

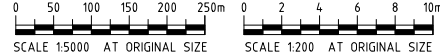
**ENGINEER'S CERTIFICATION**

I, **ROGER ANDRADE**, hereby certify that:

1. The information contained in this drawing / document is in compliance with approved drawings and design.
2. The new water and sewerage works defined by this drawing have been designed and constructed in accordance with the SEQ Code.
3. This represents an accurate record of as-constructed works.
4. I accept responsibility for the information contained in this drawing / document.

RPEQ (signature) **RPEQ 7675** RPEQ No. **7675** Date: **14.08.25**

PLAN  
SCALE 1:200



REAL PROPERTY DESCRIPTION  
LOT No. 1  
PLAN No. RP 226126

REAL PROPERTY DESCRIPTION  
LOT No. 3  
PLAN No. RP 234068

DO NOT SCALE.  
CONFIRM ALL DIMENSIONS ON SITE.  
ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
D	OP WORKS AMENDMENTS	18.09.24
E	SEWER LEVELS	24.09.24
F	SEWR GRADE	27.09.24
0	ISSUE FOR CONSTRUCTION	22.11.24
1	SEWER ALIGNMENT	14.02.25
2	AS CONSTRUCTED	14.08.25

**LEGEND**

	EXISTING SEWERAGE RETICULATION
	PROPOSED SEWERAGE RETICULATION
	ALLOTMENT CONTROL LEVEL (NOT FOR CONSTRUCTION PURPOSES)
	PROPOSED WATER
	EXISTING WATER
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED SLUICE VALVE
	PROPOSED WATER SERVICE
	WATER SERVICE ENTRY POINT
	EXISTING OVERHEAD ELECTRICAL
	EXISTING ELECTRICITY POLE
	EXISTING TELECOMMUNICATIONS LINE
	EXISTING TELECOMMUNICATIONS PIT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT
	EXISTING SEWER STRUCTURES LABEL
	PROPOSED SEWER STRUCTURES LABEL
	PROPOSED SEWER STRUCTURE

ASSOCIATED CONSULTANT

PROJECT  
1 BARCREST DRIVE &  
2 CLAY GULLY ROAD  
VICTORIA POINT

CLIENT  
ORCHARD (BARCREST)  
DEVELOPMENTS PTY LTD

TITLE  
SEWER RETICULATION  
PLAN  
SHEET 1 OF 3

**CIVILWORKS**  
ENGINEERS

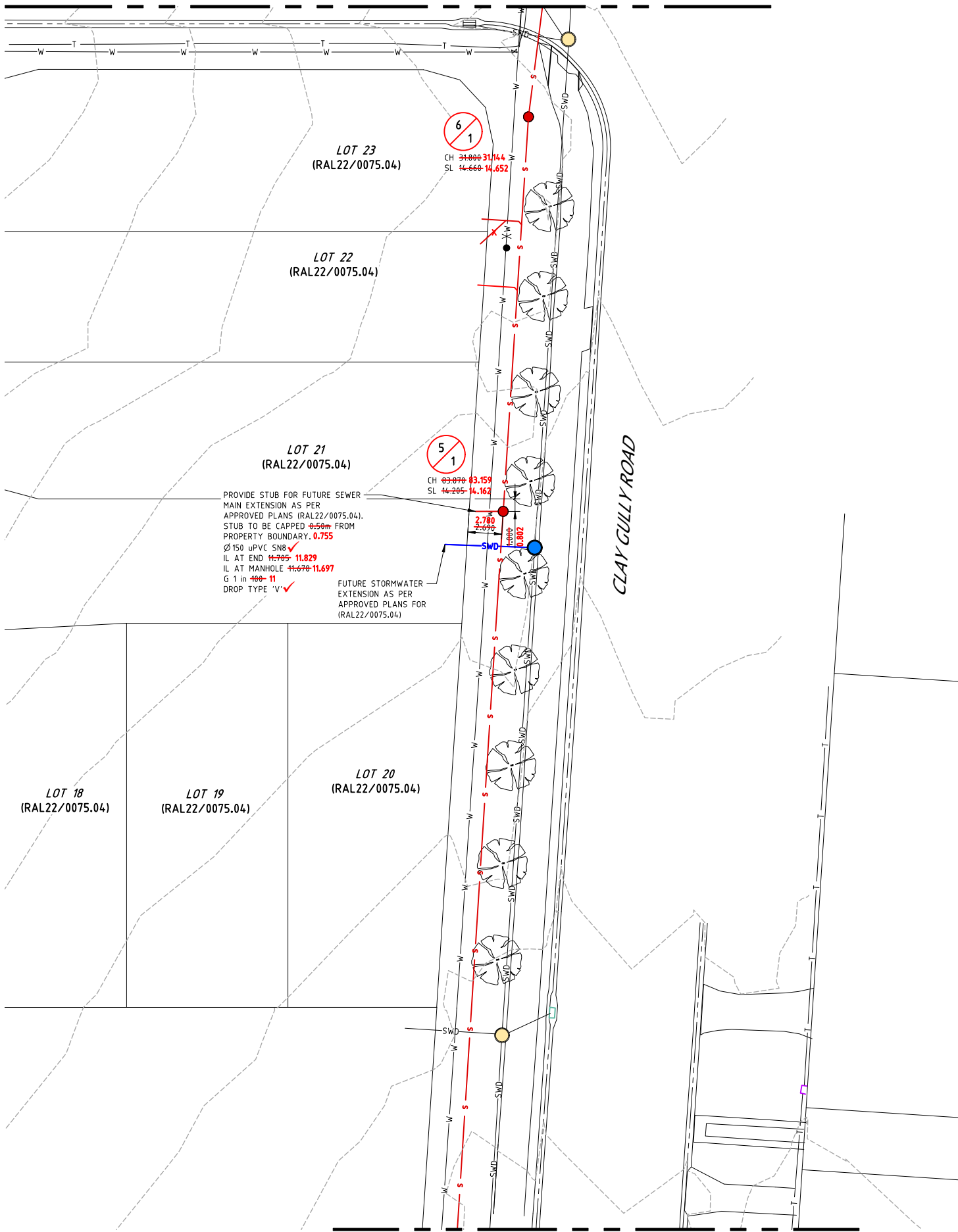
Property Development Solutions

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W www.civilworks.com.au

Designed	DM	Drawn	CM	Date	14.02.25
Approved		Scale	AS SHOWN	Rev.	
Drawing No.	CW23084-S01				2



FOR CONTINUATION REFER TO DRAWING CW23084-S01



PLAN  
SCALE 1:200

FOR CONTINUATION REFER TO DRAWING CW23084-S03

#### ENGINEER'S CERTIFICATION

I, **ROGER ANDRADE**, hereby certify that:  
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RPEQ (signature) **RPEQ No. 7675** Date: **14.08.25**

#### CROSSOVER NOTE

DRIVEWAYS ACROSS FOOTPATHS ARE CONSIDERED BY COUNCIL TO BE PRIVATELY OWNED BY THE PROPERTY OWNER. PRIOR TO COMMENCING ANY WORK THAT MAY DAMAGE A PRIVATE DRIVEWAY, THE DEVELOPER SHOULD NEGOTIATE WITH THE PROPERTY OWNER AND AGREE ON THE STANDARD OF REPAIR. ALTERNATIVELY, TUNNEL BORING UNDER DRIVEWAYS MAY BE USED IN LIEU OF OPEN TRENCHING.

#### LIVE WORKS NOTE

ALL LIVE WORKS SHALL BE UNDERTAKEN BY REDLAND WATER AT THE DEVELOPERS EXPENSE.

#### ENVIRONMENTAL NOTES

##### 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 SHALL 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 COUNCIL ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

##### SOIL

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

##### CREEK CROSSINGS

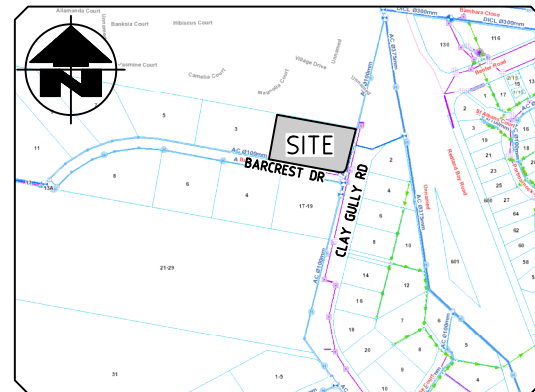
- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

##### REHABILITATION

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

##### SAFETY

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



LOCALITY PLAN

SCALE 1:5000

NAME OF ESTATE	1 BARCREST DRIVE, CLAY GULLY ROAD				
SUBDIVIDER	VICTORIA POINT				
APPLICATION No.	OPW24/0043.01				
SP DELEGATE APPROVAL DATE	14/11/2024				
DRAWING/PLAN No.	CW23084-S01-S06				
No. OF ALLOTS.	14				
AREA IN ha.	0.6235				
LENGTH OF SEWER	<table><tr><td>Ø100 uPVC</td><td><del>42.350</del> 45.016</td></tr><tr><td>Ø150 uPVC</td><td><del>407.00</del> 519.774</td></tr></table>	Ø100 uPVC	<del>42.350</del> 45.016	Ø150 uPVC	<del>407.00</del> 519.774
Ø100 uPVC	<del>42.350</del> 45.016				
Ø150 uPVC	<del>407.00</del> 519.774				

#### SEWER NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
- 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 THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
- ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY REDLAND WATER AT THE DEVELOPER'S COST.
- ALL SEWER PIPES SHALL BE UPVC CLASS CLASS SN8 UNLESS NOTED OTHERWISE.
- EACH ALLOTMENT SHALL BE SERVED BY A Ø100 uPVC PROPERTY CONNECTION.
- PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
- HOUSE CONNECTION BRANCHES SHALL BE LOCATED GENERALLY 1.0m - 1.2m UPSTREAM OF THE ALLOTMENT BOUNDARY AND WHERE APPLICABLE THE HOUSE CONNECTION SHALL EXTEND A MINIMUM OF 1.0m BEYOND THE PROPERTY BOUNDARY. THE HOUSE CONNECTION SHALL BE LOCATED AT THE LOWEST PART OF THE ALLOTMENT AND AT SUFFICIENT DEPTH TO SERVICE THE WHOLE ALLOTMENT.
- 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 A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SEQ SERVICE PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- SEWERS SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
- BENCH MARK AND LEVELS TO AHD.

#### CONSULTANT DETAILS

CONSULTANT: CIVIL WORKS ENGINEERS TELEPHONE: 07 3195 8180  
CONTACT: ROGER ANDRADE EMAIL: info@civilworks.com.au

#### HEALTH AND SAFETY NOTE

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

#### PC GRADE

HOUSE CONNECTIONS FOR PROPOSED LOT HAVE BEEN DESIGNED TO CONTROL ALL OF THE LOT AT A GRADE OF 1:60. EXISTING HOUSE SANITARY DRAINAGE GRADE TO BE CONFIRMED BY CONTRACTOR AND PROPOSED HOUSE CONNECTION MAY BE REQUIRED TO BE LOWERED FOR RECONNECTION.

#### REAL PROPERTY DESCRIPTION

LOT No. 1  
PLAN No. RP 226126

#### REAL PROPERTY DESCRIPTION

LOT No. 3  
PLAN No. RP 234068

DO NOT SCALE.  
CONFIRM ALL DIMENSIONS ON SITE.  
ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
D	OPE WORKS AMENDMENTS	18.09.24
E	SEWER LEVELS	24.09.24
F	SEWER GRADE	24.09.24
0	OSSIE FOR CONSTRUCTION	22.11.24
1	SEWEWR ALIGNMENT	14.02.25
2	AS CONSTRUCTED	14.08.25

#### LEGEND

- EXISTING SEWERAGE RETICULATION
- PROPOSED SEWERAGE RETICULATION
- 39.72  
X  
ALLOTMENT CONTROL LEVEL  
(NOT FOR CONSTRUCTION PURPOSES)
- PROPOSED WATER
- EXISTING WATER
- PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED SLUICE VALVE
- PROPOSED WATER SERVICE
- WATER SERVICE ENTRY POINT
- EXISTING OVERHEAD ELECTRICAL
- EXISTING ELECTRICITY POLE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING TELECOMMUNICATIONS PIT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EXISTING SEWER STRUCTURES LABEL
- PROPOSED SEWER STRUCTURES LABEL
- PROPOSED SEWER STRUCTURE

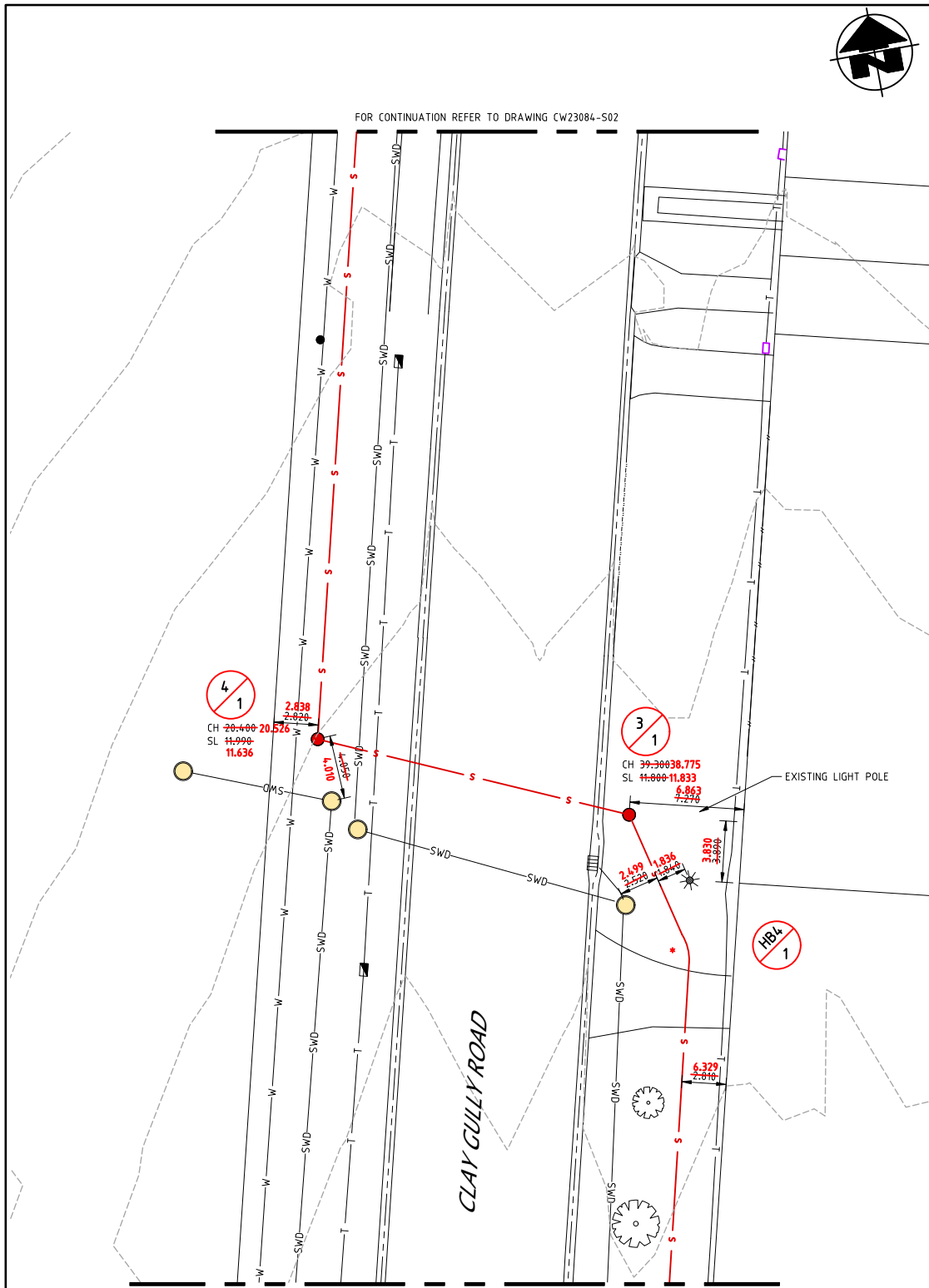
#### ASSOCIATED CONSULTANT

PROJECT  
**1 BARCREST DRIVE &  
2 CLAY GULLY ROAD  
VICTORIA POINT**  
CLIENT  
**ORCHARD (BARCREST)  
DEVELOPMENTS PTY LTD**  
TITLE  
**SEWER RETICULATION  
PLAN  
SHEET 2 OF 3**

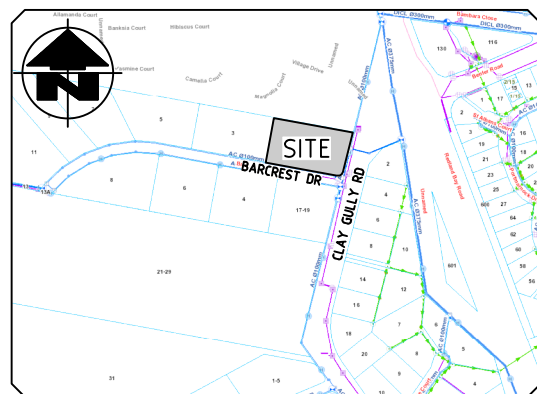


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W www.civilworks.com.au

Designed	DM	Drawn	CM	Date	14.02.25
Approved	RPEQ 7675	Scale	AS SHOWN		
Drawing No.	CW23084-S02	Rev.	2		




PLAN  
SCALE 1:200

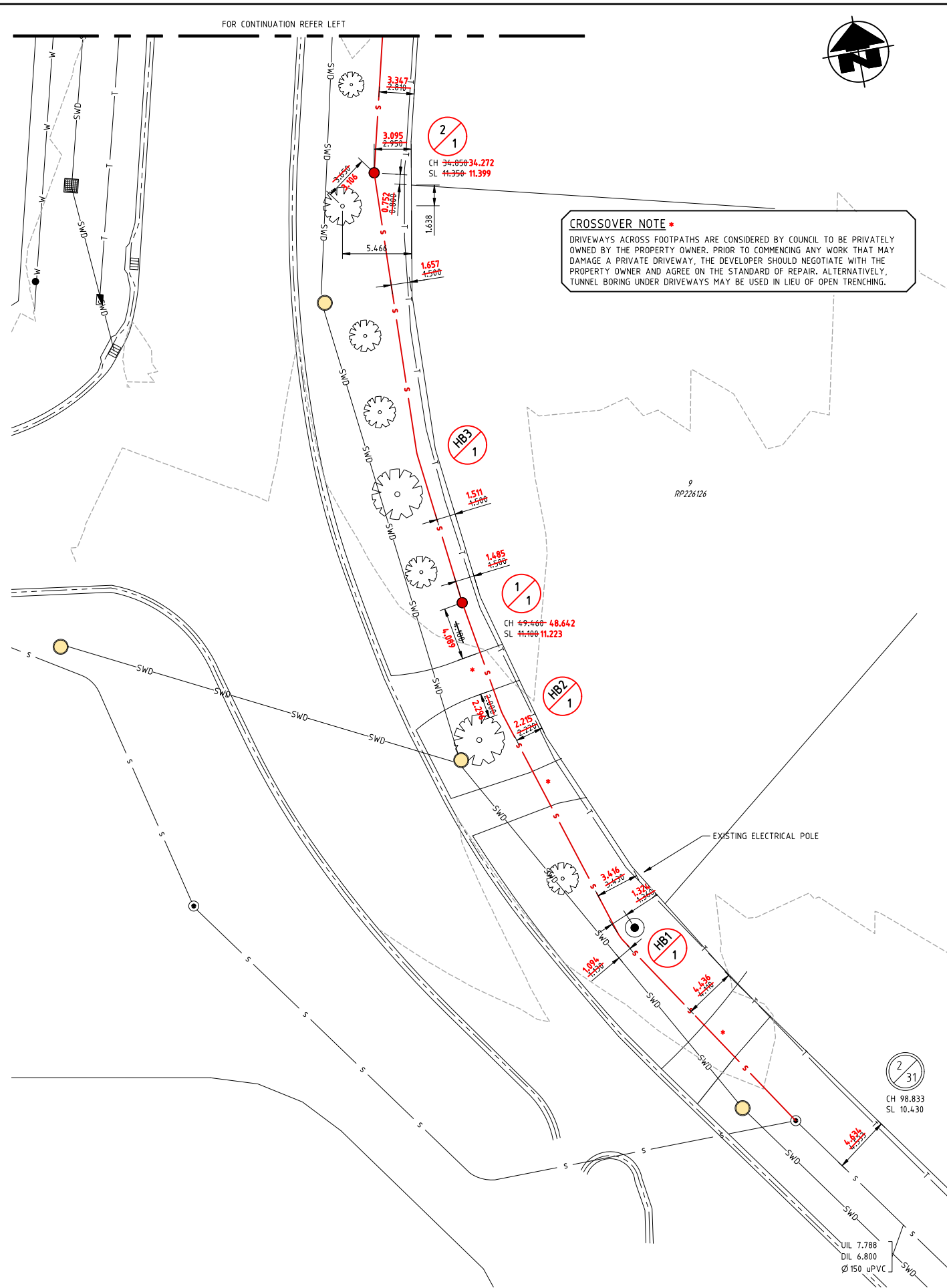


LOCALITY PLAN  
SCALE 1:5000

ENGINEER'S CERTIFICATION

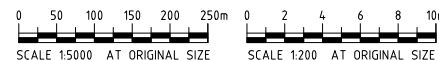
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 RPEQ (signature) RPEQ No. 7675 Date: 14.08.25



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PLAN  
SCALE 1:200



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LOT No. 1  
PLAN No. RP 226126

REAL PROPERTY DESCRIPTION  
LOT No. 3  
PLAN No. RP 234068

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ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
D	OP WORKS AMENDMENTS	18.09.24
E	SEWER LEVELS	24.09.24
F	SEWER GRADE	27.09.24
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LEGEND

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- PROPOSED SEWERAGE RETICULATION
- 39.72  
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(NOT FOR CONSTRUCTION PURPOSES)
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- PROPOSED SEWER STRUCTURE

ASSOCIATED CONSULTANT

PROJECT  
1 BARCREST DRIVE &  
2 CLAY GULLY ROAD  
VICTORIA POINT  
CLIENT  
ORCHARD (BARCREST)  
DEVELOPMENTS PTY LTD  
TITLE  
SEWER RETICULATION  
PLAN  
SHEET 3 OF 3

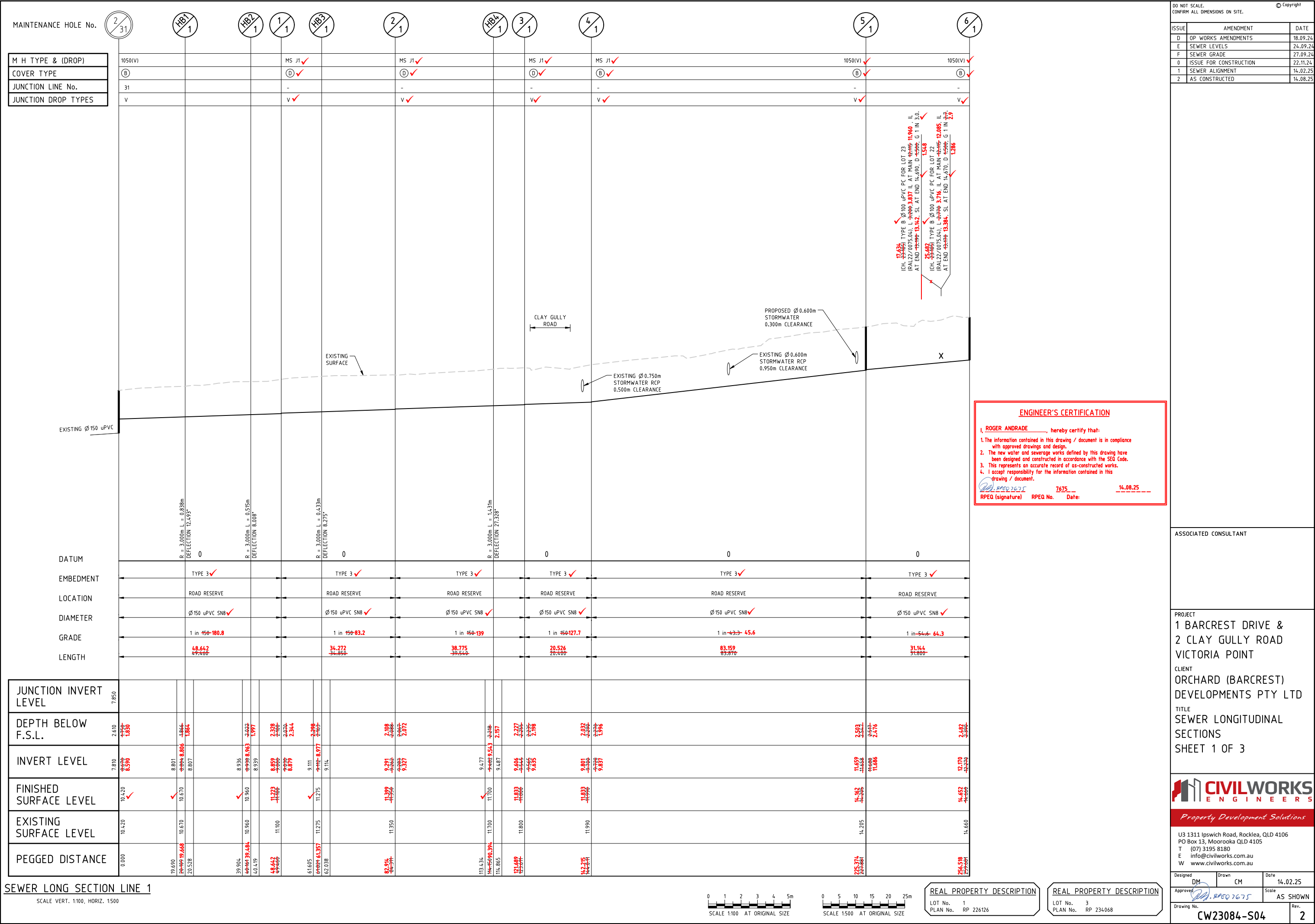
**CIVILWORKS**  
ENGINEERS

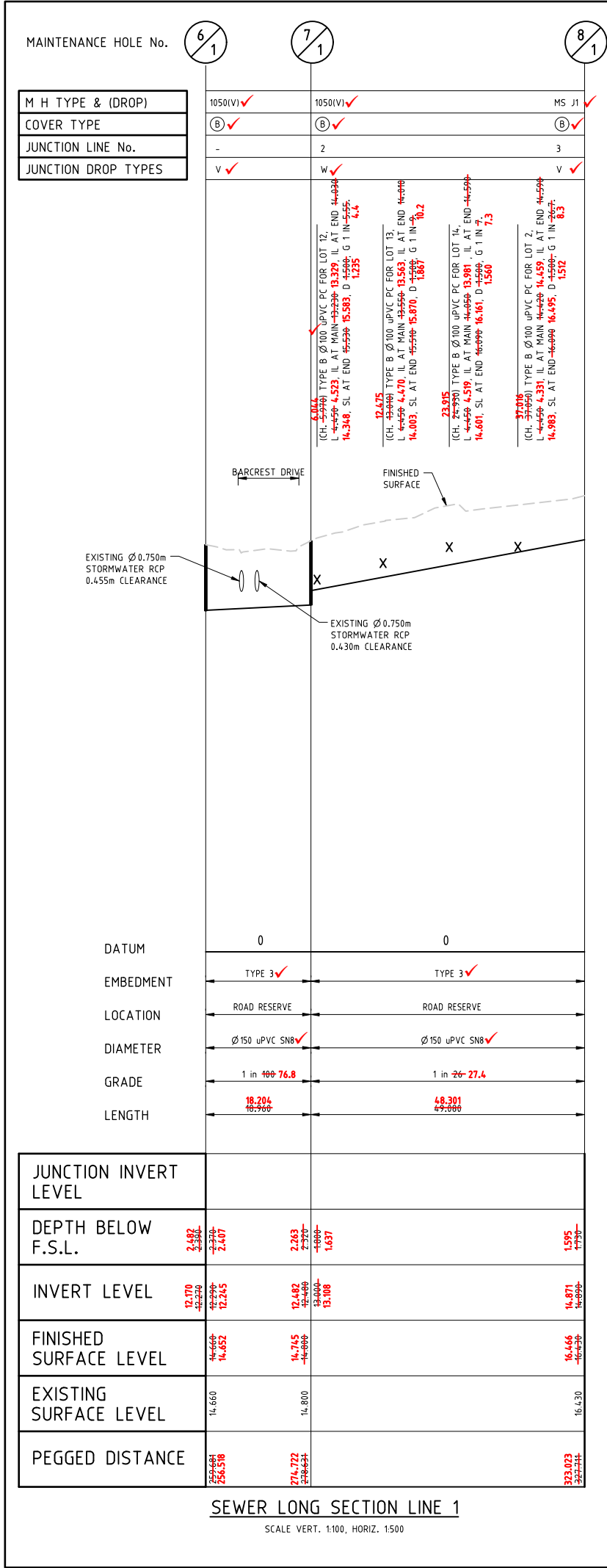
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W www.civilworks.com.au

Designed DM	Drawn CM	Date 14.02.25
Approved RPEQ 7675	Scale AS SHOWN	Rev. 2
Drawing No. CW23084-S03		







0 1 2 3 4 5m

SCALE 1:100 AT ORIGINAL SIZE

0 5 10 15 20 25m

SCALE 1:500 AT ORIGINAL SIZE

REAL PROPERTY DESCRIPTION

LOT No. 1

PLAN No. RP 226126

REAL PROPERTY DESCRIPTION

LOT No. 3

PLAN No. RP 234068

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Designed DM

Drawn CM

Date 14.02.25

Approved RPEQ 7675

Scale AS SHOWN

Drawing No. CW23084-S05

Rev. 1

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ASSOCIATED CONSULTANT

PROJECT

1 BARCREST DRIVE &  
2 CLAY GULLY ROAD  
VICTORIA POINT

CLIENT

ORCHARD (BARCREST)  
DEVELOPMENTS PTY LTD

TITLE

SEWER LONGITUDINAL  
SECTIONS

SHEET 2 OF 3

CIVILWORKS

ENGINEERS

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Approved	RPEQ 7675	Scale	AS SHOWN		
Drawing No.	CW23084-S05	Rev.	1		

MAINTENANCE HOLE No.		8 / 1	1 / 3
M H TYPE & (DROP)		MS J1 ✓	MS J1 ✓
COVER TYPE		(B) ✓	(B) ✓
JUNCTION LINE No.		1	-
JUNCTION DROP TYPES		V ✓	V ✓
		<p>4.715 ✓</p> <p>(CH. 4.799) TYPE B Ø100 uPVC PC FOR LOT 2. L=1000-1401, IL AT MAIN 15.000-15.107, IL AT END 15.200-15.387, SL AT END 16.000-16.587 D=1500- G 1 IN 3.1600</p> <p>4.715 ✓</p> <p>(CH. 0.000) TYPE C Ø100 uPVC PC FOR LOT 3. L=1000-1463, IL AT MAIN 17.000-17.194, IL AT END 17.200-17.215, SL AT END 18.000-18.722 D=1500- G 1 IN 3.1600</p> <p>4.715 ✓</p> <p>(CH. 0.000) TYPE C Ø100 uPVC PC FOR LOT 4. L=1000-0.000, IL AT MAIN 17.000-17.523, IL AT END 17.520-17.520</p>	
		<p>PROPOSED Ø150 STORMWATER 1.600m CLEARANCE</p> <p>FINISHED SURFACE</p> <p>EXISTING Ø150 AC WATER MAIN. 0.370m CLEARANCE.</p> <p>EXISTING Ø50 TELSTRA 0.450m CLEARANCE.</p>	
DATUM		5	
EMBEDMENT		TYPE 3 ✓	
LOCATION		ROAD RESERVE	
DIAMETER		Ø150 uPVC S18 ✓	
GRADE		1 in 30.6 ✓	
LENGTH		40.295 ✓	
JUNCTION INVERT LEVEL			
DEPTH BELOW F.S.L.	15.40	15.400-16.587	16.284-17.520
INVERT LEVEL	14.870-16.280	14.870-16.587	16.284-16.280
FINISHED SURFACE LEVEL	16.000-16.000	16.000-16.000	16.284-16.024
EXISTING SURFACE LEVEL	16.050	16.050	19.020
PEGGED DISTANCE	0.000		40.295 ✓

# SEWER LONG SECTION LINE 3

SCALE VERT. 1:100, HORIZ. 1:500

MAINTENANCE HOLE No.		2 2	1 4
M H TYPE & (DROP)	1050(W)	✓	MS J1 ✓
COVER TYPE	⊘	✓	⊘ ✓
JUNCTION LINE No.	2		-
JUNCTION DROP TYPES	V ✓		-
DATUM	5		
EMBEDMENT	TYPE 3 ✓		
LOCATION	ROAD RESERVE		
DIAMETER	Ø150 uPVC SN8 ✓		
GRADE	1 in 100-102.4		
LENGTH	4.8311 <del>4.8300</del>		
JUNCTION INVERT LEVEL			
DEPTH BELOW F.S.L.	1.840 <del>4.400</del> 1.335		2.005 <del>4.400</del> 2.395
INVERT LEVEL	✓ 16.810 <del>17.255</del>		17.277 <del>18.282</del>
FINISHED SURFACE LEVEL	<del>18.650</del> 18.590		18.732 <del>19.120</del>
EXISTING SURFACE LEVEL	18.650		19.720
PEGGED DISTANCE	0.000		4.8311 <del>4.8300</del>

SEWER LONG SECTION LINE 4


SCALE VERT. 1:100, HORIZ. 1:500

[illegible]

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 7675 14.08.25

RPEQ (signature) RPEQ No. Date:

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ASSOCIATED CONSULTANT

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VICTORIA POINT  
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ORCHARD (BARCREST)  
DEVELOPMENTS PTY LTD  
TITLE  
SEWER LONGITUDINAL  
SECTIONS  
SHEET 3 OF 3



*Property Development Solutions*

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Designed DM	Drawn CM	Date 14.02.25
Approved <i>[Signature]</i> RPEQ 7675		Scale AS SHOWN
Drawing No. CW23084-S06		Rev. 2



**REAL PROPERTY DESCRIPTION**

LOT No. 1  
PLAN No. RP 226126

**REAL PROPERTY DESCRIPTION**

LOT No. 3  
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