

SANITARY NOTES –

1. ALL IS, IOS AND CO ARE TO BE TAKEN TO SURFACE LEVEL OR AS REQUIRED BY THE LOCAL AUTHORITY.
2. ALL Vp's TO TERMINATE IN ACCORDANCE WITH AS 3500.2.
3. FIRE STOP COLLARS INSTALLED AS PER THE BUILDING CODE OF AUSTRALIA.
4. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS AND COVER OVER DRAINAGE LINES ARE CORRECT AND OBTAINABLE BEFORE COMMENCEMENT AS INVERT LEVELS SHOWN ARE A GUIDE ONLY.
5. ALL CONDENSATE WASTE LINES SHALL BE INSULATED IN 20mm CLOSE CELL INSULATION TO POINT OF JUNCTION IN MAIN DRAIN OR 8m WHICH EVER IS THE GREATER.
6. ALL 100 DIA SANITARY DRAINAGE TO BE UPVC CLASS D1W ON MINIMUM GRADE 1:50 UNLESS NOTED OTHERWISE.
7. ALL 150 DIA SANITARY DRAINAGE TO BE UPVC CLASS D1W ON MINIMUM GRADE 1:80 UNLESS NOTED OTHERWISE.
8. ALL 225 DIA SANITARY DRAINAGE TO BE UPVC CLASS D1W ON MINIMUM GRADE 1:150 UNLESS NOTED OTHERWISE.
9. DRG TO BE A MINIMUM OF 150mm BELOW THE OVERFLOW LEVEL OF THE LOWEST SANITARY FIXTURE AND 75mm ABOVE GROUND LEVEL AND COMPLY WITH AS/NZS 3500.2, CLAUSE 4.6.6.
10. WHERE HOUSE DRAINAGE PIPEWORK IS CAST INTO SLAB IT SHALL BE HOPE. PIPEWORK TO BE SUPPORTED ON 2 PIECE CLIPS ON BOOKER ROD SPACED NO FURTHER APART THAN 10x DIAMETER OF PIPE. PIPEWORK TO BE 25mm CLEAR OF STEEL AND NOT TO BE TIED TO STEEL.
11. CONTRACTOR SHALL PROVIDE AND INSTALL A PURPOSE MADE METAL PROTECTION TO THE BASE OF STACK(S) AND ELEVATED PIPEWORK DROPPER(S) UP TO 1m ABOVE FLOOR LEVEL WHERE IN A LOCATION THAT COULD BE DAMAGED BY VEHICLES.
12. WHERE BULK HEADS ARE NOT PROVIDED ALL PIPEWORK SHALL BE INSTALLED WITHIN JOIST SPACE. WHERE PIPEWORK TRAVERSE BETWEEN FLOOR JOIST CONTRACTOR SHALL CO-ORDINATE WITH THE BUILDER TO ENSURE PIPEWORK IS INSTALLED WHILE JOIST ARE BEING INSTALLED.
13. HWU IN SAFETYRAT, 50 DIA DRAIN FROM SAFETYRAT TO DROP AND CROSS TO RISER ON TWO DR.
14. 50 DIAMETER DRAIN FROM SAFETYRAT TO DROP AND CROSS UNDER SLAB TO FINISH EXTERNAL TO BUILDING VIA A FROG FLAP AND DISCHARGE OVER SW GULLY.
15. 200 DIAMETER DRAIN FROM PRESSURE RELIEF VALVE TO DROP AND DISCHARGE OVER TO IN SAFETYRAT WP.

TRADE WASTE NOTES –

1. ALL TRADE WASTE DRAINAGE TO BE 110 DIA HDPE PIPE AND FITTINGS ON A MINIMUM GRADE 1:60.
2. TRADE WASTE SERVICES TO COMPLY WITH THE UTILITY PROVIDERS TRADE WASTE ENVIRONMENTAL MANAGEMENT PLAN, OR EQUIVALENT GUIDELINES.

WATER NOTES –

1. ALL HOSE TAPS TO BE FITTED WITH A HOSE CONNECTION VACUUM BREAKER VALVE.
2. CONTRACTOR SHALL COORDINATE FINAL POSITION OF TAPWARE AND SPOUTS AND SHOWER ROSES WITH ARCHITECTS PRIOR TO INSTALLATION.
3. NO PIPEWORK SHALL BE INSTALLED WITHIN ACOUSTIC DIVING/PARTY WALLS. PIPES SHALL BE ACOUSTICALLY WRAPPED TO COMPLY WITH BCA REQUIREMENTS.
4. NO PIPEWORK TO RUN IN COMMON WALLS. WALLS ARE TO BE PACKED OUT BY FURRING CHANNEL.
5. COPPER PIPEWORK WITH COPPER SADDLES WITH ELAL FLOWINGS USED WHERE UNCONTROLLED HEATING UNITS ARE USED E.G. SOLAR HOT WATER UNITS AS TEMPERATURES MAY EXCEED THE MANUFACTURERS REQUIREMENTS FOR OTHER APPROVED PRODUCTS.
6. CONTRACTOR TO ALLOW IN TENDER TO TEST UTILITY PROVIDER WATER MAIN PRESSURE OR OBTAIN FROM UTILITY PROVIDER INFORMATION ON WATER PRESSURE WITHIN THE WATER MAIN.
7. PRESSURE REDUCTION VALVES SHALL BE INSTALLED WHERE THE MAIN SUPPLY PRESSURE EXCEEDS RECOMMENDED PRESSURE SPECIFIED FOR PLANT AND EQUIPMENT INSTALLED, OR 500kPa AT FIXTURES.
8. ALL TEMPERING VALVES SHALL BE 20 DIAMETER COMPLETE WITH CHECK VALVES AND STRAINERS, INSTALLED AS PER MANUFACTURING INSTRUCTIONS. CONTRACTOR SHALL INSTALL PRESSURE REDUCTION VALVES TO ENSURE EQUAL PRESSURE ON BOTH HOT & COLD WATER SUPPLY INETS OF TWO OR THREE. MAXIMUM PRESSURE AT OUTLET OF TAP OR CONNECTION TO FIXTURE MUST NOT EXCEED 500 kPa. *MINIMUM OF 1,000mm LENGTH OF PIPE BETWEEN TEMPERING VALVE AND OUTLET OF TAPS AT FIXTURES.

GAS NOTES –

1. CONTRACTOR TO SUPPLY, SIZE AND INSTALL ALL GAS SERVICES IN COPPER TUBE TYPE 'B' IN ACCORDANCE WITH AS 5601, ALL SECTIONS.

EXISTING SERVICES NOTES –

1. CONTRACTOR TO VISIT SITE BEFORE SUBMITTING TENDER TO BE AWARE OF SCOPE OF WORK AND EXISTING STRUCTURE AND SERVICES AS NO ADDITIONAL COSTS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF THIS INFORMATION WHICH IS REQUIRED TO COMPLETE THE INSTALLATION OF THE HYDRAULIC SERVICES.
2. CONTRACTOR TO ALLOW TO CARRY OUT SURVEY OF EXISTING DRAINAGE LINES TO ASCERTAIN THAT ALL REQUIRED DRAINAGE POINTS REMAIN ALIVE, PRIOR TO SEALING OFF ABANDONED SECTIONS OF DRAINS.
3. ALL DISUSED AND ABANDONED DRAINS TO BE SEALED OFF IN AN APPROVED MANNER TO PREVENT VERMIN FROM ENTERING DRAINS.
4. CONTRACTOR TO REMOVE ALL REDUNDANT SANITARY PLUMBING AND WATER SERVICES AND SEAL TO APPROVAL OF THE LOCAL AUTHORITIES.
5. CONTRACTOR SHALL REMOVE ALL DISUSED FIXTURES, FITTINGS AND PIPEWORK AND SEAL OFF ALL SERVICES IN AN APPROVED MANNER. ALL DEMOLITION MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER, UNLESS NOTED OTHERWISE OR AT THE REQUEST OF THE CLIENT.
6. ALL PENETRATIONS THROUGH FLOOR AND FIRE WALLS TO BE MADE FIRE PROOF IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
7. SEALED SURFACES TO BE CUT WITH A DIAMOND SAW AND MATERIAL TO BE DUMPED OFF SITE, REINSTALL SIMILAR TO APPROVAL.

STORMWATER NOTES –

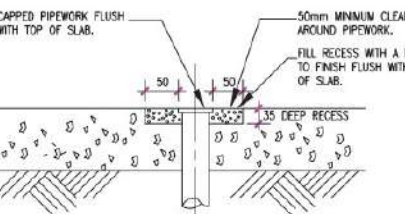
1. ALL STORMWATER DRAINAGE TO BE IN UPVC CLASS D1W ON MINIMUM GRADE 1:100.
2. ALL DOWNPIPES CONNECTING TO RAINWATER TANKS SHALL BE FITTED WITH LEAF BEATER RAINWATER HEADS.
3. ALL COURTYARDS/BALCONY'S SHALL HAVE AN OVERLAND FLOW PATH INSTALLED THROUGH DIVIDING WALL/FENCES DURING CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER BY BODY CORPORATE/OWNER. ALL FENCES SHALL HAVE A 75mm SPACE BETWEEN FINISHED GROUND LEVEL AND BOTTOM OF FENCE.
4. WHERE STORMWATER DRAINAGE PIPEWORK IS CAST INTO SLAB IT SHALL BE HOPE. PIPEWORK TO BE SUPPORTED ON 2 PIECE CLIPS ON BOOKER ROD SPACED NO FURTHER APART THAN 10x DIAMETER OF PIPE. PIPEWORK TO BE 25mm CLEAR OF STEEL AND NOT TO BE TIED TO STEEL.
5. CONTRACTOR SHALL PROVIDE AND INSTALL A PURPOSE MADE METAL PROTECTION TO THE BASE OF DOWNPIPES UP TO 1m ABOVE FLOOR LEVEL WHERE IN A LOCATION THAT COULD BE DAMAGED BY VEHICLES.
6. REMOVE ANY REDUNDANT DRAINAGE OUTLET FROM THE KERB AND CHANNEL INCLUDING ASSOCIATED PIPEWORK ACROSS FOOTPATH AND RE-INSTALL KERB AND FOOTPATH TO COUNCIL SATISFACTION.

FIRE SERVICES NOTES –

1. FIRE SERVICE DESIGN IS ONLY VALID FOR 1 YEAR DUE TO ON GOING CHANGES WITH CODES AND PRESSURE REDUCTION WITHIN THE UTILITY PROVIDERS WATER MAINS. IF CONSTRUCTION IS NOT COMPLETED WITHIN THIS TIME FRAME CONTACT THIS OFFICE FOR REVIEW OF DOCUMENTS.
2. WHILEST THE DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH CURRENT STATUTORY REQUIREMENTS, AUSTRALIAN STANDARDS (INCLUDING AS 2419 AND AS 2541) AND DEVELOPMENT APPROVAL CONDITIONS, YOU SHOULD BE MINDFUL THAT YOU HAVE AN ONGOING OBLIGATION TO MAINTAIN THE REQUIRED WATER FLOW AND PRESSURE FOR FIRE FIGHTING SYSTEMS AND EQUIPMENT PURSUANT TO AS 1851.
3. CHANGES TO THE WATER FLOW AND PRESSURE AVAILABLE FROM THE MAIN MAY ADVERSELY AFFECT FUTURE COMPLIANCE OF THE DESIGN SYSTEM. SUCH CHANGES ARE QUITE POSSIBLE IN LIGHT OF CURRENT REVIEWS BY STATE GOVERNMENT BODIES AND LOCAL AUTHORITY WATER PROVIDERS SEEKING TO REDUCE WATER LEAKAGE (AND WASTAGE) BY REDUCING AVAILABLE WATER FLOW AND PRESSURE IN DESIGNATED AREAS.
4. AS IT IS NOT KNOWN WHAT CHANGES (IF ANY) WILL OCCUR IN THE FUTURE TO WATER SUPPLY OR THE EXTENT AND NATURE OF SUCH CHANGES, IT IS NOT POSSIBLE TO PRESENTLY ADVISE THE EFFECT OF CHANGES ON THE SYSTEM DESIGNED. HOWEVER, IF, AS A RESULT OF THESE CHANGES, ADDITIONAL PUMPS, STORAGE TANKS AND THE LIKE ARE NECESSARY IN THE FUTURE TO COMPLY WITH AS 1851 CONSIDERABLE COSTS MAY BE INCURRED.
5. CONSIDERATION SHOULD BE GIVEN NOW TO ENSURING, AS FAR AS POSSIBLE, THAT PROVISION CAN BE MADE FOR ANY ADDITIONAL EQUIPMENT THAT MAY BE REQUIRED TO COMPLY WITH AS 1851 SHOULD THERE BE ANY CHANGE IN AVAILABLE WATER FLOW AND PRESSURE FROM THE MAIN AS A RESULT OF THE ABOVE MATTERS.
6. ALL ISOLATING VALVES ON FIRE SERVICES LINE TO BE RESILIENT SEALED GEARED HAND WHEEL OPERATED (NO LEVER HANDLES ALLOWED), TAGGED AND LOCKED IN THE OPEN POSITION.

GENERAL NOTES –

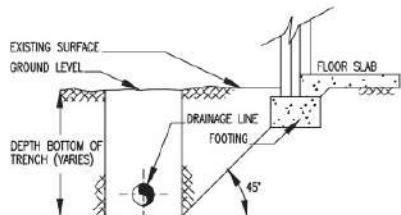
1. ALL ACTS, REGULATIONS, AUSTRALIAN STANDARDS AND NATIONAL CONSTRUCTION CODE OF AUSTRALIA REFERRED TO WITHIN THIS SET OF DRAWINGS ARE CURRENT APPROVED ISSUE.
2. ALL PIPEWORK SHALL COMPLY WITH ACOUSTIC REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
3. NO PIPEWORK TO RUN IN COMMON WALLS. WALLS ARE TO BE PACKED OUT BY FURRING CHANNEL.
4. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO AND SHALL TAKE PRECEDENCE TO THESE DRAWINGS IF ADDITIONAL VALVES AND FITTINGS ARE REQUIRED OVER AND ABOVE WHAT IS SHOWN ON THESE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL LAISE DIRECTLY WITH THE APPROPRIATE AUTHORITIES AND SHALL ASCERTAIN THE EXACT POSITIONS OF ALL SERVICES. THE CONTRACTOR SHALL NOT WORK NEAR THESE SERVICES WITHOUT THE PERSONAL SUPERVISION OR THE WRITTEN PERMISSION OF THE RELEVANT AUTHORITIES.
6. CONTRACTOR TO COMPLY WITH THE WORKPLACE HEALTH AND SAFETY ACT, ALL ASSOCIATED SECTIONS AND CODES & ENVIRONMENTAL HERITAGE ACT.
7. CONTRACTOR SHALL ENSURE THAT ALL PLUMBING AND DRAINAGE WORKS COMPLY WITH AS / NZS 3500 (ALL SECTIONS), PLUMBING AND DRAINAGE ACT AND COUNCIL APPROVED DRAWINGS. COUNCIL APPROVED DRAWING ARE ONLY VALID FOR TWO YEARS FROM DATE OF APPROVAL. IF WORK HAS NOT COMMENCED WITHIN THIS TIME FRAME DRAWINGS WILL HAVE TO BE REVISED TO COMPLY WITH CODE CHANGES AND RESUBMITTED FOR APPROVAL.
8. DATUM A.M.D.



DETAIL FOR CAPPING PIPEWORK AT FINISHED FLOOR LEVEL FOR FUTURE USE.

SCALE: NOT TO SCALE

NOTE 1/ ENGRAVE IN TOP OF CAP TYPE OF WASTE PIPE LETTERS SAN OR TW AS REQUIRED.

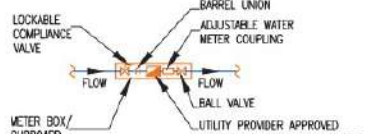


DRAINS IN PROXIMITY TO FOOTINGS AND FOUNDATIONS, SHALL COMPLY WITH THE FOLLOWING.

- * DRAINS SHALL PASS UNDER A STRIP OF FOOTING AT NOT LESS THAN 45° AND HAVE A MINIMUM CLEARANCE OF 25mm FROM THE TOP OF THE PIPE TO THE UNDER SIDE TO ANY FOOTING.
- * DRAIN LAID THROUGH FOOTINGS AND WALLS, OTHER THAN BELOW GROUND EXTERNAL WALLS, SHALL BE INSTALLED WITH AN ANNUAL SPACE OF NOT LESS THAN 25mm FILLED WITH A LINER OF FLEXIBLE MATERIAL.
- * WHERE A DRAIN IS TO BE LAID PARALLEL TO A FOOTING, THE EXCAVATION SHALL COMPLY WITH AS 3500.2:2015 CLAUSE 3.8, CLAUSE 5.2 AND ABOVE DETAIL.
- * DRAINS AND PIPES PASSING THROUGH WALLS AND FOOTINGS SHALL COMPLY WITH THE STRUCTURAL ENGINEERING SPECIFICATIONS FOR THE PROJECT.

DETAIL OF DRAINAGE LINE IN RELATION TO FOOTINGS AND FOUNDATIONS

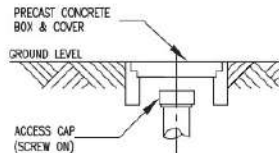
SCALE: NOT TO SCALE



TYPICAL SUB WATER METER ASSEMBLY DETAIL

SCALE: NOT TO SCALE

- NOTE 1/ ALL SUB WATER METER ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER AUTHORITY WATER METER POLICY.
- 2/ SUB WATER METERS INSTALLED BELOW GROUND SHALL BE INSTALLED IN METER BOX.
- 3/ SUB WATER METERS INSTALLED ABOVE GROUND SHALL BE INSTALLED IN CUPBOARD/CABINET.



TYPICAL DETAIL FOR IS, IOS & CO INSTALLED IN TRAFFICABLE AREA

SCALE: NOT TO SCALE

Note

This approval does **NOT** include any Stormwater Systems or Designs.

Logan City Council

Backflow Prevention & Control of Cross Connection

All water supply systems must be designed, installed and maintained so as to prevent contaminants being introduced into the potable water supply system in accordance with AS/NZS 3500.1:2018

WARNING



NOT FOR DRINKING

APPROVED COPY

MUST REMAIN

ONSITE

Logan City Council

Planning & Drainage

Note

1. Approval of this plan is given on the condition that the plan is used in accordance with the conditions of approval.

2. The plan is not to be used for any other purpose without the written approval of the Council.

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Note

All Water Meters and Sub-Water Meters **MUST** comply with Queensland Plumbing and Waste Water Code 2019, Logan Water's Policies and Standards.

Logan City Council

The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

OWNER

OWNER

ARCHITECT

STRATHPINE DESIGN AND DRAFTING

6B MECKLEN ST, STRATHPINE QLD 4500

PHONE: (07) 3881 2033

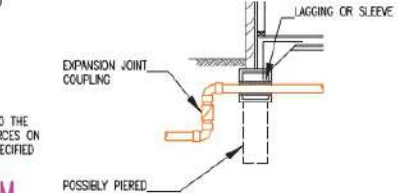
PROJECT

PROPOSED 3 UNITS

AT 23 FRANKLIN ST

YARRABILBA QLD 4207

R.P.D LOT 8 ON POD124141



DOWNPIPE TO STORMWATER SYSTEM

SCALE: NOT TO SCALE

90 DIA DP

200mm

100 DIA INGROUND PIPEWORK

FLEXIBLE JOINT BETWEEN SLAB AND WALL

SLAB TO BE TIED BACK TO THE BUILDING TO MINIMISE FORCES ON THE PIPEWORK WHERE SPECIFIED BY AN ENGINEER

PROVIDE VISUAL SPACE TO COMPLY WITH AS3560.1

EXPANSION JOINT COUPLING

INGROUND PIPEWORK

EXISTING SURFACE GROUND LEVEL

FLOOR SLAB

FOOTING

45°

DEPTH BOTTOM OF TRENCH (VARIES)

EXPANSION JOINT COUPLING

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CLASS 'E' AND 'H' SITES

SCALE: NOT TO SCALE

90 DIA DP

200mm

100 DIA INGROUND PIPEWORK

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PROVIDE

RPD

LOT 8 ON POD 124141 - 48
LOCAL AUTH. - LOGAN CITY COUNCIL
ZONE- MIXED INDUSTRIAL AND BUSINESS
SITE AREA - 1285 m²
GFA - 769.5 m²
PLOT RATIO - 0.60
SITE COVER - 615.2 m² (47.9%)
LANDSCAPING - 31.8 m² (2.5%)
PARKING ACHIEVED - 14
BICYCLES - 3

NOTES

BUILDER TO ENSURE ALL S/W DRAINAGE IS INSTALLED AS PER AS 3500.5 SECTION 5
OVERHANG IS DIMENSIONED FROM OUTSIDE FACE OF FASCIA TO EXTERNAL WALL.
OMP MEASUREMENT IS TO OUTSIDE OF FASCIA.
BUILDER TO CONFIRM LOCATION & DEPTH OF STORMWATER / SEWER PRIOR TO EXCAVATING FOR FOOTINGS.

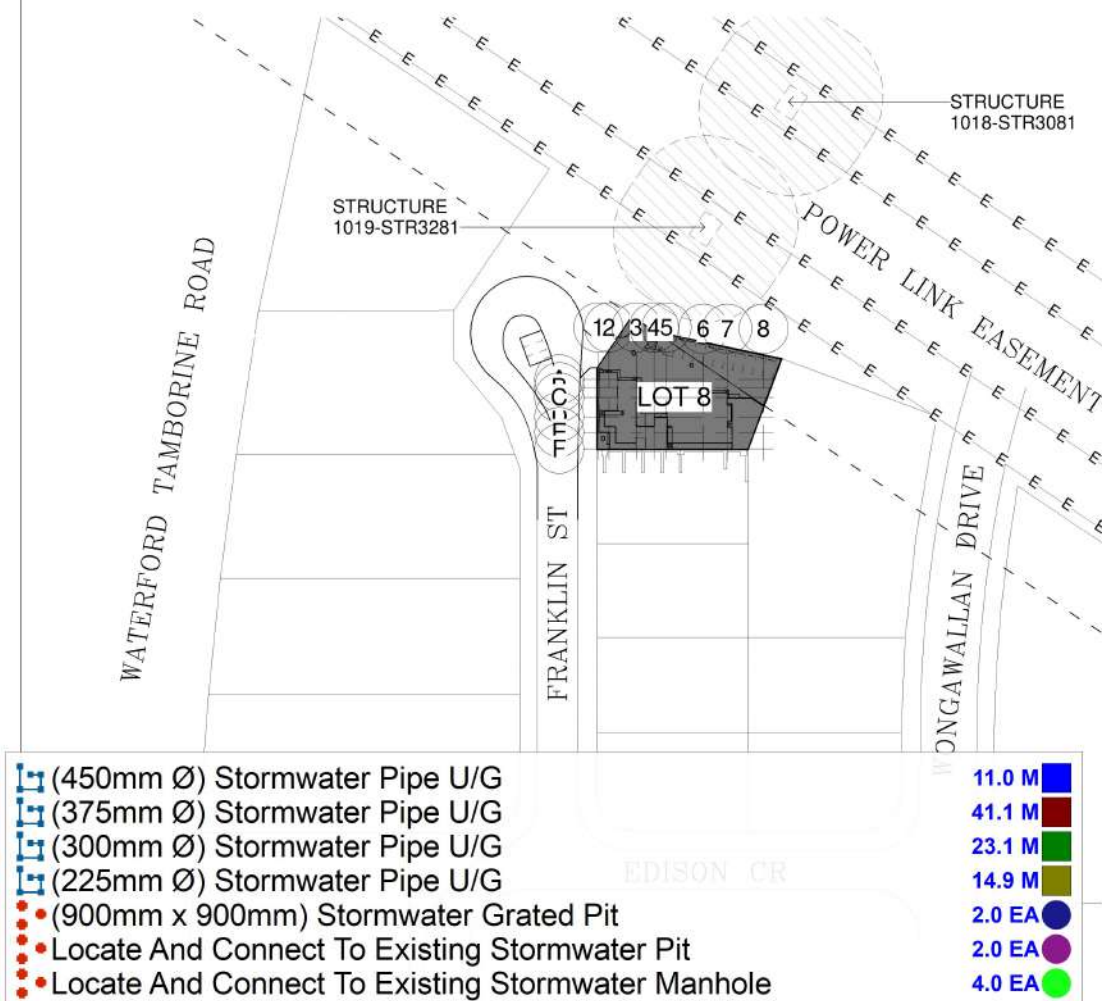
DRAINAGE

SOIL AND SULLAGE DRAINAGE TO CONNECT INTO SEWERAGE SYSTEM IN ACCORDANCE WITH THE WATER SUPPLY & SEWERAGE ACT AND AMENDMENTS. TO HYDRAULIC ENG'S REQ.
ROOFWATER DRAINAGE & S/W SYSTEM VIA 1000 PVC PIPING TO CIVIL & HYDRAULIC ENG'S REQ.

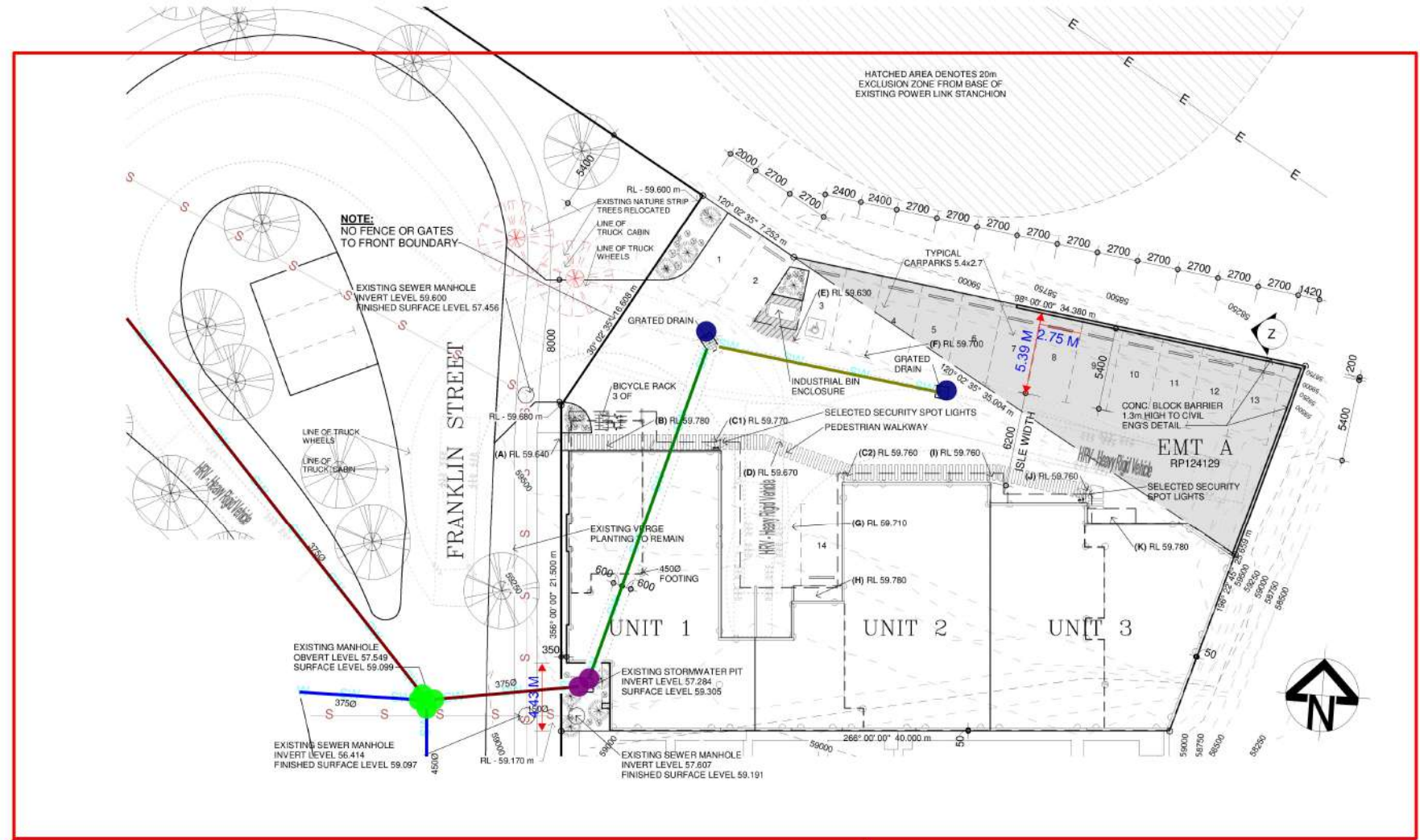
TAP
CERTIFICATION GROUP
APPROVED DOCUMENT

Ref No: TAP2025-0969A

This document forms part of the amended development approval for building works pursuant to the Building Act 1975 and Planning Act 2016.



LOCALITY PLAN 1:1000



SITE PLAN 1:200 SCALE 1:200@ A1

We Have Considered Site Stormwater Takeoof As There Is No Any Type Of Indication Of Stormwater Lines Whether These Line Are New Or Existing. Please Verify On Site If These Services Are Required Or Not

A	NIB WALL AMENDMENT	07.10.25			
B	HEIGHT/ OPENING DIMENSIONS	31.10.25			
C	FRONT SETBACK	06.11.25			
D	FOUNDATION PLAN	13.11.25			
ISSUE	REVISION DESCRIPTION	APPROVAL DATE	ISSUE	REVISION DESCRIPTION	APPROVAL DATE

Drawing:
WORKING DRAWINGS

Project:
PROPOSED INDUSTRIAL BUILDING
FOR: AJ REXHEPI
AT: LOT 8 FRANKLIN STREET, YARRABILBA

SD STRATHPINE
DESIGN & DRAFTING
6B Mecklem Street
(PO Box 2245)
STRATHPINE QLD 4500
QBCC Lic. No. 15028079
Phone: (07) 3881 2033
Email: admin@strathpinedesign.com.au
Web: www.strathpinedesign.com.au

General notes:
All construction methods to be in accordance with The National Construction Series - Building Code of Australia (BCA) 2019 (class 1 & 10 - vol 2, class 2 to 9 - vol 1) and all relevant Australian Standards. All written dimensions take precedence over scale. All levels and dimensions to be verified on site. All dimensions are written in millimetres U.N.O.
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Drawn: MB
Checked: PA
Job Number: AO6798/24
Drawing Number: 1 of 11
Start Date: MARCH 2024
Scale: As indicated @ A1
COMPUTER ID: W:\COMMERCIAL\REXCON HOMES (6798)\WD\S.13.11.25.n4

NOTE--
ALL SANITARY DRAINAGE TO BE 100 DIA UPVC CLASS DWY ON MINIMUM GRADE 1:60. UNLESS NOTED OTHERWISE.

NOTE--
ALL JUNCTIONS IN SANITARY DRAINS WHERE A JUNCTION IS USED TO MAKE THE CONNECTION OF A DN 100 BRANCH DRAIN TO ANOTHER DN 100 DRAIN, THE ENTRY LEVEL OF THE BRANCH DRAIN SHALL BE ELEVATED AT AN INCLINE OF NOT LESS THAN 15° ABOVE THE HORIZONTAL.

Logan City Council
The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

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MUST REMAIN
ONSITE**

**Plumbing & Drainage Act 2018
Advisory Note**
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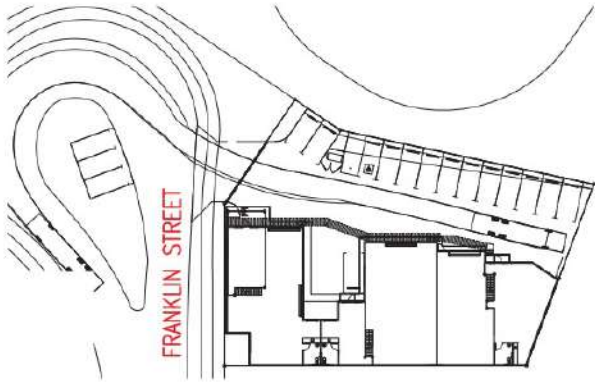
**Logan City Council
Backflow Prevention & Control of Cross
Connection**
All water supply systems must be designed, installed and maintained so as to prevent contaminants being introduced into the potable water supply system in accordance with AS/NZS 3500.1:2018

Note
All Water Meters and Sub-Water Meters **MUST** comply with Queensland Plumbing and Waste Water Code 2019, Logan Water's Policies and Standards.

NOTE--
CONTRACTOR TO SUPPLY AND INSTALL FASCIA EAVES GUTTER WITH A MINIMUM CROSS SECTIONAL AREA BELOW THE OVERFLOW OF THE GUTTER OF 18,000mm² AND COMPLY WITH AS3500.3 AND NATIONAL CONSTRUCTION CODE OF AUSTRALIA.

NOTE--
FOR STORMWATER SERVICES BY CIVIL ENGINEER REFER TO DESIGN PREPARED BY KN GROUP PTY LTD. PLAN REF N°. 7952-STWASC-1036. PH: (07) 3017 1900

FREEHOLD TITLE
PLUMBING APPLICATION N°.



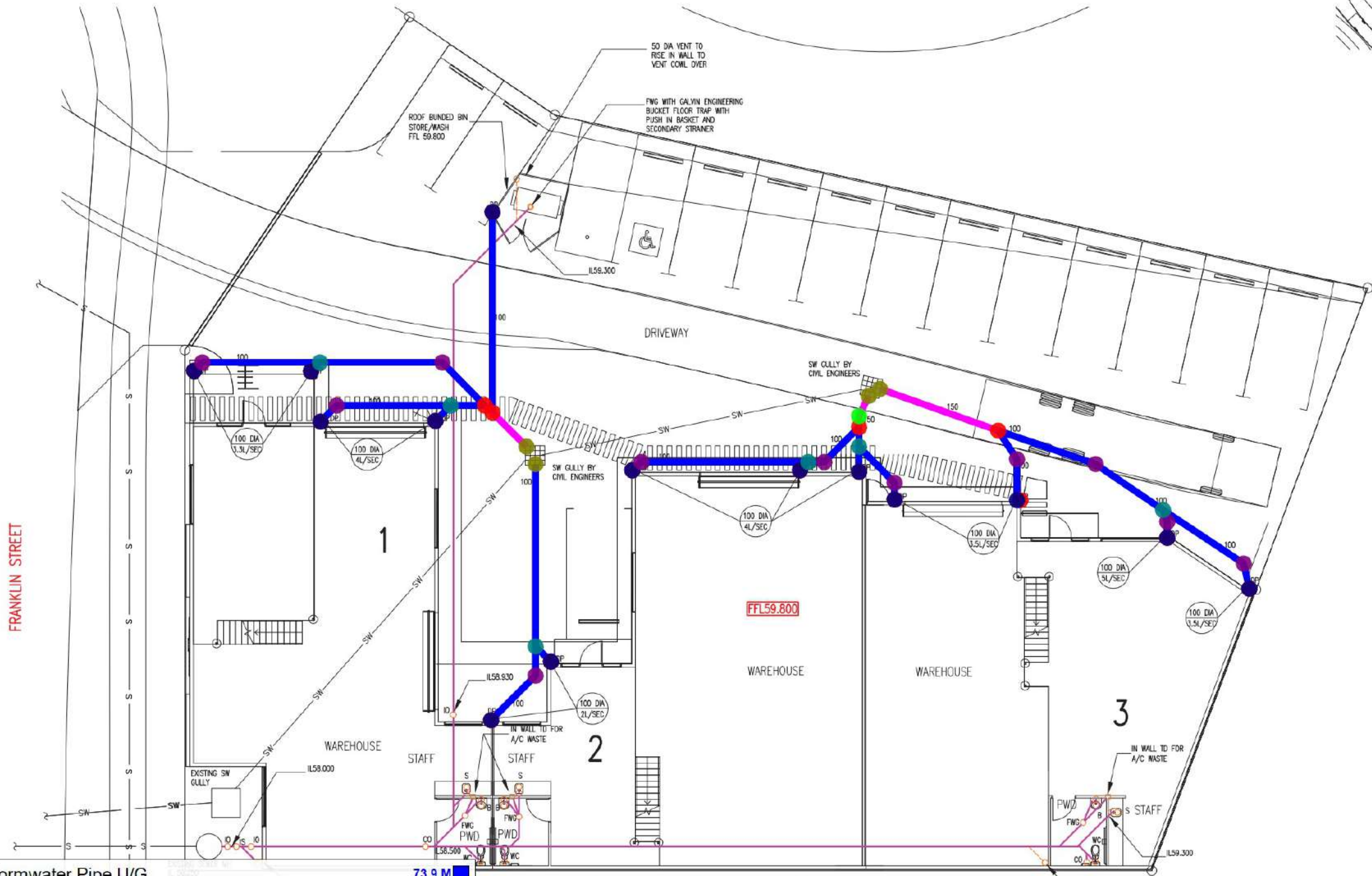
SITE PLAN
SCALE 1:500

**Logan City Council
Plumbing & Drainage
Note**

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2. All installed plumbing and drainage works must comply with Plumbing & Drainage Act 2018, Plumbing and Drainage Regulation 2019 and all relevant standards.
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Application No. **PDCOM/2991/2025**
Date: **27th October 2025**
Assessment Officer: **Rob Maslak**

Note
This approval does **NOT** include any Stormwater Systems or Designs.



- (100mm Ø) Stormwater Pipe U/G
- (150mm Ø) Stormwater Pipe U/G
- (100mm Ø) Stormwater Down Pipe (3.5m H)
- Locate And Connect To Civil Stormwater System
- (100mm Ø) 90° Bend
- (100mm Ø) 45° Bend
- (100mm Ø) Tee
- (150mm Ø To 100mm Ø) Tee
- (150mm Ø) 45° Bend

- 73.9 M
- 9.0 M
- 14.0 EA
- 4.0 EA
- 14.0 EA
- 11.0 EA
- 6.0 EA
- 4.0 EA
- 1.0 EA

**SANITARY AND STORMWATER SERVICES
SITE AND GROUND FLOOR PLAN**
SCALE 1:100

ARCHITECT
STRATHPINE DESIGN AND DRAFTING
6B MECKLEM ST, STRATHPINE QLD 4500
PHONE: (07) 3881 2033

PROJECT
PROPOSED 3 UNITS
AT 23 FRANKLIN ST
YARRABILBA QLD 4207
R.P.D LOT 8 ON POD124141

Chilton Woodward & Associates
Hydraulic & Fire Service Consultants
Suite 16, Argyle Place
14 Argyle Street, Albion 4010
Email: office@cwa-hydraulics.com.au
QBCC N. 1066809
ABN 79 112 305 772
PH: (07) 3282 4322
DESIGNER: V. Cross
CAD: KD
CHECKED: YC ?
SCALE: 1:100
DATE: Oct'24

DRAWING TITLE
HYDRAULIC SERVICES
SANITARY & STORMWATER SERVICES
SITE & GROUND FLOOR PLAN
DRAWING No. **24534-H2**
SHEET No. 2 of 4

Logan City Council
The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

**APPROVED COPY
MUST REMAIN
ONSITE**

**Plumbing & Drainage Act 2018
Advisory Note**
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**Logan City Council
Backflow Prevention & Control of Cross
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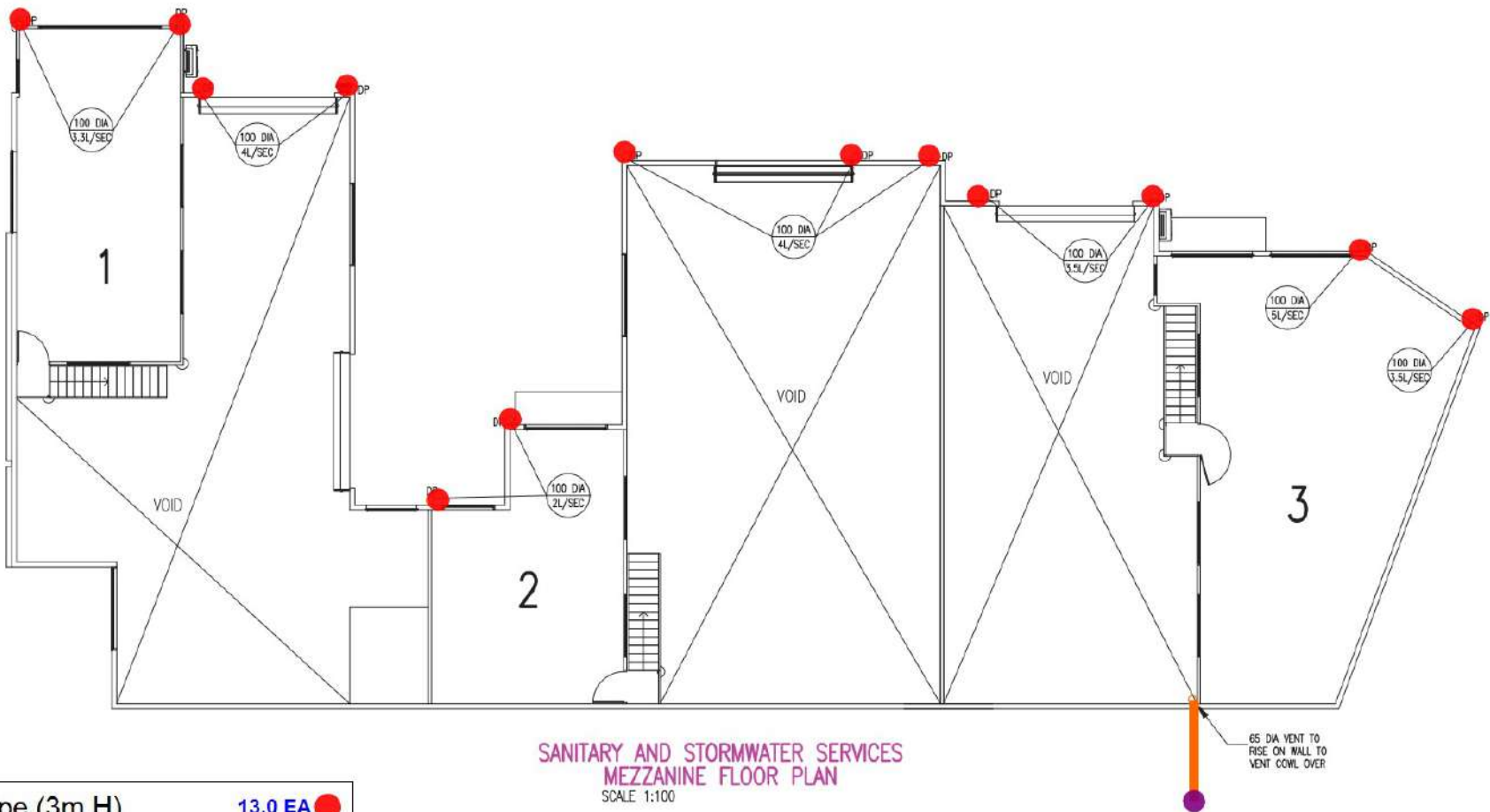
**Logan City Council
Plumbing & Drainage**
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Application No: **PDCOM/2991/2025**
Date: **27th October 2025**
Assessment Officer: **Rob Maslak**

FREEHOLD TITLE
PLUMBING APPLICATION N°.

NOTE-
CONTRACTOR TO SUPPLY AND INSTALL FASCIA EAVES GUTTER WITH A MINIMUM CROSS SECTIONAL AREA BELOW THE OVERFLOW OF THE GUTTER OF 18,000mm² AND COMPLY WITH AS3500.3 AND NATIONAL CONSTRUCTION CODE OF AUSTRALIA.



- (100mm Ø) Stormwater Down Pipe (3m H) 13.0 EA
- (65mm Ø) Vent Pipe 3.0 M
- Vent Cowl 1.0 EA

**PRELIMINARY
NOT FOR CONSTRUCTION**

**PRELIMINARY FIRE SERVICES
STILL TO BE CONFIRMED**

A	ISSUE FOR COUNCIL SUBMISSION	SEP'25	WSC
ISSUE	DESCRIPTION	DATE	CAD

OWNER
OWNER
ARCHITECT
STRATHPINE DESIGN AND DRAFTING
6B MECKLEM ST, STRATHPINE QLD 4500
PHONE: (07) 3881 2033

PROJECT
PROPOSED 3 UNITS
AT 23 FRANKLIN ST
YARRABILBA QLD 4207
R.P.D LOT 8 ON POD124141

**Chilton Woodward
& Associates**
Hydraulic & Fire Service Consultants
Suite 16, Argyle Place
14 Argyle Street, Albion 4010
Email: office@cwaahyd.com.au

CWA
QBCC N. 1066809
ABN 79 112 305 772
PH: (07) 3282 4322

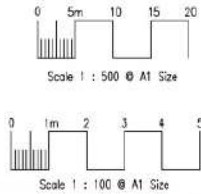
DESIGNER	CAD	CHECKED	SCALE	DATE
V. Cross	KD	UC ?	1:100	Oct'24

DRAWING TITLE
**HYDRAULIC SERVICES
SANITARY & STORMWATER SERVICES
MEZZANINE FLOOR PLAN**

DRAWING No. **24534-H3**
SHEET No. 3 of 4



THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH AS/NZS 3500 AND UNDER QBCC DESIGN LICENSE 1066809 CWA BUILDING HYDRAULIC & FIRE SERVICES PTY LTD ACN 112305772



NOTE--
ALL SANITARY DRAINAGE TO BE 100 DIA UPVC CLASS DWY ON MINIMUM GRADE 1:60. UNLESS NOTED OTHERWISE.

NOTE--
ALL JUNCTIONS IN SANITARY DRAINS WHERE A JUNCTION IS USED TO MAKE THE CONNECTION OF A DN 100 BRANCH DRAIN TO ANOTHER DN 100 DRAIN, THE ENTRY LEVEL OF THE BRANCH DRAIN SHALL BE ELEVATED AT AN INCLINE OF NOT LESS THAN 15° ABOVE THE HORIZONTAL.

Logan City Council
The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

APPROVED COPY
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ONSITE

Plumbing & Drainage Act 2018
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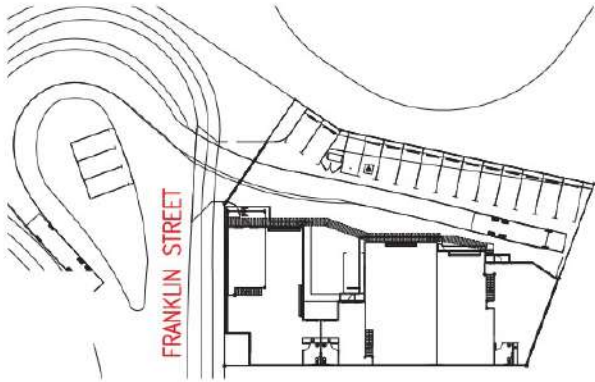
Logan City Council
Backflow Prevention & Control of Cross Connection
All water supply systems must be designed, installed and maintained so as to prevent contaminants being introduced into the potable water supply system in accordance with AS/NZS 3500.1:2018

Note
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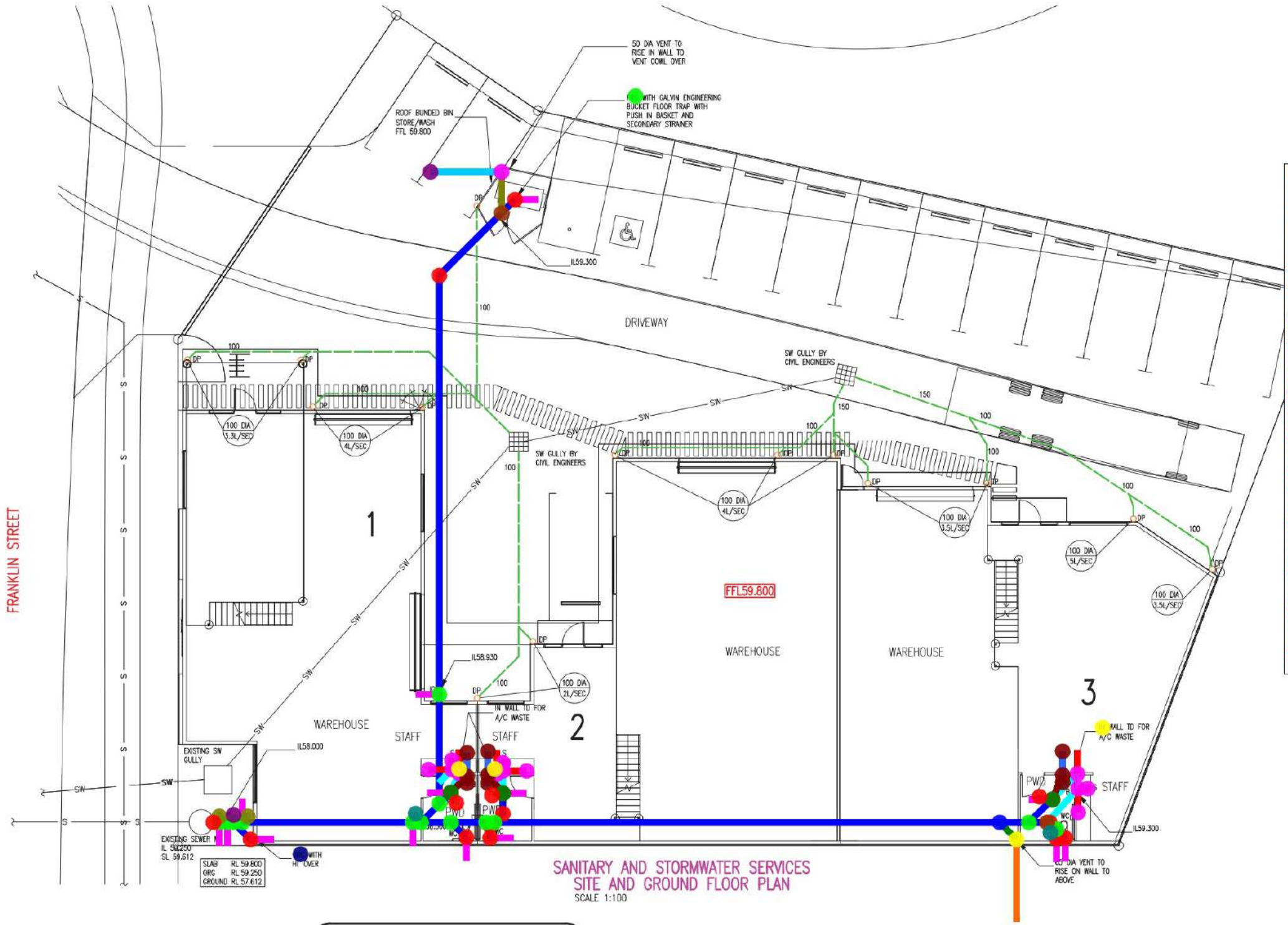
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FREEHOLD TITLE
PLUMBING APPLICATION N°.



SITE PLAN
SCALE 1:500

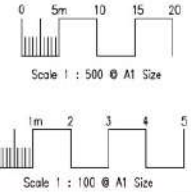


- (100mm Ø) Sanitary Pipe U/G
- (100mm Ø) Sanitary Pipe
- (50mm Ø) Sanitary Pipe U/G
- (50mm Ø) Sanitary Pipe
- (40mm Ø) Sanitary Pipe
- (65mm Ø) Vent Pipe
- (50mm Ø) Vent Pipe
- (40mm Ø) Sanitary Pipe U/G
- (65mm Ø) Vent Pipe U/G
- (50mm Ø) Vent Pipe U/G
- Vent Cowl
- (100mm Ø) 90° Bend
- (100mm Ø) 45° Bend
- (100mm Ø) Tee
- (65mm Ø) 90° Bend
- (100mm Ø To 65mm Ø) Tee
- (50mm Ø) 90° Bend
- (100mm Ø To 50mm Ø) Tee
- (40mm Ø) 90° Bend
- (100mm Ø To 40mm Ø) Tee
- Inspection Opening
- Over Relief Gully
- Inspection Shaft
- Cleanout
- Floor Waste Gully
- Floor Waste Gully With Engineering Bucket Floot Trap With...
- Locate And Connect To Existing Authority Sewer Mainhole
- In Wall Tundish

SANITARY AND STORMWATER SERVICES
SITE AND GROUND FLOOR PLAN
SCALE 1:100

NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH AS/NZS 3500 AND UNDER QBCC DESIGN LICENSE 1066809 CWA BUILDING HYDRAULIC & FIRE SERVICES PTY LTD ACN 112305772



ISSUE	DESCRIPTION	DATE	CAD
A	ISSUE FOR COUNCIL SUBMISSION	SEP '25	WSC

OWNER
OWNER
ARCHITECT
STRATHPINE DESIGN AND DRAFTING
6B MECKLEM ST, STRATHPINE QLD 4500
PHONE: (07) 3881 2033

PROJECT
PROPOSED 3 UNITS
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YARRABILBA QLD 4207
R.P.D LOT 8 ON POD124141

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Email: office@cwa-hydraulics.com.au
QBCC N. 1066809
ABN 79 112 305 772
PH: (07) 3282 4322
DESIGNER V. Cross
CAD KD
CHECKED YC ?
SCALE 1:100
DATE Oct'24

DRAWING TITLE
HYDRAULIC SERVICES
SANITARY & STORMWATER SERVICES
SITE & GROUND FLOOR PLAN
DRAWING No. 24534-H2
SHEET No. 2 of 4

Logan City Council
The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

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ONSITE**

**Plumbing & Drainage Act 2018
Advisory Note**
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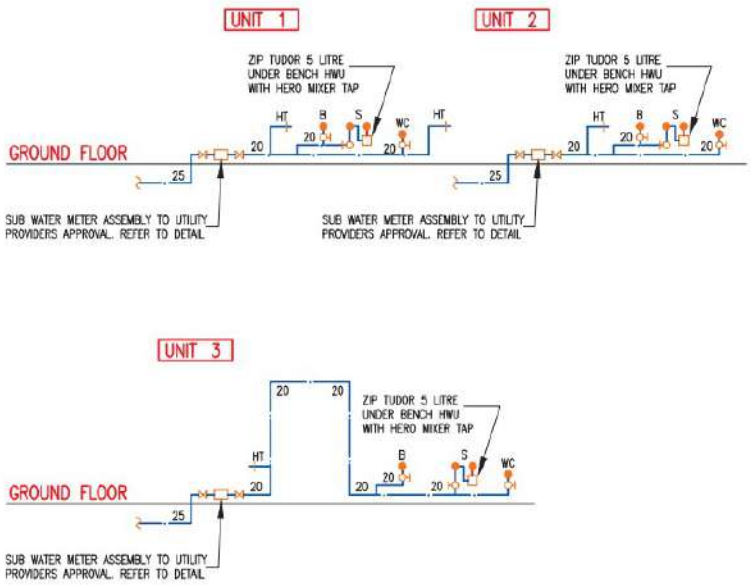
**Logan City Council
Backflow Prevention & Control of Cross
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Plumbing & Drainage**
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Application No: **PDCOM/2991/2025**
Date: **27th October 2025**
Assessment Officer: **Rob Maslak**

**FREEHOLD TITLE
PLUMBING APPLICATION N°.**



COLD WATER DIAGRAMMATIC
SCALE: NOT TO SCALE
NOTE 1/ ALL WATER LINES TO BE COPPER TUBE TYPE 'B' WITH VIEGA PROPRESS SYSTEM AND SHALL BE PRELAGGED WHERE INSTALLED UNDER GROUND.
2/ WATER LINES TO INDIVIDUAL FIXTURES TO BE A MAXIMUM OF 3.000m IN DN 15 COPPER TUBE TYPE 'B' UNLESS NOTED OTHERWISE.
3/ ALL WATER PIPE SIZES SHOWN ON THIS DRAWINGS ARE FOR COPPER TUBE TYPE 'B' ONLY. IF OWNER APPROVES THE USE OF OTHER APPROVED PIPEWORK, THE EQUIVALENT SIZES TO COPPER TUBE TYPE 'B' PIPEWORK SHALL BE USED. REFER TO AS3500.1-2021 APPENDIX A. GENERALLY COPPER TO POLY IS ONE SIZE LARGER. (e.g. DN20=DN25, DN25=DN32...)
4/ ALL PIPEWORK TO BE INSTALLED AS PER AS3500.

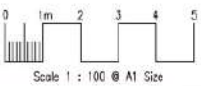
SUB WATER METER TABLE - 23 FRANKLIN ST, YARRABILBA QLD - PLUMBING APPLICATION N°.					
SERIAL N°.	UNIT N°.	METER LOCATION	INSTALLATION DATE (DD/MM/YYYY)	METER READING - INSTALLATION	METER READING - END OF CONSTRUCTION
-	MASTER	-	-	-	-
-	UNIT 1	-	-	-	-
-	UNIT 2	-	-	-	-
-	UNIT 3	-	-	-	-

TESTABLE BACKFLOW PREVENTION DEVICE TABLE - 23 FRANKLIN ST, YARRABILBA QLD				
SERIAL N°.	MAKE	VALVE TYPE	SIZE (mm)	DEVICE LOCATION & REASON FOR INSTALLATION
-	-	-	-	REASON: LOCATION:

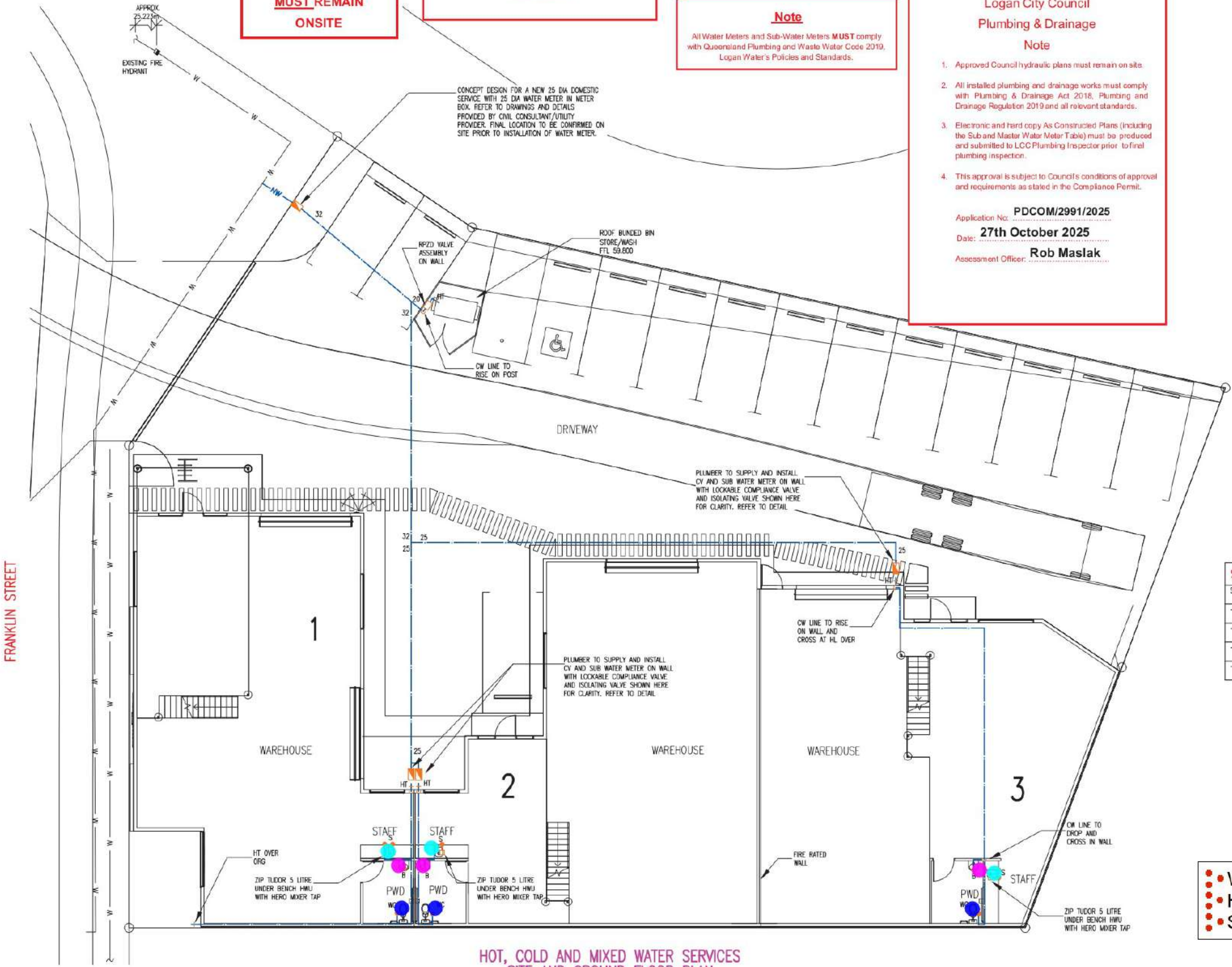
• Water Closet 3.0 EA
• Hand Basin 3.0 EA
• Sink 3.0 EA



THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH AS/NZS 3500 AND UNDER QBCC DESIGN LICENSE 1066809 CWA BUILDING HYDRAULIC & FIRE SERVICES PTY LTD ACN 112305772



DRAWING TITLE
**HYDRAULIC SERVICES
HOT, COLD & MIXED WATER SERVICES
SITE & GROUND FLOOR PLAN**
DRAWING No. **24534-H4** SHEET No. 4 of 4



**HOT, COLD AND MIXED WATER SERVICES
SITE AND GROUND FLOOR PLAN**
SCALE 1:100

NOT FOR CONSTRUCTION

A	ISSUE FOR COUNCIL SUBMISSION	SEP '25	WSC
ISSUE	DESCRIPTION	DATE	CAD

OWNER
OWNER
ARCHITECT
STRATHPINE DESIGN AND DRAFTING
6B MECKLEM ST, STRATHPINE QLD 4500
PHONE: (07) 3881 2033

PROJECT
**PROPOSED 3 UNITS
AT 23 FRANKLIN ST
YARRABILBA QLD 4207**
R.P.D LOT 8 ON POD124141

**Chilton Woodward
& Associates**
Hydraulic & Fire Service Consultants
Suite 16, Argyle Place
14 Argyle Street, Albion 4010
Email: office@cwa-hydraulics.com.au
QBCC N.1066809
ABN 79 112 305 772
PH: (07) 3282 4322
DESIGNER CAD CHECKED SCALE DATE
V. Cross KD WC ? 1:100 Oct'24

Logan City Council
The maximum static pressure at any internal fixture must not exceed 500kpa, other than a fire system.

**APPROVED COPY
MUST REMAIN
ONSITE**

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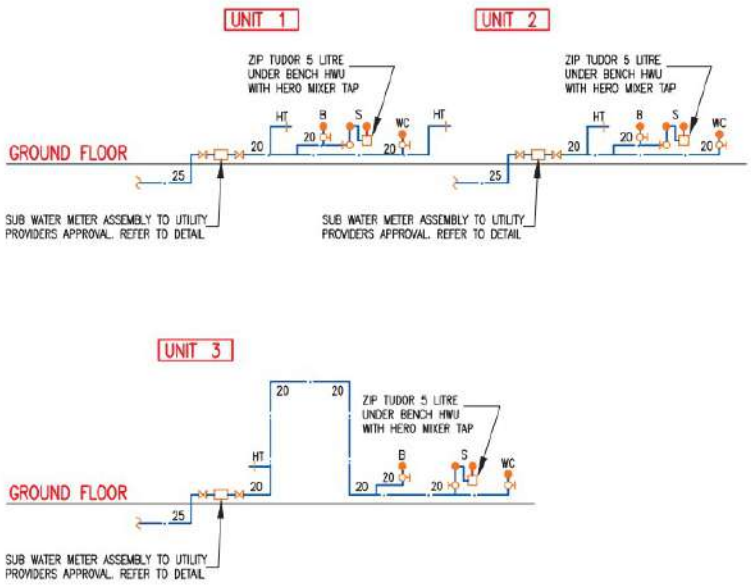
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Plumbing & Drainage
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Application No: **PDCOM/2991/2025**
Date: **27th October 2025**
Assessment Officer: **Rob Maslak**

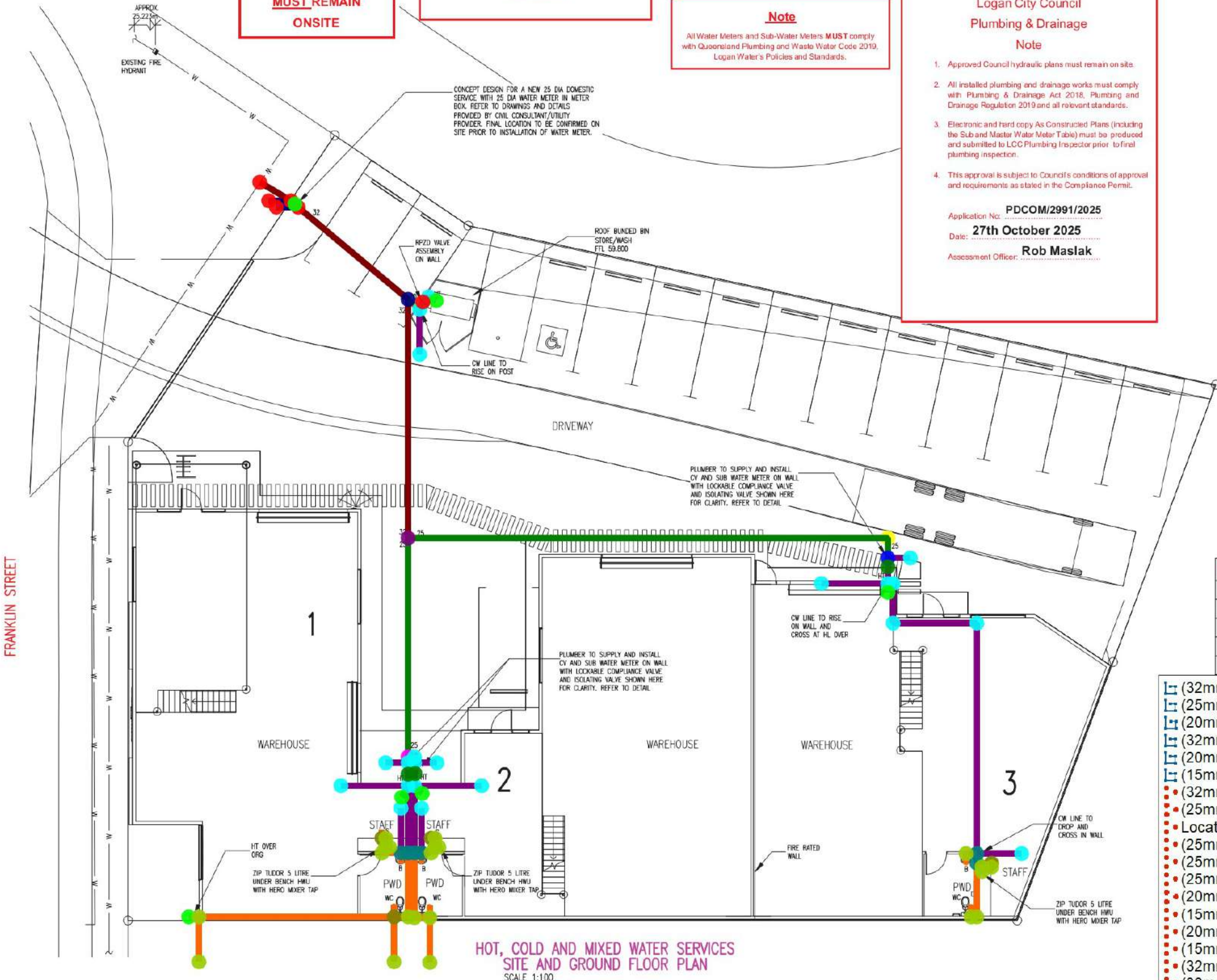
FREEHOLD TITLE
PLUMBING APPLICATION N°.



COLD WATER DIAGRAMMATIC
SCALE: NOT TO SCALE
NOTE 1/ ALL WATER LINES TO BE COPPER TUBE TYPE 'B' WITH VIEGA PROPRESS SYSTEM AND SHALL BE PRELAGGED WHERE INSTALLED UNDER GROUND.
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SUB WATER METER TABLE - 23 FRANKLIN ST, YARRABILBA QLD - PLUMBING APPLICATION N°.					
SERIAL N°.	UNIT N°.	METER LOCATION	INSTALLATION DATE (DD/MM/YYYY)	METER READING - INSTALLATION	METER READING - END OF CONSTRUCTION
-	MASTER	-	-	-	-
-	UNIT 1	-	-	-	-
-	UNIT 2	-	-	-	-
-	UNIT 3	-	-	-	-

(32mm Ø) Cold Water Pipe U/G	18.7 M
(25mm Ø) Cold Water Pipe U/G	32.2 M
(20mm Ø) Cold Water Pipe U/G	1.6 M
(32mm Ø) Cold Water Pipe	2.4 M
(20mm Ø) Cold Water Pipe	48.9 M
(15mm Ø) Cold Water Pipe	35.2 M
(32mm Ø) 90° Bend	4.0 EA
(25mm Ø) Authority Water Meter Assembly	1.0 EA
Locate And Connect To Authority Cold Water Main Line	1.0 EA
(25mm Ø) 90° Bend	1.0 EA
(25mm Ø To 20mm Ø) 90° Bend	1.0 EA
(25mm Ø To 20mm Ø) Tee	1.0 EA
(20mm Ø) 90° Bend	21.0 EA
(15mm Ø) 90° Bend	21.0 EA
(20mm Ø) Sub Water Meter Assembly	3.0 EA
(15mm Ø) Tee	4.0 EA
(32mm Ø To 20mm Ø) Tee	1.0 EA
(32mm Ø To 25mm Ø) Tee	1.0 EA
(20mm Ø To 15mm Ø) Tee	6.0 EA
(20mm Ø) RPZD Valve Assembly	1.0 EA
Hose Tap	5.0 EA



NOT FOR CONSTRUCTION

A	ISSUE FOR COUNCIL SUBMISSION	SEP '25	WSC
ISSUE	DESCRIPTION	DATE	CAD

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PROJECT
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R.P.D LOT 8 ON POD124141

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CWA
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PH: (07) 3282 4322

DESIGNER: V. Cross
CAD: KD
CHECKED: WC ?
SCALE: 1:100
DATE: Oct'24

DRAWING TITLE
HYDRAULIC SERVICES
HOT, COLD & MIXED WATER SERVICES
SITE & GROUND FLOOR PLAN
DRAWING No.
24534-H4
SHEET No.
4 of 4

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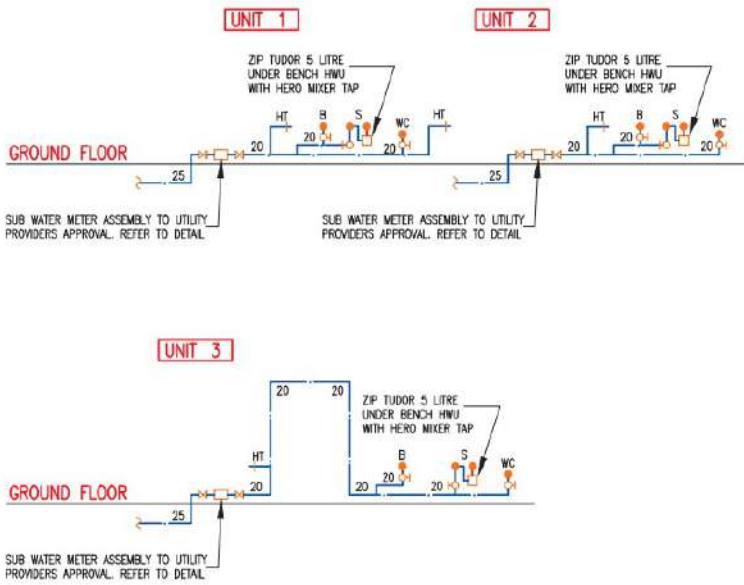
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Application No: **PDCOM/2991/2025**
Date: **27th October 2025**
Assessment Officer: **Rob Maslak**

**FREEHOLD TITLE
PLUMBING APPLICATION N°.**



COLD WATER DIAGRAMMATIC
SCALE: NOT TO SCALE
NOTE 1/ ALL WATER LINES TO BE COPPER TUBE TYPE 'B' WITH VIEGA PROPRESS SYSTEM AND SHALL BE PRELAGGED WHERE INSTALLED UNDER GROUND.
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SUB WATER METER TABLE - 23 FRANKLIN ST, YARRABILBA QLD - PLUMBING APPLICATION N°.					
SERIAL N°.	UNIT N°.	METER LOCATION	INSTALLATION DATE (DD/MM/YYYY)	METER READING - INSTALLATION	METER READING - END OF CONSTRUCTION
-	MASTER	-	-	-	-
-	UNIT 1	-	-	-	-
-	UNIT 2	-	-	-	-
-	UNIT 3	-	-	-	-

TESTABLE BACKFLOW PREVENTION DEVICE TABLE - 23 FRANKLIN ST, YARRABILBA QLD				
SERIAL N°.	MAKE	VALVE TYPE	SIZE (mm)	DEVICE LOCATION & REASON FOR INSTALLATION
-	-	-	-	REASON: LOCATION:

(15mm Ø) Hot Water Pipe
(15mm Ø) 90° Bend
ZIP Tudor 5 Litre Under Bench Hot Water Unit With Hero Mixer Tap
5.3 M
6.0 EA
3.0 EA

**HOT, COLD AND MIXED WATER SERVICES
SITE AND GROUND FLOOR PLAN
SCALE 1:100**

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE	CAD
A	ISSUE FOR COUNCIL SUBMISSION	SEP'25	WSC

OWNER
OWNER
ARCHITECT
STRATHPINE DESIGN AND DRAFTING
6B MECKLEM ST, STRATHPINE QLD 4500
PHONE: (07) 3881 2033

PROJECT
PROPOSED 3 UNITS
AT 23 FRANKLIN ST
YARRABILBA QLD 4207
R.P.D LOT 8 ON POD124141

Chilton Woodward & Associates
Hydraulic & Fire Service Consultants
Suite 16, Argyle Place
14 Argyle Street, Albion 4010
Email: office@cwa-hydraulics.com.au
QBCC N.1066809
ABN 79 112 305 772
PH: (07) 3282 4322
DESIGNER: V. Cross
CAD: KD
CHECKED: WC ?
SCALE: 1:100
DATE: Oct'24

DRAWING TITLE
HYDRAULIC SERVICES
HOT, COLD & MIXED WATER SERVICES
SITE & GROUND FLOOR PLAN
DRAWING No. 24534-H4
SHEET No. 4 of 4