AREA.
 - WHERE AN ASSESSMENT OF CORROSION OR ODOUR HAS INDICATED PROTECTION IS REQUIRED.
- CONCRETE FOR MH CONSTRUCTION SHALL BE SPECIAL CLASS TO WSA PS-358 WITH REQUIREMENT FOR CALcareous AGGREGATE.

SOIL CLASSIFICATION

- THE CONTRACTOR SHALL ASSESS SOIL CONDITIONS TO DETERMINE CLASSIFICATION IN ACCORDANCE WITH SEQ-SEW-1200-1.
- IF THE CONTRACTOR ENCOUNTERS SOIL IN TRENCHES WITH AN ALLOWABLE BEARING PRESSURE OF LESS THAN 50kPa, THEY SHALL IMMEDIATELY CONTACT THE RPEQ AND AWAIT DIRECTION.
- IF ACID SULPHATE SOILS ARE FOUND (OR ARE EXPECTED TO BE) IN THE WORKS AREA, THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS PER LEGISLATED PROCEDURES.

TESTING AND CONNECTING

- ALL SEWERS AND MAINTENANCE STRUCTURES SHALL BE INSPECTED BY CCTV. THE FIRST CCTV INSPECTION SHALL BE MADE PRIOR TO COMMISSIONING AFTER ALL BACKFILLING OPERATIONS HAVE BEEN SATISFACTORILY COMPLETED AND ALL JUNCTIONS HAVE BEEN INSTALLED.
- A SECOND CCTV INSPECTION IS REQUIRED PRIOR TO BUT NOT MORE THAN 2 WEEKS BEFORE, THE ON-SITE INSPECTION FOR OFF-MAINTENANCE CERTIFICATION.
- CCTV EQUIPMENT IN ACCORDANCE WITH SECTION 21.8 OF THE GRAVITY SEWERAGE CODE OF AUSTRALIA AND THE WSAA CONDUIT INSPECTION REPORTING CODE OF AUSTRALIA WSA05 AND THE RESULTS SUBMITTED TO LOGAN CITY COUNCIL FOR COMPLIANCE CHECKING.
- TESTING AND QA REQUIREMENTS SHALL BE UNDERTAKEN IN ACCORDANCE WITH GRAVITY SEWERAGE CODE OF AUSTRALIA.
- VACUUM / PRESSURE TESTING AS PER SECTION 21.1. ON ALL NEW MAINS, STRUCTURES, PROPERTY SERVICES 12m OR GREATER IN LENGTH.
- CCTV FOOTAGE AND REPORT FOR ALL SEWER MAINS AND ALL PROPERTY SERVICES THAT ARE 12m OR GREATER. TO BE SUBMITTED AS PER SEQ CODE FORMAT AND REQUIREMENTS.
- CONCRETE DELIVERY DOCKETS TO BE PROVIDED TO THE SUPERVISING ENGINEERS FOR ALL CONCRETE USED AS PART OF MANHOLES.
- COMPACTION TEST RESULTS FOR ALL NEW SEWER MAINS AND PROPERTY SERVICES CROSSING ROADS IN ACCORDANCE WITH SECTION 21.3 OF GRAVITY SEWERAGE CODE OF AUSTRALIA.
 - FREQUENCY – TRAFFICABLE AREAS – ONE TEST IN EACH 300mm LAYER OF FILL FOR EACH 50 LINEAL METRES OF SEWER OR PART THEREOF. THE ROAD OWNER MAY SPECIFY ADDITIONAL COMPACTION TESTING REQUIREMENTS.
 - FREQUENCY – NON-TRAFFICABLE AREAS – ONE TEST IN EACH 900mm LAYER OF FILL FOR EACH 100 LINEAL METRES OF SEWER OR PART THEREOF.
 - FREQUENCY – FOR MAINTENANCE AND INSPECTION STRUCTURES – ONE TEST WITHIN EACH 1m DEPTH AT ONE LOCATION WITHIN 300mm OF EACH.
- RE-FILLING OF “EXCESSIVE EXCAVATION” TO BE IN ACCORDANCE WITH SECTION 14.9. CONTRACTOR SHALL SEEK SITE SPECIFIC DIRECTION FROM THE CERTIFYING CONSULTING ENGINEER IF DEPTH AND WIDTH OF EXCAVATION EXCEEDS THOSE SPECIFIED IN SECTION 22 – TOLERANCES ON AS CONSTRUCTED WORK.

MISCELLANEOUS

- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT ‘BEFORE YOU DIG AUSTRALIA’ FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

REHABILITATION

- ALL DISTURBED AREAS TO BE REINSTATED TO THEIR ORIGINAL CONDITION.

VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE TRANSPLANTED PRIOR TO CONSTRUCTION OR REPLACED IF DESTROYED.
- 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 MUST BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
- 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 ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHALL BE UNDERTAKEN BY AN APPROVED ARBORIST.

CONTRACTOR ACCREDITATION

- DURING ANY CONSTRUCTION ACTIVITY AT LEAST ONE PERSON ON SITE MUST HAVE COMPLETED A PIPE LAYING TRAINING COURSE APPROVED BY THE PIPE SUPPLIER OR MANUFACTURER AND APPROPRIATE TO THE PIPELINE UNDER CONSTRUCTION. THE TRAINING COURSE MUST HAVE BEEN COMPLETED WITHIN THE LAST TEN YEARS.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTED EVIDENCE OF ACCEPTABLE QUALIFICATIONS.

LIVE WORKS

- ALL LIVE WORKS SHALL BE UNDERTAKEN BY LOGAN CITY COUNCIL, OR APPROVED CONTRACTOR VIA THE DEVELOPER DELIVERED LIVE CONNECTION PROCESS.

CURRENCY

- CONTRACTOR TO ENSURE CURRENCY OF STANDARDS AT TIME OF CONSTRUCTION.

WATER RETICULATION NOTES (v26.1)

GENERAL

- ALL CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION BY PHONE ON 1300 362 128.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SEQ WATER SUPPLY CODE, LOGAN CITY COUNCIL ACCEPTED PRODUCTS AND MATERIALS LIST (IPAM LIST) AND LOGAN CITY COUNCIL ADDITIONAL REQUIREMENTS.
- UNLESS SPECIFIED OTHERWISE, ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO LOGAN CITY COUNCIL RETICULATION SYSTEM.
- ADOPT LIP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
- CLEARANCES TO OTHER SERVICES TO BE IN ACCORDANCE WITH TABLE 5.5 OF THE SEQ WATER SUPPLY CODE SPECIFICATIONS UNLESS NOTED OTHERWISE.
- HORIZONTAL TOLERANCES TO BE +/- 100mm LATERAL DISPLACEMENT FROM THE DESIGN ALIGNMENT FOR WATER MAINS, PROPERTY SERVICES AND WATER METERS.
- ENERGEX PILLARS ARE TO BE 1.10m MINIMUM CLEAR OF WATER METERS AND HYDRANTS.

EXISTING FEATURES

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING SERVICES PRIOR TO COMMENCING WORKS.
- IF EXISTING CONCRETE PATHWAYS/DRIVEWAYS NEED TO BE MODIFIED OR CUT, FULL WIDTH PANELS OF PATHWAYS/DRIVEWAYS BETWEEN EXISTING JOINTS ARE TO BE REMOVED, NO PATHWAYS/DRIVEWAYS TO BE CUT LONGITUDINALLY IN HALF OR OTHER PART THEREOF. REINSTATEMENT TO BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARD DRAWINGS FOR FOOTPATHS AND DRIVEWAYS. WHEN VALVE OR HYDRANTS NEED TO BE INSTALLED WITHIN COUNCIL CONCRETE FOOTPATHS, LOCALISED REINSTATEMENT OF IMMEDIATE FITTING SURROUND IS NOT PERMITTED. NEW CONCRETE PANELS SHALL BE PROVIDED IN ACCORDANCE WITH THE RELEVANT AUTHORITY STANDARD DRAWINGS, WITH NEW AND EXISTING JOINTS SPACING NO LESS THAN 1 METRE.

PERMITS

- PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL ARRANGE FOR ROAD OPENING AND TRAFFIC PERMITS FROM THE RELEVANT AUTHORITIES. WORK MAY BE REQUIRED TO BE CARRIED OUT DURING WEEKENDS AND / OR LATE AT NIGHT ONLY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS ASSOCIATED WITH VEGETATION REMOVAL/MANAGEMENT.

PIPE WORKS

- CONSTRUCT EMBEDMENT AND TRENCHFILL TO SEQ-WAT-1200-2, SEQ-WAT-1201-1 TO SEQ-WAT-1204-1 (TYPE C) SUPPORT UNLESS OTHERWISE NOTED.
- PROVIDE BULKHEADS/TRENCHSTOPS IN ACCORDANCE WITH SEQ WATER SUPPLY CODE TABLE 7.5 AND SEQ-WAT-1209-1 AND 1210-1.
- CONSTRUCT THRUST BLOCKS ON ALL VALVES, BENDS, TEES, TAPERS, DEAD ENDS, AND TRANSITIONS TO UNRESTRAINED PIPEWORK TO SEQ-WAT-1205-1 AND 1206-1.
- INSTALL DETECTABLE MARKER TAPE ON ALL WATER MAINS AND PROPERTY SERVICES.
- CONSTRUCT FIRE HYDRANTS AND STOP VALVES TO SEQ-WAT-1301-1, 1302-1, 1303-1, 1305-1, 1306-1 AND 1409-1.
- COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN ON STD DRG SEQ-WAT-1200-2.
- FLANGED JOINTS SHALL NOT BE ENCASED IN CONCRETE
- SCL UNDER OTHER SERVICES SHALL BE CONCRETE ENCASED WITH MINIMUM 150mm THICK CONCRETE ENCASEMENT, WITH A FURTHER MINIMUM 150mm (300mm DESIRABLE) CLEARANCE TO SERVICES. SERVICES WITH DEPTH TO INVERT OVER 1.50m SHALL BE FULLY CONCRETE ENCASED. CONCRETE ENCASEMENT SHALL STOP NOMINALLY 300mm BEFORE FLANGES TO ALLOW FOR MAINTENANCE ACCESS.
- ALL WATERMAINS SHALL BE LOCATED WHOLLY, WITHIN THE DESIGNATED WATERMAIN CORRIDOR. COUNCIL & HCE ENGINEERS RESERVES THE RIGHT TO REQUEST THE CONTRACTOR TO RE-CONSTRUCT THOSE PORTIONS OF THE WATERMAIN WHICH ARE CONSTRUCTED OUTSIDE THE DESIGNATED CORRIDORS.
- PROTECTION METHODS TO ELECTRICAL INFRASTRUCTURE SHALL INCORPORATE THE REQUIREMENTS OF AS/NZS 3000 AND ENERGEX.
- ALL MILD STEEL PIPE TO BE SINTAKOTED.
- ALL FLANGES AND WELDED JOINTS TO BE PROTECTED WITH DENSO WRAPPING TAPE.

SOIL CLASSIFICATION

- THE CONTRACTOR SHALL ASSESS SOIL CONDITIONS TO DETERMINE CLASSIFICATION IN ACCORDANCE WITH SEQ-WAT-1200-1
- IF THE CONTRACTOR ENCOUNTERS SOIL IN TRENCHES WITH AN ALLOWABLE BEARING PRESSURE OF LESS THAN 50kPa, THEY SHALL IMMEDIATELY CONTACT THE RPEQ AND AWAIT DIRECTION.
- IF ACID SULPHATE SOILS ARE FOUND (OR ARE EXPECTED TO BE) IN THE WORKS AREA, THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS PER LEGISLATED PROCEDURES.

WATER SERVICES

- PROPOSED AND EXISTING WATER METER BOXES TO BE CLEANED OF DIRT AND DEBRIS PRIOR TO PLAN SEALING.
- WATER SERVICES FROM EXISTING WATER MAINS TO BE CONSTRUCTED BY LCC AT BUILDING STAGE.
- WATER SERVICES FROM NEW MAINS TO BE CONSTRUCTED BY CIVIL CONTRACTOR PRIOR TO SURVEY PLAN SEALING, WITH METERS TO BE INSTALLED BY LCC AT BUILDING STAGE. METER BOXES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
- POLYETHYLENE SERVICE LINE MUST COMPLY WITH AS/NZS 4130 SERIES 1 DN20 PN16.
- TAPPING BANDS MUST BE USED WHEN PROVIDING CONNECTION, UNLESS OTHERWISE APPROVED BY LCC.
- WATER METER CONNECTIONS AND ASSOCIATED WATER SERVICES TO BE IN ACCORDANCE WITH

- SEQ STANDARD DRAWINGS SEQ-WAT-1110-1 AND SEQ-WAT-1110-2.
- CROSS ROAD SERVICES TO BE DN25 (OR DN32 FOR REAR LOTS) TO EACH LOT, MAXIMUM OF 2 SERVICES IN EACH CROSS ROAD CONDUIT.

TESTING AND CONNECTING

- TESTING AGAINST LIVE MAINS AND VALVES IS NOT PERMITTED.
- THE WATER SUPPLY CODE OF AUSTRALIA SEQ SERVICE PROVIDERS VERSION 1.3 (WSA03.2011-3.1) AND ALL OTHER APPLICABLE LEGISLATION AND REQUIREMENTS FOR SAFE HANDLING AND REMOVAL OF MATERIALS THAT CONTAIN ASBESTOS. REMOVAL TO BE UNDERTAKEN IN ACCORDANCE WITH THE ABOVE DOCUMENTS.
- ALL LIVE WORKS TO BE UNDERTAKEN BY LOGAN CITY COUNCIL, OR APPROVED CONTRACTOR VIA THE DEVELOPER DELIVERED LIVE CONNECTION PROCESS.
- LIVE WORKS MAY NOT COMMENCE UNTIL ALL RELEVANT TEST CERTIFICATES HAVE BEEN PROVIDED TO AND ACCEPTED BY LOGAN CITY COUNCIL AND HCE ENGINEERS.

MISCELLANEOUS

- INSTALL PAVEMENT MARKERS AND MARKER POSTS I.A.W. SEQ-WAT-1300-1 AND 1300-2.
- SERVICE CONDUITS SHALL EXTEND 300mm BEYOND ALL EXISTING OR PLANNED CONCRETE. FOOTPATHS, BIKEWAYS AND OTHER HARD STANDING AREAS AND INSTALLED IN ACCORDANCE WITH THE SEQ WATER SUPPLY CODE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT ‘BEFORE YOU DIG AUSTRALIA’ FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

REHABILITATION

- ALL DISTURBED AREAS TO BE REINSTATED TO THEIR ORIGINAL CONDITION.

VEGETATION PROTECTION

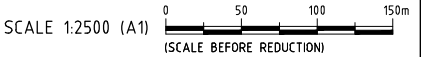
- TREES LOCATED ALONG THE FOOTPATH SHALL BE TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD, GIRDLES SHALL BE CONSTRUCTED WITH 1.8m BATTENS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GIRDLES MUST BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
- 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 ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHALL BE UNDERTAKEN BY AN APPROVED ARBORIST.

CONTRACTOR ACCREDITATION

- DURING ANY CONSTRUCTION ACTIVITY AT LEAST ONE PERSON ON SITE MUST HAVE COMPLETED A PIPE LAYING TRAINING COURSE APPROVED BY THE PIPE SUPPLIER OR MANUFACTURER AND APPROPRIATE TO THE PIPELINE UNDER CONSTRUCTION. THE TRAINING COURSE MUST HAVE BEEN COMPLETED WITHIN THE LAST TEN YEARS.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTED EVIDENCE OF ACCEPTABLE QUALIFICATIONS.
- SCL WORK SHALL BE UNDERTAKEN BY A LICENSED CONTRACTOR EXPERIENCED IN WELDING OF PRESSURE PIPELINES. CONTRACTOR ACCREDITATION SHALL BE PROVIDED.

CURRENCY

- CONTRACTOR TO ENSURE CURRENCY OF STANDARDS AT TIME OF CONSTRUCTION.



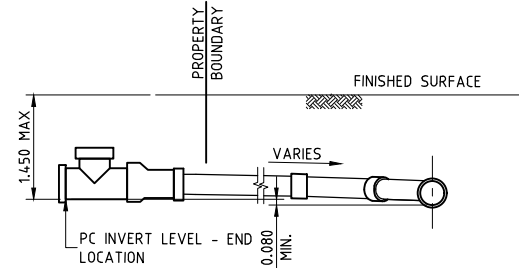
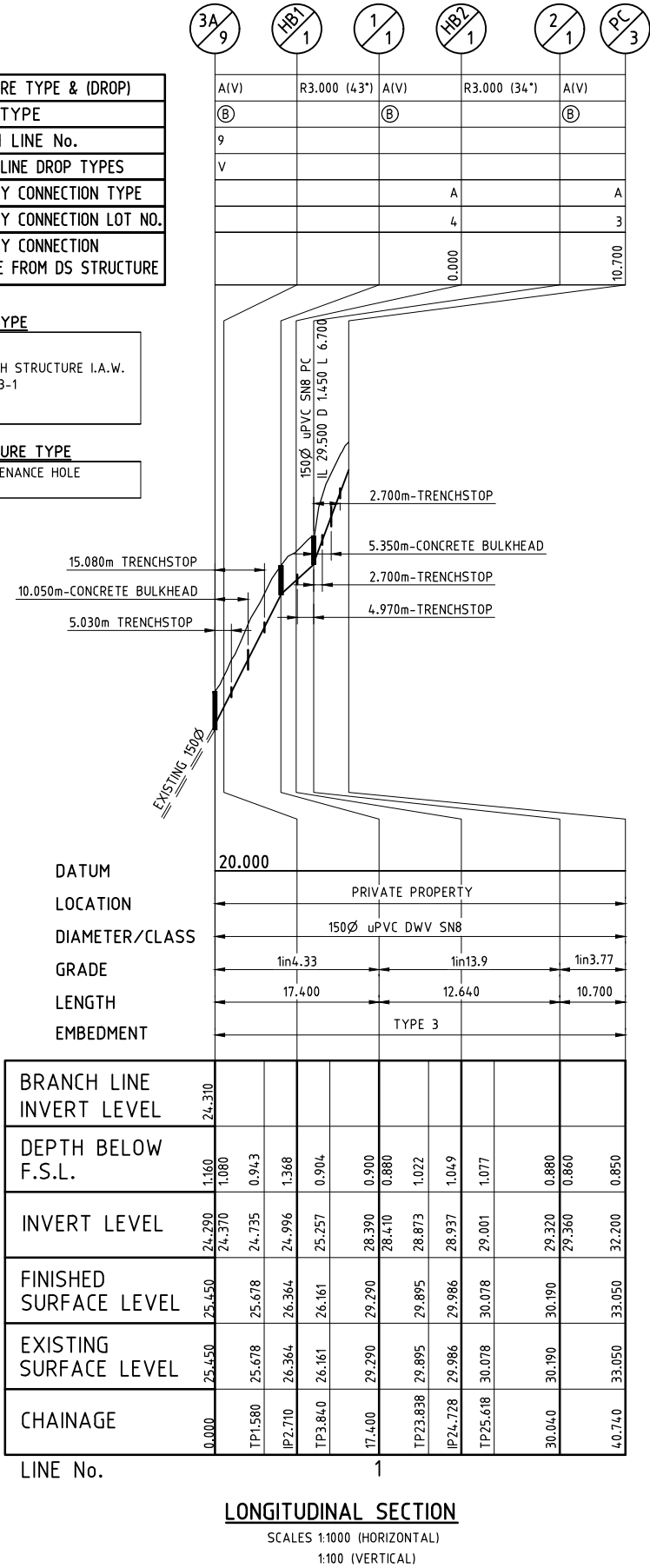
 HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399		PROJECT	TITLE	CLIENT	CERTIFICATION	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
		3-5 PANORAMA OUTLOOK SLACKS CREEK QLD 4127 LOT 15 ON RP 112853	SEWERAGE AND WATER RETICULATION NOTES	SIDNEY INVESTMENTS PTY LTD		A	ISSUED FOR COMMENT	20.08.26	Designed	Drawn	Date
						B	ISSUED FOR COUNCIL APPROVAL	10.09.26	MN	AB	28/07/26
									Approval No.		Scale
											AS SHOWN
									Drawing No.	26207-S00	Rev.
											B

STRUCTURE TYPE & (DROP)
COVER TYPE
BRANCH LINE No.
BRANCH LINE DROP TYPES
PROPERTY CONNECTION TYPE
PROPERTY CONNECTION LOT NO.
PROPERTY CONNECTION
DISTANCE FROM DS STRUCTURE

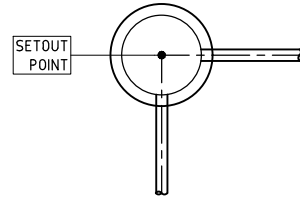
LEGEND - DROP TYPE	
V	
W	FALL THROUGH STRUCTURE I.A.W.
X	SEQ-SEW-1303-1
Y	

LEGEND - STRUCTURE TYPE	
A	1050Ø MAINTENANCE HOLE CAST IN SITU

NOTE:
MAINTENANCE HOLE COVERS SHALL NOT HAVE A CROSSFALL OF GREATER THAN 1in7.0 IN ACCORDANCE WITH THE GRAVITY SEWERAGE CODE CLAUSE 7.9.2



SEWERAGE PROPERTY CONNECTION DETAIL
NTS



SEWERAGE MAINTENANCE STRUCTURE SETOUT LOCATION
NTS

CONTRACTOR LIVE SEWERAGE WORKS

LOGAN CITY COUNCIL DELIVERED LIVE WORKS ☐
 DEVELOPER DELIVERED LIVE WORKS ☒

No.	DESCRIPTION	DIA. SEWER	EX. ASSET ID AT CONNECTION	STRUCTURE TYPE	COVER TYPE	LOT AND PLAN NO.	FSL	ESL	CONNECTION IL	CONNECTION DEPTH TO INVERT	ALTERATION TO MH BENCHING REQUIRED
1(a)	CONTRACTOR TO CONSTRUCT NEW MAINTENANCE HOLE 3A/9 OVER EXISTING SEWER AND BENCH AND RENDER UP TO PIPE BUT NOT REMOVE CROWN OF PIPE.	150	18232	A	B	LOT 4	25.450	25.450	24.290	1.160	N
1(b)	CONTRACTOR TO LAY LINE 1 AND INSTALL PROPERTY CONNECTIONS.										
1(c)	CONTRACTOR, UNDER COUNCIL SUPERVISION, TO REMOVE CROWN OF PIPE AND COMPLETE BENCHING AFTER SUCCESSFUL 'ON MAINTENANCE' INSPECTION										

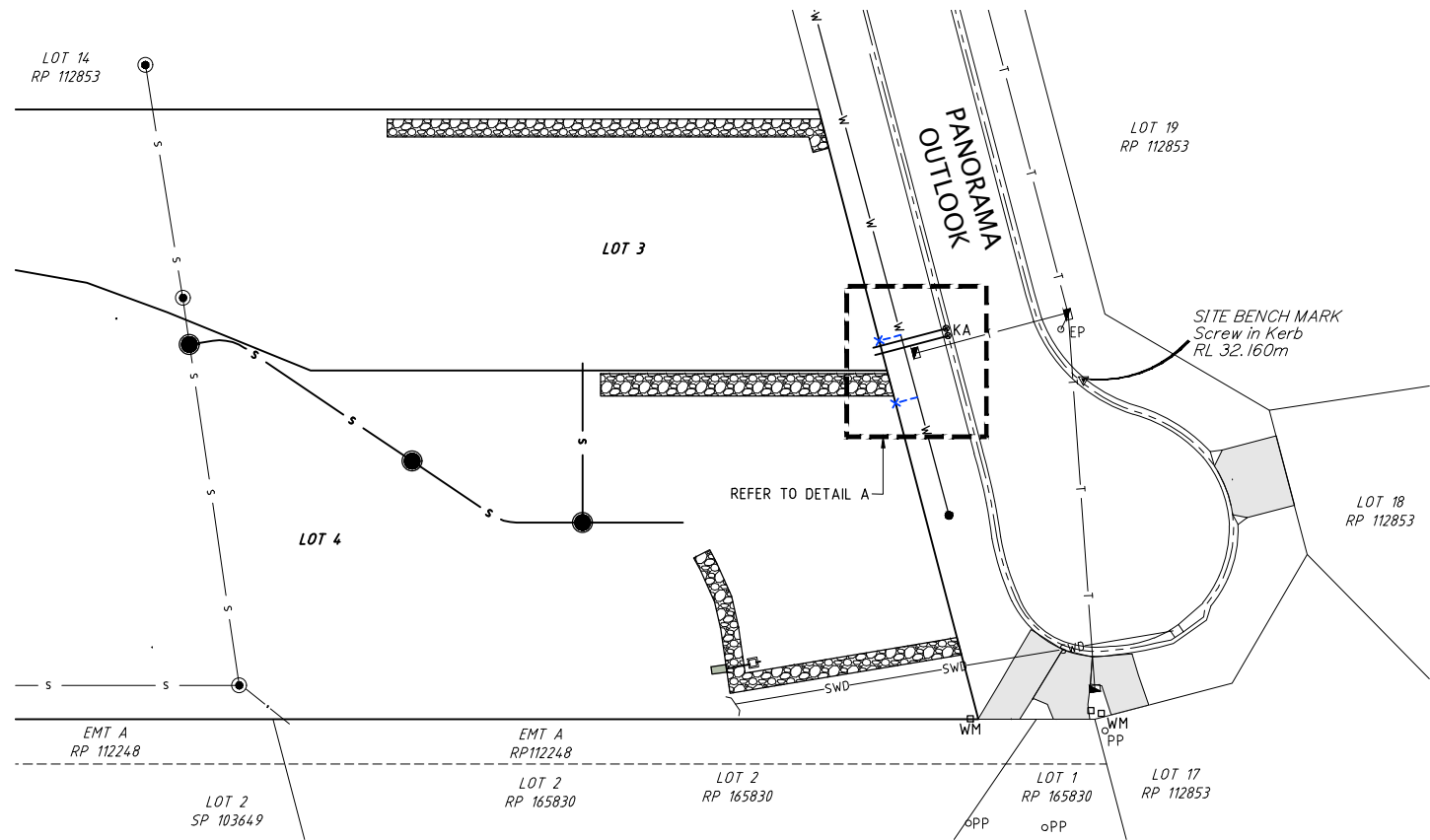
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399	COMPASS ASSURANCE SERVICES ISO 9001	PROJECT 3-5 PANORAMA OUTLOOK SLACKS CREEK QLD 4127 LOT 15 ON RP 112853	TITLE SEWERAGE LONGITUDINAL SECTION AND LIVE WORKS TABLE	CLIENT SIDNEY INVESTMENTS PTY LTD	CERTIFICATION	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©		
						A	ISSUED FOR COMMENT	20.08.26	Designed	Drawn	Date
						B	ISSUED FOR COUNCIL APPROVAL	10.09.26	MN	AB	28/07/26
									Approval No.	Scale	AS SHOWN
									Drawing No.	Rev.	

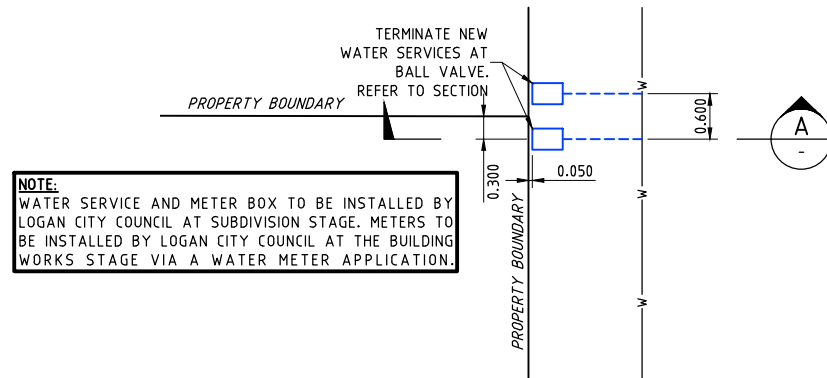
SCALE 1:100 (A1) 0 2 4 6m (SCALE BEFORE REDUCTION) SCALE 1:1000 (A1) 0 20 40 60m (SCALE BEFORE REDUCTION)

26207-S02

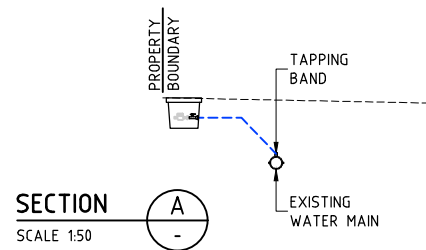
B



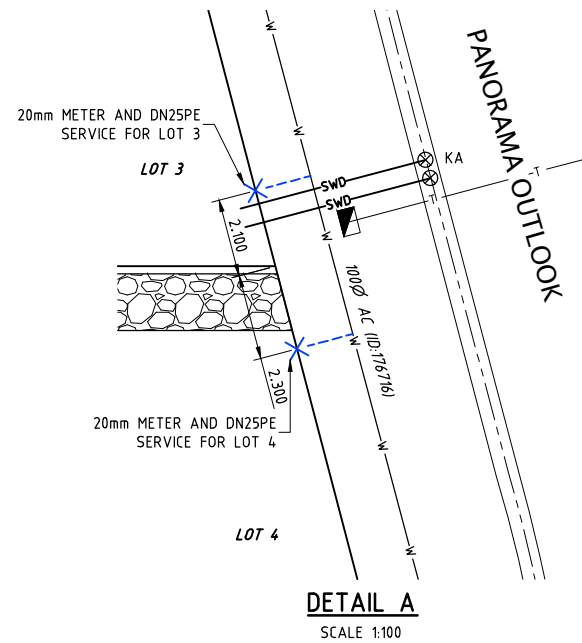
PLAN
SCALE 1:250



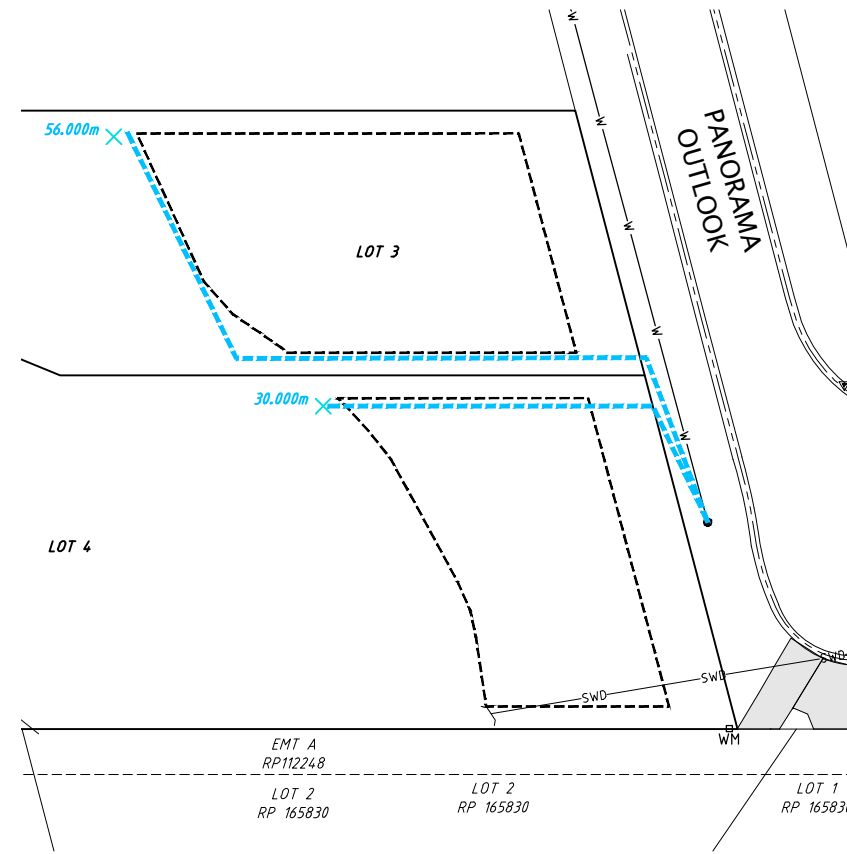
TYPICAL PROPERTY SERVICES DETAIL
GENERALLY IN ACCORDANCE WITH SEQ-WAT-1110-1 AND 1110-2
SCALE 1:50



SECTION
SCALE 1:50



DETAIL A
SCALE 1:100



FIRE FIGHTING COVERAGE PLAN
SCALE 1:250

LEGEND

- W— EXISTING WATER RETICULATION
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- 54.000m FIRE COVERAGE ROUTE AND DISTANCE TO NEAREST STREET HYDRANT
- S— EXISTING SEWERAGE
- S— PROPOSED SEWERAGE
- SWD— EXISTING STORMWATER DRAINAGE
- SWD— PROPOSED STORMWATER DRAINAGE
- T— EXISTING TELECOMMUNICATIONS
- EXISTING KERB AND CHANNEL
- PROPOSED BOULDER RETAINING WALL
- EXISTING CONCRETE
- WM □ EXISTING WATER METER
- WM X PROPOSED WATER METER
- KA X PROPOSED KERB ADAPTOR
- EXISTING FIRE HYDRANT
- EP ○ EXISTING ELECTRICAL POLE
- X EXISTING VALVE
- BUILDING ENVELOPE

THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.



HCE Engineers Pty Ltd
ABN 42 664 382 610
mail@hce-engineers.com.au
07 3829 1399



PROJECT
3-5 PANORAMA OUTLOOK
SLACKS CREEK QLD 4127
LOT 15 ON RP 112853

TITLE
WATER RETICULATION PLAN

CLIENT
SIDNEY INVESTMENTS
PTY LTD

CERTIFICATION

REVISION

AMENDMENT

DATE

DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Copyright ©

A

ISSUED FOR COMMENT

17.08.26

Designed MN Drawn AB Date 28/07/26

B

ISSUED FOR COUNCIL APPROVAL

10.09.26

Approval No. Scale AS SHOWN

Drawing No. 26207-W01 Rev. B

Note

This plan has been created as an indicative site layout and is not to be taken as final information.

Areas and Dimensions are approximate only and subject to field survey.

Existing House and Structures shown on the site are indicative only. Position of buildings and services have been picked up where possible. Locations will need to be confirmed from field survey prior to and during construction.

Position of services have been located during field survey where possible. Where services couldn't be located DBYD & Council As-Constructed information has been used. Contractors should verify the location of underground services with relevant authorities prior to the commencement of construction.

The subject or neighbouring boundaries were not reinstated as part of the field survey. If required an Identification Survey may be undertaken to confirm the locations of lot boundaries.

This plan is not to be used by any other person or corporation for any other purpose.

16	11/09/26	UPDATED PLANS	I.S
15	18/08/26	UPDATED LOT BOUNDARIES	I.S
14	24/07/26	UPDATED PLAN BASED ON DETAIL	I.S
13	25/06/26	ZONING LINE PLAN	I.S
01	18/10/23	ORIGINAL ISSUE	J.K
ISSUE	DATE	REVISIONS	DRAWN

site info

Lot 15 on RP112853
3-5 Panorama Outlook, Slacks Creek,
QLD, 4127

project

Reconfiguring a Lot (1 into 2)

sheet

Dimensioned Plan - Sheet 1

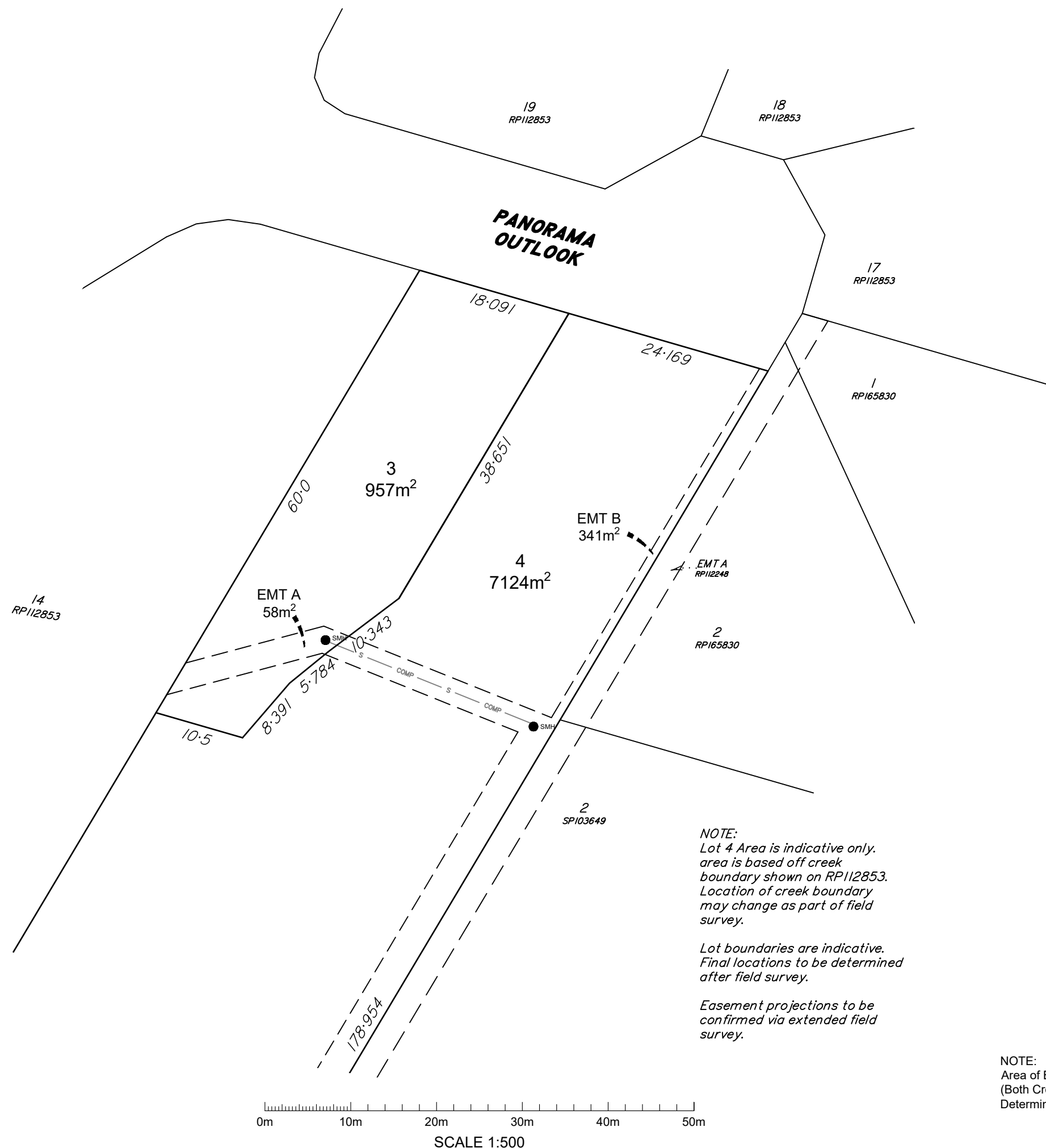
client

SIDNEY INVESTMENTS (QLD)
PTY LTD

date	11/09/2026	scale	1:500 (A3)
drawn	I.S	council	L.C.C
checked	J.M	surveyed	N/A

drawing no.

4827-16-DIM-Sh.1



NOTE:
Area of Base Parcel 8081m²
(Both Creek Boundary & Area to be
Determined After Creek Traverse)

Note

This plan has been created as an indicative site layout and is not to be taken as final information.

Areas and Dimensions are approximate only and subject to field survey.

Existing House and Structures shown on the site are indicative only. Position of buildings and services have been picked up where possible. Locations will need to be confirmed from field survey prior to and during construction.

Position of services have been located during field survey where possible. Where services couldn't be located DBYD & Council As-Constructed information has been used. Contractors should verify the location of underground services with relevant authorities prior to the commencement of construction.

The subject or neighbouring boundaries were not reinstated as part of the field survey. If required an Identification Survey may be undertaken to confirm the locations of lot boundaries.

This plan is not to be used by any other person or corporation for any other purpose.

16	11/09/26	UPDATED PLANS	I.S
15	18/08/26	UPDATED LOT BOUNDARIES	I.S
14	24/07/26	UPDATED PLAN BASED ON DETAIL	I.S
13	25/06/26	ZONING LINE PLAN	I.S
01	18/10/23	ORIGINAL ISSUE	J.K
ISSUE	DATE	REVISIONS	DRAWN

site info

Lot 15 on RP112853
3-5 Panorama Outlook, Slacks Creek,
QLD, 4127

project

Reconfiguring a Lot (1 into 2)

sheet

Dimensioned Plan - Sheet 2

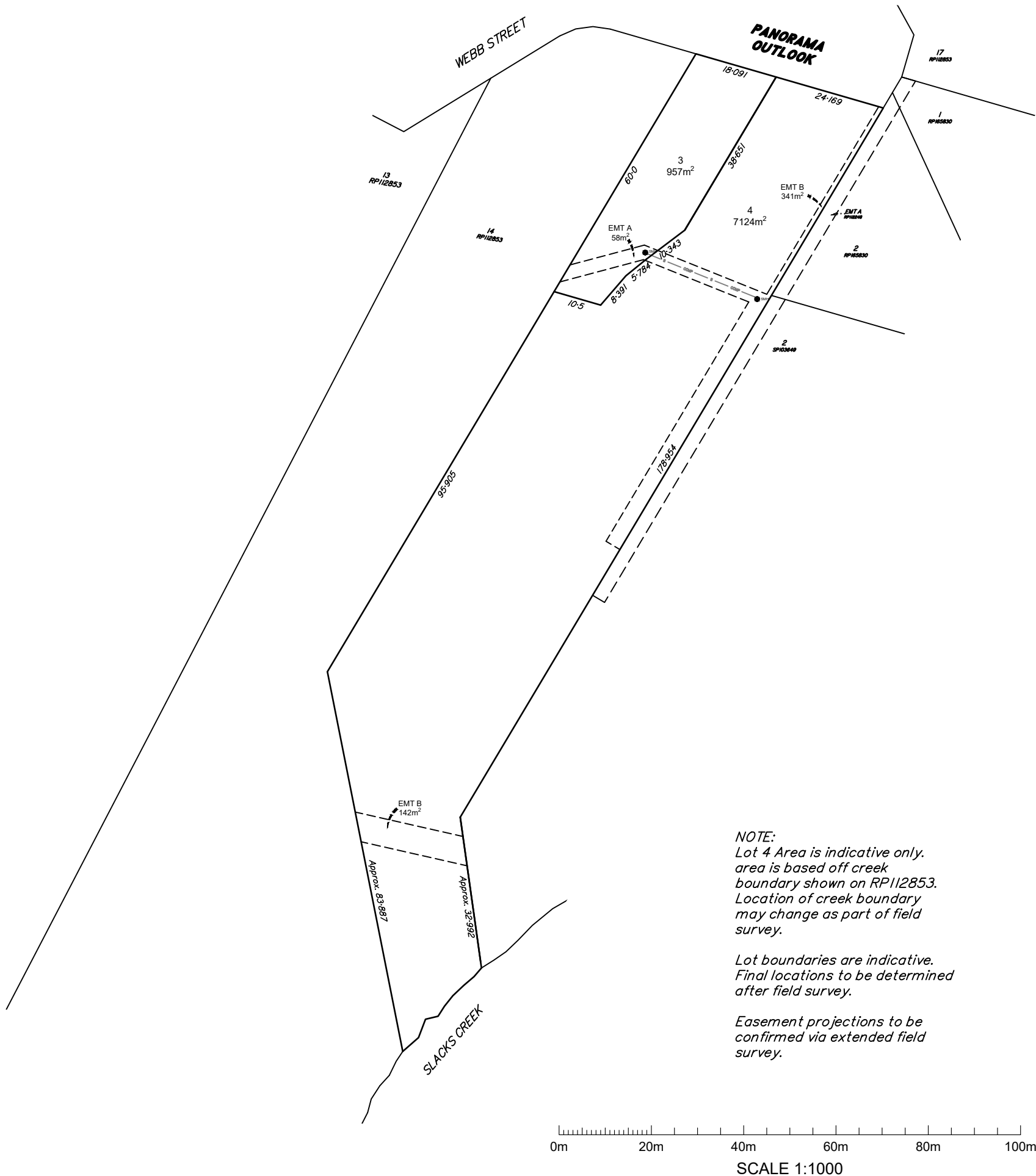
client

SIDNEY INVESTMENTS (QLD)
PTY LTD

date	11/09/2026	scale	1:1000 (A3)
drawn	I.S	council	L.C.C
checked	J.M	surveyed	N/A

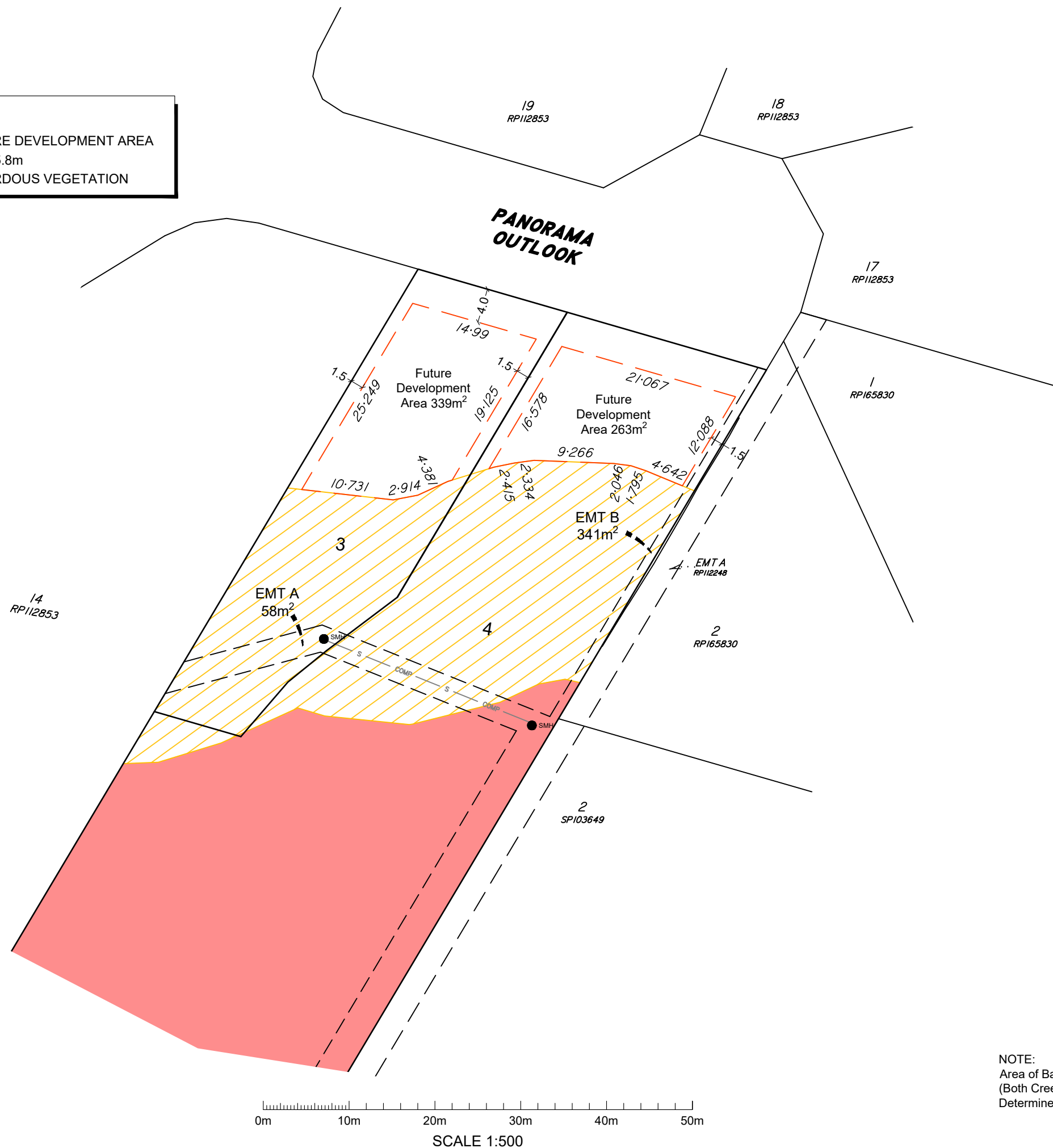
drawing no.

4827-16-DIM-Sh.2



LEGEND

FUTURE DEVELOPMENT AREA

APZ 25.8m

NOTE:
Area of Base Parcel 8081m²
(Both Creek Boundary & Area to be
Determined After Creek Traverse)

SOMERVILLE
CONSULTANTS

TOWN PLANNERS,
SURVEYORS &
PROJECT MANAGERS

ABN 41 731 627 282 ACN 165 966 629

P

Ph

E

O

PO Box 1198 Springwood, 4127

07 3423 2066

roy@roysom.com.au

Unit 6 & 7 2898-2900 Logan Road, Underwood, QLD, 4119

Note

This plan has been created as an indicative site layout and is not to be taken as final information.

Areas and Dimensions are approximate only and subject to field survey.

Existing House and Structures shown on the site are indicative only. Position of buildings and services have been picked up where possible. Locations will need to be confirmed from field survey prior to and during construction.

Position of services have been located during field survey where possible. Where services couldn't be located DBYD & Council As-Constructed information has been used. Contractors should verify the location of underground services with relevant authorities prior to the commencement of construction.

The subject or neighbouring boundaries were not reinstated as part of the field survey. If required an Identification Survey may be undertaken to confirm the locations of lot boundaries.

This plan is not to be used by any other person or corporation for any other purpose.

16	11/09/26	UPDATED PLANS	I.S
15	18/08/26	UPDATED LOT BOUNDARIES	I.S
14	24/07/26	UPDATED PLAN BASED ON DETAIL	I.S
13	25/06/26	ZONING LINE PLAN	I.S
01	18/10/23	ORIGINAL ISSUE	J.K
ISSUE	DATE	REVISIONS	DRAWN

site info

Lot 15 on RP112853
3-5 Panorama Outlook, Slacks Creek,
QLD, 4127

project

Reconfiguring a Lot (1 into 2)

sheet

Future Development Area

client

SIDNEY INVESTMENTS (QLD)
PTY LTD

date	11/09/2026	scale	1:500 (A3)
drawn	I.S	council	L.C.C
checked	J.M	surveyed	N/A

drawing no.

4827-16-FDA

Note

This plan has been created as an indicative site layout and is not to be taken as final information.

Areas and Dimensions are approximate only and subject to field survey.

Existing House and Structures shown on the site are indicative only. Position of buildings and services have been picked up where possible. Locations will need to be confirmed from field survey prior to and during construction.

Position of services have been located during field survey where possible. Where services couldn't be located DBYD & Council As-Constructed information has been used. Contractors should verify the location of underground services with relevant authorities prior to the commencement of construction.

The subject or neighbouring boundaries were not reinstated as part of the field survey. If required an Identification Survey may be undertaken to confirm the locations of lot boundaries.

This plan is not to be used by any other person or corporation for any other purpose.

16	11/09/26	UPDATED PLANS	I.S
15	18/08/26	UPDATED LOT BOUNDARIES	I.S
14	24/07/26	UPDATED PLAN BASED ON DETAIL	I.S
13	25/06/26	ZONING LINE PLAN	I.S
01	18/10/23	ORIGINAL ISSUE	J.K
ISSUE	DATE	REVISIONS	DRAWN

legend

	Low Density Residential
	Environmental Management & Conservation

site info

Lot 15 on RP112853
3-5 Panorama Outlook, Slacks Creek,
QLD, 4127

project

Reconfiguring a Lot (1 into 2)

sheet

Zoning Plan

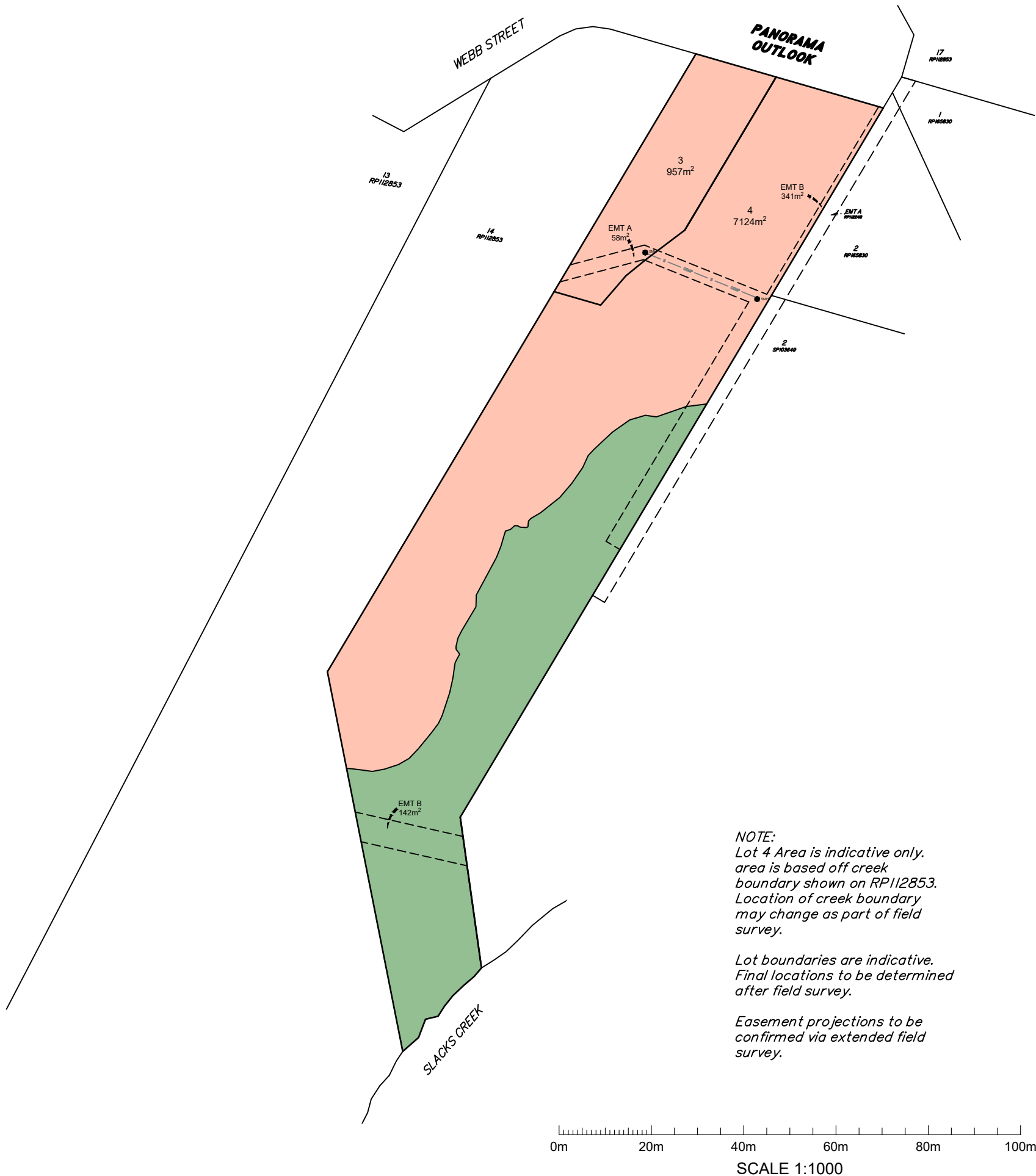
client

SIDNEY INVESTMENTS (QLD)
PTY LTD

date	11/09/2026	scale	1:1000 (A3)
drawn	I.S	council	L.C.C
checked	J.M	surveyed	N/A

drawing no.

4827-16-Zoning



Note

This plan has been created as an indicative site layout and is not to be taken as final information.

Areas and Dimensions are approximate only and subject to field survey.

Existing House and Structures shown on the site are indicative only. Position of buildings and services have been picked up where possible. Locations will need to be confirmed from field survey prior to and during construction.

Position of services have been located during field survey where possible. Where services couldn't be located DBYD & Council As-Constructed information has been used. Contractors should verify the location of underground services with relevant authorities prior to the commencement of construction.

The subject or neighbouring boundaries were not reinstated as part of the field survey. If required an Identification Survey may be undertaken to confirm the locations of lot boundaries.

This plan is not to be used by any other person or corporation for any other purpose.

16	11/09/26	UPDATED PLANS	I.S
15	18/08/26	UPDATED LOT BOUNDARIES	I.S
14	24/07/26	UPDATED PLAN BASED ON DETAIL	I.S
13	25/06/26	ZONING LINE PLAN	I.S
01	18/10/23	ORIGINAL ISSUE	J.K
ISSUE	DATE	REVISIONS	DRAWN

site info

Lot 15 on RP112853
3-5 Panorama Outlook, Slacks Creek,
QLD, 4127

project

Reconfiguring a Lot (1 into 2)

sheet

Detail Survey Underlay

client

SIDNEY INVESTMENTS (QLD)
PTY LTD

date	11/09/2026	scale	1:500 (A3)
drawn	I.S	council	L.C.C
checked	J.M	surveyed	N/A

drawing no.

4827-16-DET

