



**DEVELOPMENT APPLICATION
STORMWATER MANAGEMENT PLAN (SMP). V1.0**

**FOR
PROPOSED DEVELOPMENT
MULTIPLE DWELLING
21-23 WATLAND STREET, SPRINGWOOD QLD 4127**

**JOB No. 26.0294
MAR 2026**

D E Q Consulting Engineers
5 Parkview Street, Milton Qld 4064
Telephone (07) 3367 0211 Fax (07) 3367 0205
email: civil@deq.com.au

PROPOSED DEVELOPMENT

MULTIPLE DWELLING

21-23 WATLAND STREET, CAMP HILL QLD 4127

CIVIL ENGINEERING REPORT

1. THIS REPORT

DEQ Consulting Pty Ltd has been commissioned by the Watland Pty Ltd to prepare a Site Based Stormwater Management Plan for inclusion with the Development Application to Logan City Council for a proposed development at **21-23 Watland, Logan Village. Qld 4127.**

This Site Based Stormwater Management Plan has been prepared to address the increase in stormwater runoff caused by the proposed development to meet with Council's requirement for stormwater quantity management on downstream infrastructure and properties.

The Management Plan has also been prepared to address the requirements of Logan City Council's Water Quality Objectives and to be in accordance with the State Planning Policy 2017 'State Interest – Water Quality'.

Logan City Council Details

LCC reference: --

Premises details

Street address: 21-23 Watland Street, Camp Hill QLD 4127

Multiple Dwelling with associate car parking and communal open area.

2. THE SITE

The subject development site (Lot 1 on RP 196371) has a total area of 2028m². The development area is currently occupied by two buildings, car park and hardstand area. A site location plan is shown on Figure 1 below. The site is bounded by the Watland Street to the North (site's frontage) and existing commercial properties to the adjacent surrounding boundaries.

The natural ground levels grade generally at approximately 1 in 11 (9.1%) from the North (road frontage of the site) and towards the South Boundaries (rear of the site). Stormwater runoff currently discharges to the rear downstream boundary as broad sheet flows and into the existing drainage network within the rear 4m wide easement.

3. THE PROPOSED DEVELOPMENT

It is proposed to provide a multiple dwelling development (20 units) with associated driveway, car parking and landscaping areas. Vehicle access to the site is proposed via a concrete crossover to Watland Street.

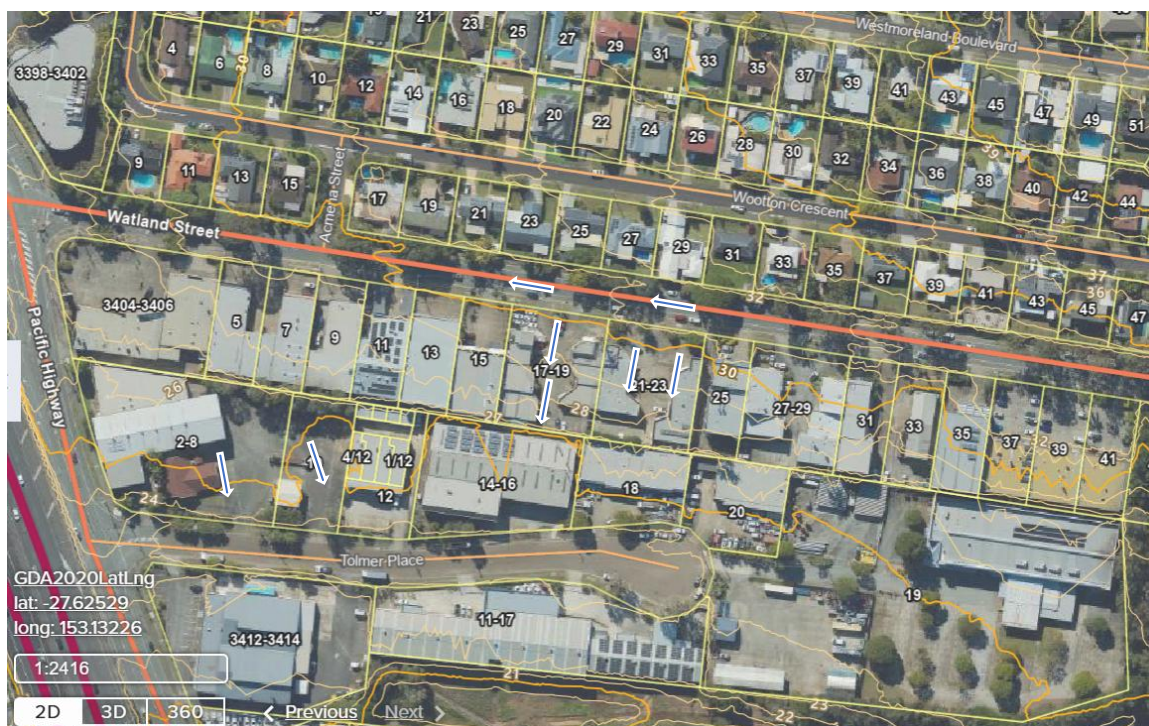


Figure 1 - Site Location Plan (source LCC Development City Plan)

4. PROPOSED STORMWATER DRAINAGE

4.1 Lawful Point of Stormwater Discharge

Survey records and Logan Council records indicate a stormwater drainage network exists within 4m wide easement at the rear boundary. The existing drainage network is in a suitable location to provide a Lawful Point of Discharge (LoPD) for the proposed development via grated inlet pit.

The majority of the proposed impervious areas (roofwater and small pavement areas) will be collected and piped to the existing drainage network (LoPD) within the rear easement with no adverse impacts when compared to pre-development conditions. No detention tank is proposed.

Proposed stormwater design shall be in accordance with Logan City Council's City Plan 2015 and the Queensland Urban Drainage Manual (QUDM, 2013).

4.2 Stormwater Quality Management

4.2.1 Construction Phase

All construction work will be undertaken in accordance with the Erosion and Sediment Management Plan prepared in association with the detail design documentation for the Operational Works submission.

4.2.2 Operational Phase

Logan City Council's City Plan 2015 & the State Planning Policy (State Interest – Water Quality) supports the requirement for implementing Water Sensitive Urban Design (WSUD) principles into the operational phase of the Management Plan.

The proposed Material Change of use development, with total site area of 2028m², does **not** involve greater than **2,500m²** of land. As such, the development falls within a category where ‘Best practice’ pollutant load reduction approach qualifies to satisfy the requirements as outlined by local authority guidelines and state policies.

A ‘Best practice’ approach is proposed to satisfy the developments stormwater quality requirements.

As summary of the proposed developments additional stormwater best practice management (& recommendations for each individual dwelling as part of future building works) is presented in the following table:

Table 1 – Target opportunities for Stormwater ‘Best Management Practices’

Proposed Management	Description	Best Management Design Objective
Recommend Roofwater ‘First Flush’ Diverters as part of future building works	‘First Flush’ Diverters	- Conveyance of the first flush of roofwater in soft landscaped areas provides some minor stormwater treatment
Recommend Porous Pavements as part of future building works	Coarse (open) graded concrete / asphalt pavement or open modular paving	- Minor stormwater treatment - to facilitate infiltration to underlying soil (permeable surface)
Pipe Drainage & Levels	Q10 Piped Drainage Design	- Design Pipe Capacity (Q10) to convey minor stormwater flows
Overland (localised) Flows & Levels	Overland sheet flows to designated flow paths	- Manage Stormwater Flow during major storm events (Q100 – Q10 piped), broad sheet flow conveyance away from Buildings
Grass Coverage & Landscape areas	Grass Buffer Strips / Grass Swale& Landscape areas	- Grass buffer strips and grassed swales provide some minor stormwater treatment - Minor infiltration allowance (permeable surface)
Recommend Onsite Landscape and Litter Management as part of future building works	Landscape and Litter Management	- Onsite sweeping and proper disposal of rubbish has a moderate to high impact on litter control - minor to moderate control of coarse sediment

4.3 Stormwater quantity Management

It is proposed to maintain the existing natural and gentle falls to the downstream boundaries as broad sheet flows and into the existing drainage network within the rear 4m wide easement. The majority of the proposed impervious areas (roofwater and small pavement areas) will be collected and piped to the existing drainage network within the rear easement.

The total impervious area of the proposed development is similar to the pre-development site. All managed stormwater flows, and associated drainage discharge are ultimately proposed to connect to the downstream lawful point of discharge with no adverse impacts when compared to pre-development conditions. No detention tank is proposed in this instance.

Proposed stormwater design shall be in accordance with requirements of Councils Drainage Planning Scheme Policy and the Queensland Urban Drainage Manual (QUDM, 2013). This is to note the following confirmations:

- ❖ This Civil Engineering Report includes our Stormwater Management Plan (SMP) DA certification and is shown on the DEQ Civil Plans (refer Appendix). DEQ can confirm the development achieves:
 - i. A lawful point of discharge for internal site drainage.
 - ii. No material worsening (negligible impact) to adjoining and downstream properties.
 - iii. Compliance with the Logan City Plan water quality benchmarks and implementation of quality treatment measures in accordance with the SMP.

Appendix A – DEQ Concept Civil Plans

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'M Nguyen'.

Mary Nguyen
D E Q Consulting Engineers.

Ronald Otto
RPEQ 27857
Director
D E Q Consulting Engineers.

APPENDIX A

DEQ CONCEPT CIVIL PLANS

CIVIL DA CONCEPT

LCC WATER CONNECTION NOTE:

PROPOSED WATER SERVICE AND METER TO BE IN ACCORDANCE WITH LCC STANDARDS AND DEVELOPMENT CONDITIONS. SIZE AND LOCATION TO BE COORDINATED AND CONFIRMED WITH HYDRAULIC CONSULTANT AS PART OF WATER APPROVAL PROCESS. ALL ASSOCIATED WORKS TO BE AT DEVELOPER'S EXPENSE.

LCC SEWER CONNECTION NOTE:

PROPOSED SEWER CONNECTION TO BE IN ACCORDANCE WITH LCC STANDARDS AND DEVELOPMENT CONDITIONS. SIZE AND LOCATION TO BE COORDINATED AND CONFIRMED WITH HYDRAULIC CONSULTANT AS PART OF WATER APPROVAL PROCESS. ALL ASSOCIATED WORKS TO BE AT DEVELOPER'S EXPENSE.

INTERNAL PROPOSED LEVELS

REFER ARCHITECT'S DRAWINGS FOR ALL PROPOSED STEPS, LEVELS, GRADES/FALLS, BUILDING AND CARPARK SETOUT & HYDRAULICS CONSULTANT'S DRAWINGS FOR ROOFWATER AND PLUMBING AND DRAINAGE CONNECTION DETAILS.

STORMWATER MANAGEMENT NOTES:

SWD1 - STORMWATER QUALITY: IN ACCORDANCE WITH THE STATE PLANNING POLICY FOR WATER QUALITY (AND LOGAN CITY COUNCIL STORMWATER CODE SECTION P015 -SECTION B) - THE DEVELOPMENT IS ASSOCIATED WITH A MATERIAL CHANGE OF USE FOR AN URBAN PURPOSE **NOT** EXCEEDING **2500m² (TOTAL SITE IS 2028m²)**. A BEST PRACTICE APPROACH IS PROPOSED ACCORDINGLY.

SWD2 - STORMWATER QUANTITY (DETENTION):

REFER IMPERVIOUS AREA CALCULATION TABLE ON THIS PAGE. THE INCREASE IN IMPERVIOUS AREA CAN BE DEEMED NEGLIBLE WHEN COMPARED TO THE PRE-DEVELOPMENT CONDITION. LOCALISED ONSITE DETENTION IS NOT PROPOSED IN THIS INSTANCE.

RPEQ ENGINEERS ASSESSMENT:

ACCEPTABLE OUTCOME IN THIS INSTANCE.

UPGRADE EXISTING WATER CONNECTION TO SERVICE THE PROPOSED DEVELOPMENT. CONFIRMED BY HYDRAULIC CONSULTANT

EXISTING WATER MAIN. LOCATION APPROXIMATE ONLY. PLOTTED FROM RECORDS

PROPOSED 9.0m WIDE HEAVY DUTY VEHICLE CROSSING TO BE CONFIRMED BY TRAFFIC ENGINEER

EXISTING BUILDING & OTHER STRUCTURES TO BE REMOVED

RE-USE AND UPGRADE EXISTING SEWER PROPERTY CONNECTION TO SERVICE THE PROPOSED DEVELOPMENT. CONFIRMED BY HYDRAULIC CONSULTANT

EXISTING SEWER PROPERTY CONNECTION TO BE CAPPED AND SEALED. CONFIRMED BY HYDRAULIC CONSULTANT

GRADE PROPOSED PAVEMENT/LANDSCAPE AREAS TO INLET PITS FOR STORMWATER MANAGEMENT. LEVELS AND GRADES TO BE CONFIRMED WITH ARCHITECT AS PART OF DETAILED DESIGN / OPERATIONAL WORKS DESIGN PHASE.

EXISTING 150Ø VC SEWER MAIN. LOCATION APPROXIMATE ONLY. PLOTTED FROM RECORDS

EXISTING 375Ø STORMWATER DRAINAGE LINE PLOTTED FROM RECORDS

LAWFUL POINT OF DISCHARGE (LoPD) NOTE:
EXISTING STORMWATER DRAINAGE STRUCTURE

EXISTING STORMWATER DRAINAGE STRUCTURE TO BE RE-USED/UPGRADED. ALLOW TO MAKE GOOD DOWNSTREAM DRAINAGE STRUCTURE. LOCATION APPROXIMATE ONLY. PLOTTED FROM RECORDS

LEGEND - CONCEPT PLAN

PROPOSED

- PROPOSED STORMWATER DRAINAGE
- PROPOSED LEVEL
- PROPOSED KERB & CHANNEL
- PROPOSED CONTOUR
- PROPOSED LIGHT DUTY FLEXIBLE PAVEMENT
- PROPOSED VEHICULAR CONCRETE PAVEMENT
- PROPOSED PEDESTRIAN CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT

EXISTING

- EXISTING ELECTRICITY
- EXISTING TELSTRA
- EXISTING GAS
- EXISTING STORMWATER DRAINAGE
- EXISTING SPOT LEVEL
- EXISTING SEWER
- EXISTING WATER
- EXISTING KERB/KERB & CHANNEL
- EXISTING CONTOUR



NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES SHALL BE REPORTED TO THE SUPERINTENDENT.

NOTE: EXISTING SERVICES AND CONNECTIONS TO EXISTING SERVICES ARE TO BE LOCATED AND CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES FOR POSSIBLE REVISIONS.

EXISTING SERVICES HAVE BEEN PLOTTED FROM RECORDS. CONTRACTOR TO LOCATE EXISTING SERVICES PRIOR TO STARTING WORKS AND ENSURE THAT THEY HAVE SUFFICIENT COVER TO NEW FINISHED SURFACE. SERVICES SHALL BE RELAI/LOWERED WHERE NECESSARY. REFER SERVICES AUTHORITY REQUIREMENTS.

CONTRACTOR TO REPAIR ANY DAMAGE TO KERB AND CHANNEL, FOOTWAY, FOOTPATH, ROAD PAVEMENT OR SERVICES CAUSED DURING CONSTRUCTION TO THE SATISFACTION OF COUNCIL.

0 2 4 6 8 10m
SCALE 1:200
SCALE BEFORE REDUCTION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED **APPROVED** BY RELEVANT AUTHORITY. ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES MANUAL ALTERATIONS MAY BE MADE. COPYRIGHT IS RESERVED. COPYING OR REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT WRITTEN PERMISSION OF DEQ CONSULTING ENGINEERS IS NOT PERMITTED. **DISCLAIMER:** THE HARD COPY ACCOMPANYING THE ELECTRONIC DATA IS THE LEGAL TRANSMISSION OF INFORMATION. THE ELECTRONIC DATA ARE ISSUED ONLY FOR CONVENIENCE OF USE. NO RESPONSIBILITY FOR THE ACCURACY OR FOR ANY CONSEQUENCE RESULTING FROM THE USE OR ALTERATION OF THIS INFORMATION IS ACCEPTED.

DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15.04.26	P2	PRELIMINARY ISSUE 2	MTN				
28.02.26	P1	PRELIMINARY PLANS	MTN				

DEQ DESIGN ENGINEERS QUEENSLAND
Consulting Engineers
Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

S Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0205
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au

PROPOSED DEVELOPMENT
21-23 WATLAND STREET
SPRINGWOOD

WATLAND PTY LTD

CIVIL SITEWORKS
CONCEPT PLAN

CIVIL DA CONCEPT

SUBJECT FURTHER DETAIL DESIGN + COUNCIL DA CONDITIONAL REQUIREMENTS

CONCEPT CERTIFICATION ONLY
RONALD OTTO
RPEQ No. 27857
FOR AND ON BEHALF OF
DEQ CONSULTING ENGINEERS

SCALE	AS SHOWN	DATE	APR 2026
CONTACT:	RO/MTN	SHEET	1 OF 4
JOB No.	26.0294	SK.01	P2
CHECKED	RO	DRG. No.	AMMT.
		DATUM	: AHD

CIVIL DA CONCEPT

INTERNAL PROPOSED LEVELS
REFER ARCHITECT'S DRAWINGS FOR ALL PROPOSED STEPS, LEVELS, GRADES/FALLS, BUILDING AND CARPARK SETOUT & HYDRAULICS CONSULTANT'S DRAWINGS FOR ROOFWATER AND PLUMBING AND DRAINAGE CONNECTION DETAILS.



DIAL BEFORE YOU DIG
www.1100.com.au

NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES SHALL BE REPORTED TO THE SUPERINTENDENT.

REDUNDANT INTERNAL STRUCTURES NOTE:
REDUNDANT DRAINAGE PIPEWORK, EXISTING SLABS, FOOTINGS, BUILDERS RUBBLE, AND OTHER DELETERIOUS MATERIAL TO BE TAKEN UP AND REMOVED FROM SITE.

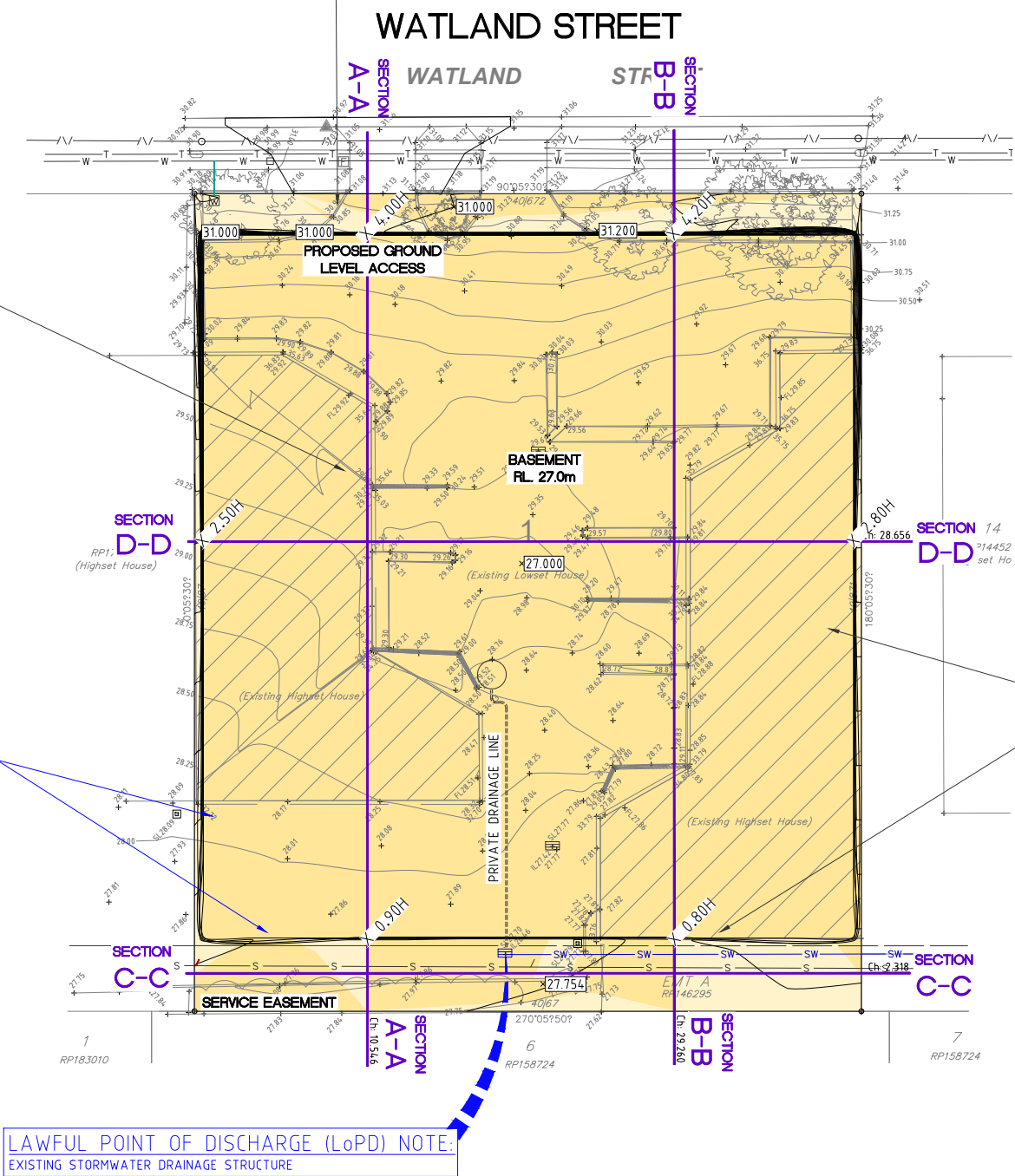
PRIOR TO CONSTRUCTION, THE CIVIL CONTRACTOR IN ASSOCIATION WITH SITE SUPERINTENDENT AND PROJECT MANAGER SHALL LOCATED BY POTHOLING (OR EQUIVALENT METHOD) ALL EXISTING SERVICES. SERVICES SHALL BE RELAI/D/LOWERED WHERE NECESSARY. REFER SERVICES AUTHORITY REQUIREMENTS. CONTACT CIVIL ENGINEER IF REQUIRED TO INVESTIGATE ALTERNATIVE SOLUTION IN THE EVENT SERVICE CLASH OR CONFLICT.

AT THE END OF SITE EARTH WORKS, THE EXPOSED EXCAVATION FACE IS TO BE STRUCTURALLY STABILISED TO SUPPORT UPSTREAM PROPERTIES BEFORE THE COMPLETION OF THE ULTIMATE RETAINING WALL. RPEQ IS TO CERTIFY AND MAINTAIN THE TEMPORARY EXCAVATION MEASUREMENTS.

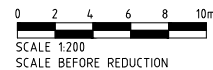
AS DIRECTED BY THE SUPERINTENDENT, THE CONTRACTOR SHALL REMOVE ALL EXISTING FOOTINGS, PIPES AND UNDESIRABLE MATTER AND REPLACE WITH AN APPROVED SUITABLE MATERIAL COMPACTED TO 98% DRY DENSITY RATIO.

CONSTRUCTION EXIT LOCATION AS DETERMINED BY SUPERINTENDENT REFER DETAIL.

PROPOSED 9.0m WIDE HEAVY DUTY VEHICLE CROSSING TO BE CONFIRMED BY TRAFFIC ENGINEER



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED APPROVED BY RELEVANT AUTHORITY. ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.



THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES MANUAL ALTERATIONS MAY BE MADE. COPYRIGHT IS RESERVED. COPYING OR REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT WRITTEN PERMISSION OF DEQ CONSULTING ENGINEERS IS NOT PERMITTED. **DISCLAIMER:** THE HARD COPY ACCOMPANYING THE ELECTRONIC DATA IS THE LEGAL TRANSMISSION OF INFORMATION. THE ELECTRONIC DATA ARE ISSUED ONLY FOR CONVENIENCE OF USE. NO RESPONSIBILITY FOR THE ACCURACY OR FOR ANY CONSEQUENCE RESULTING FROM THE USE OR ALTERATION OF THIS INFORMATION IS ACCEPTED.

DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15.04.26	P2	PRELIMINARY ISSUE 2	MTN				
28.02.26	P1	PRELIMINARY PLANS	MTN				



DEQ DESIGN ENGINEERS QUEENSLAND

Consulting Engineers
Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

5 Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0205
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au

PROPOSED DEVELOPMENT
21-23 WATLAND STREET
SPRINGWOOD

WATLAND PTY LTD

CIVIL SITEWORKS
CONCEPT BULK EARTHWORKS
SHEET 1 OF 2

CIVIL DA CONCEPT

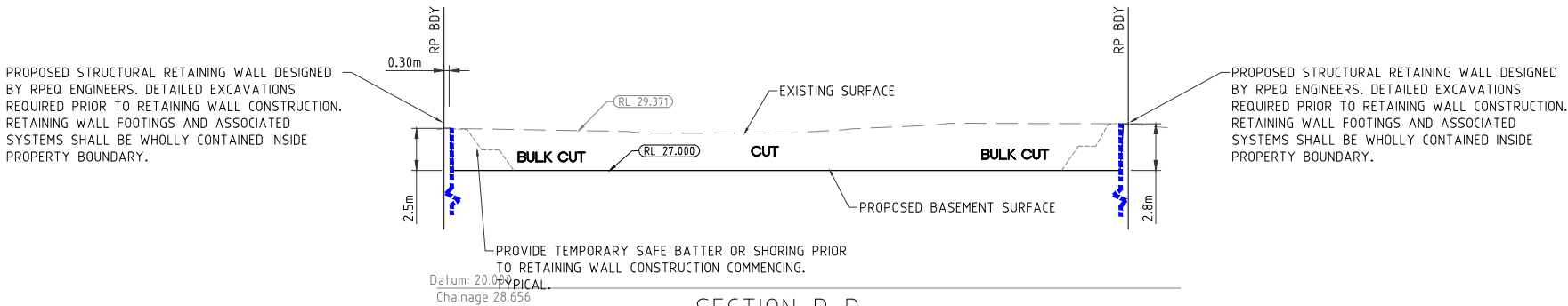
SUBJECT FURTHER DETAIL DESIGN +
COUNCIL DA CONDITIONAL REQUIREMENTS

CONCEPT CERTIFICATION ONLY
RONALD OTTO
RPEQ No. 27857
FOR AND ON BEHALF OF
DEQ CONSULTING ENGINEERS

SCALE	AS SHOWN	DATE	APR 2026
CONTACT:	R0/MTN	SHEET	2 OF 4
JOB No.	26.0294	SK.02	P2
CHECKED	R0	DRG. No.	AMMT.
		DATUM	: AHD

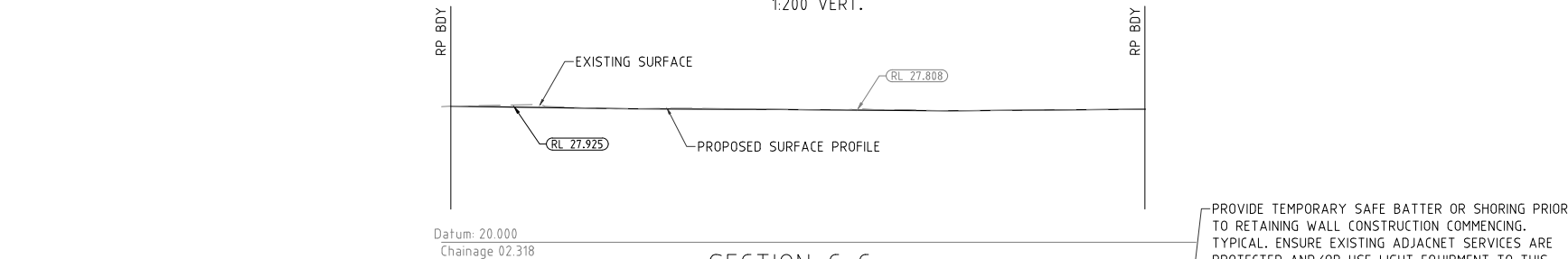
LEGEND-FILLING & EXCAVATION SECTIONS

	EXISTING LEVELS PROPOSED SURFACE LEVELS EXISTING SURFACE PROFILE PROPOSED SURFACE PROFILE
--	--



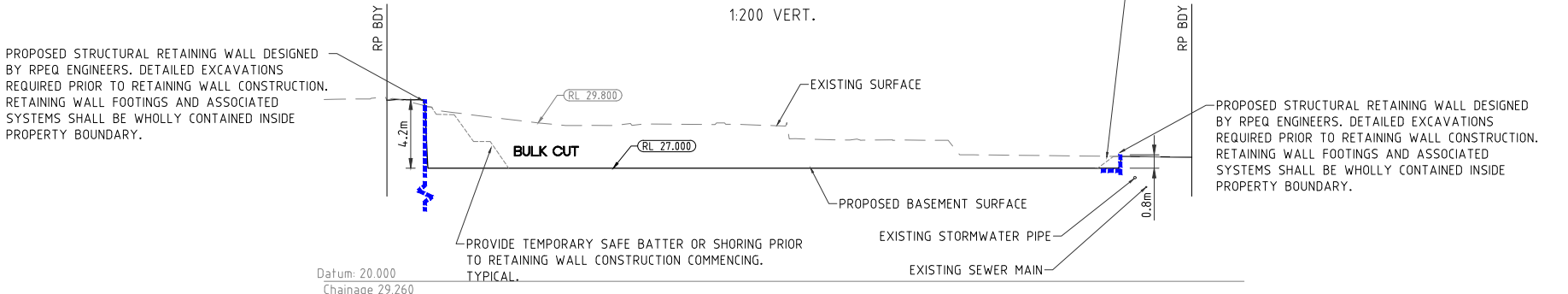
SECTION D-D

SCALE 1:200 HORIZ.
1:200 VERT.



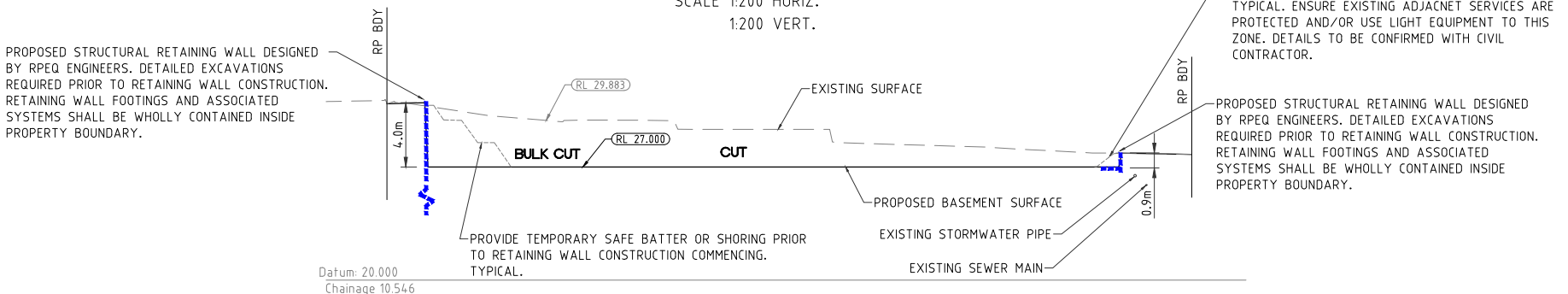
SECTION C-C

SCALE 1:200 HORIZ.
1:200 VERT.



SECTION B-B

SCALE 1:200 HORIZ.
1:200 VERT.



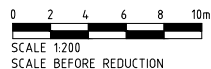
SECTION A-A

SCALE 1:200 HORIZ.
1:200 VERT.

BASEMENT EXCAVATION NOTES

- B1. PROPOSED EXCAVATIONS, BATTERS, TEMPORARY BULK EARTHWORKS, AND SHORING TO BE DESIGNED AND CERTIFIED BY RPEQ GEOTECHNICAL/STRUCTURAL ENGINEER; TEMPORARY SLOPES TO FOLLOW GEOTECHNICAL RECOMMENDATIONS (E.G., 1 IN 1).
- B2. GROUND ANCHORS/ANCHOR SYSTEMS ARE NOT PROPOSED.
- B3. RETAINING WALLS, BASEMENT WALLS, SHORING SYSTEM, AND ASSOCIATED BATTERS TO BE DESIGNED, CONSTRUCTED, AND CERTIFIED BY A SUITABLY QUALIFIED ENGINEER; REFER TO STRUCTURAL/GEOTECHNICAL DRAWINGS/REPORTS.
- B4. PERIMETER TO BE BUNDED AND PROTECTED TO MAINTAIN A MINIMUM 150 MM FREEBOARD ABOVE MAJOR STORM EVENTS.
- B5. DEWATERING, EROSION & SEDIMENT CONTROL, AND DUST SUPPRESSION SHALL BE CARRIED OUT PER COUNCIL SPECIFICATION AND ESC PLAN; DIVERT UPSTREAM STORMWATER AWAY FROM EXCAVATION AREAS.
- B6. ALL EARTHWORKS, RETAINING STRUCTURES, AND BASEMENT CONSTRUCTION TO BE INSPECTED AND CERTIFIED PRIOR TO COMPLETION OF STAGED EARTHWORKS AND/OR BACKFILLING.

BASEMENT WALLS SHOWN INDICATIVE ONLY.
REFER ARCHITECT DRAWINGS FOR SETOUT.



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED **APPROVED** BY RELEVANT AUTHORITY. ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES MANUAL ALTERATIONS MAY BE MADE. COPYRIGHT IS RESERVED. COPYING OR REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT WRITTEN PERMISSION OF DEQ CONSULTING ENGINEERS IS NOT PERMITTED. **DISCLAIMER:** THE HARD COPY ACCOMPANYING THE ELECTRONIC DATA IS THE LEGAL TRANSMISSION OF INFORMATION. THE ELECTRONIC DATA ARE ISSUED ONLY FOR CONVENIENCE OF USE. NO RESPONSIBILITY FOR THE ACCURACY OR FOR ANY CONSEQUENCE RESULTING FROM THE USE OR ALTERATION OF THIS INFORMATION IS ACCEPTED.

DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15.04.26	P2	PRELIMINARY ISSUE 2	MTN				
28.02.26	P1	PRELIMINARY PLANS	MTN				

DEQ DESIGN ENGINEERS QUEENSLAND
Consulting Engineers
Civil, Structural and Soil Testing
DEQ consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

5 Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0205
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au

PROPOSED DEVELOPMENT
21-23 WATLAND STREET
SPRINGWOOD

WATLAND PTY LTD

CIVIL SITEWORKS
CONCEPT BULK EARTHWORKS
SHEET 2 OF 2

SUBJECT FURTHER DETAIL DESIGN +
COUNCIL DA CONDITIONAL REQUIREMENTS

CONCEPT CERTIFICATION ONLY
RONALD OTTO
RPEQ No. 27857
FOR AND ON BEHALF OF
DEQ CONSULTING ENGINEERS

SCALE AS SHOWN	DATE APR 2026
CONTACT: RO/MTN	SHEET 3 OF 4
26.0294	SK.03
JOB No.	DRG. No.
CHECKED RO	DATUM : AHD

CIVIL DA CONCEPT

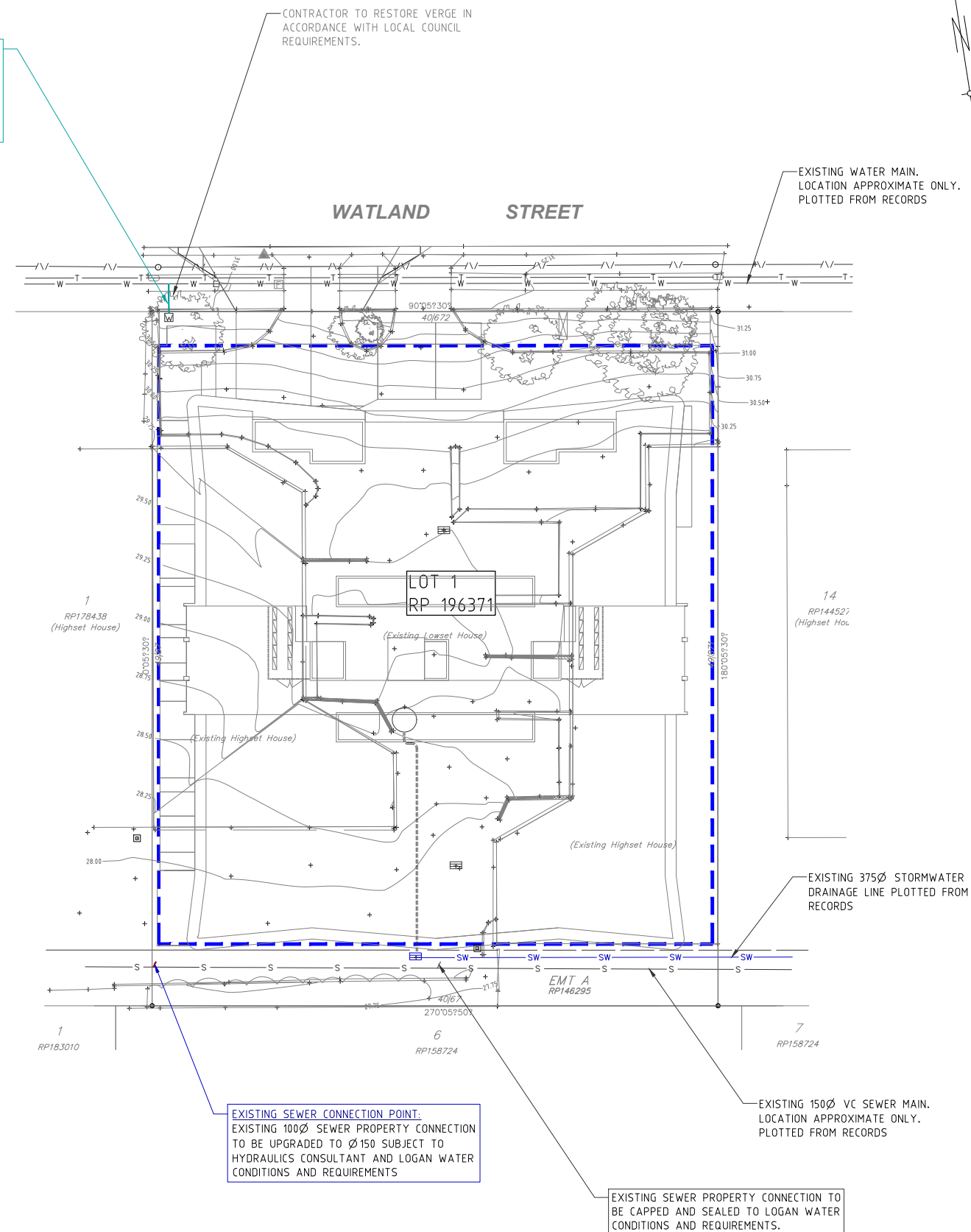
LCC WATER CONNECTION NOTE:
PROPOSED WATER SERVICE AND METER TO BE IN ACCORDANCE WITH LCC STANDARDS AND DEVELOPMENT CONDITIONS.
SIZE AND LOCATION TO BE COORDINATED AND CONFIRMED WITH HYDRAULIC CONSULTANT AS PART OF WATER APPROVAL PROCESS.
ALL ASSOCIATED WORKS TO BE AT DEVELOPER'S EXPENSE.

LCC SEWER CONNECTION NOTE:
PROPOSED SEWER CONNECTION TO BE IN ACCORDANCE WITH LCC STANDARDS AND DEVELOPMENT CONDITIONS.
SIZE AND LOCATION TO BE COORDINATED AND CONFIRMED WITH HYDRAULIC CONSULTANT AS PART OF WATER APPROVAL PROCESS.
ALL ASSOCIATED WORKS TO BE AT DEVELOPER'S EXPENSE.



NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES SHALL BE REPORTED TO THE SUPERINTENDENT.

SEWER AND WATER CONCEPT SCHEMATIC PLAN



LEGEND - SEWER/WATER CONCEPT PLAN

- S — EXISTING SEWERAGE
- S — PROPOSED SEWERAGE
- W — EXISTING WATER MAIN
- W — PROPOSED WATER SERVICE
- 9.00 — EXISTING SURFACE CONTOURS
- 10.00 — PROPOSED SURFACE CONTOURS
- ⊕ EXISTING SEWER MANHOLE
- ⊕ PROPOSED SEWER MANHOLE
- SW — STORMWATER DRAINAGE
- W — WATER RETICULATION
- T — TELSTRA RETICULATION
- E — UNDERGROUND ELECTRICITY

0 2 4 6 8 10m
SCALE 1:200
SCALE BEFORE REDUCTION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED **APPROVED** BY RELEVANT AUTHORITY.
ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

THIS IS A CAD DRAWING.
UNDER NO CIRCUMSTANCES MANUAL ALTERATIONS MAY BE MADE.
COPYRIGHT IS RESERVED.
COPYING OR REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT WRITTEN PERMISSION OF DEQ CONSULTING ENGINEERS IS NOT PERMITTED.
DISCLAIMER:
THE HARD COPY ACCOMPANYING THE ELECTRONIC DATA IS THE LEGAL TRANSMISSION OF INFORMATION.
THE ELECTRONIC DATA ARE ISSUED ONLY FOR CONVENIENCE OF USE. NO RESPONSIBILITY FOR THE ACCURACY OR FOR ANY CONSEQUENCE RESULTING FROM THE USE OR ALTERATION OF THIS INFORMATION IS ACCEPTED.

DATE	EVENT	DETAIL	INITIAL	DATE	EVENT	DETAIL	INITIAL
15.04.26	P2	PRELIMINARY ISSUE 2	MTN				
28.02.26	.	PRELIMINARY ISSUE	MTN				

DEQ DESIGN ENGINEERS QUEENSLAND
Consulting Engineers
Civil, Structural and Soil Testing
DEQ consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

S Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0205
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au

PROPOSED DEVELOPMENT
21-23 WATLAND STREET
SPRINGWOOD

WATLAND PTY LTD

CIVIL SITEWORKS
SEWER & WATER
CONCEPT SERVICE PLAN

CIVIL DA CONCEPT

SUBJECT FURTHER DETAIL DESIGN +
COUNCIL DA CONDITIONAL REQUIREMENTS

CONCEPT CERTIFICATION ONLY
RONALD OTTO
RPEQ No. 27857
FOR AND ON BEHALF OF
DEQ CONSULTING ENGINEERS

SCALE AS SHOWN	DATE APR 2026
CONTACT: RO/MTN	SHEET 4 OF 4
26.0294	SK.04
JOB No.	DRG. No.
2	P2
CHECKED RO	DATUM : AHD