

# DESIGN BRIEF | 14A COFFEEBUSH COURT

## Table of Contents

Design Overview and Key Requirements .....

Page 1

Building Performance Specifications .....

Page 2

Schedule of Areas.....

Page 13

Relationship Diagram.....

Page 14

Site Analyses.....

Page 15

Supporting Documentation.....

Page 21

## Design Overview and Key Requirements

<div><div>Key Project Requirements</div><ul style="list-style-type: none"><li>Budget to stay around \$1400 p/sq m. Budget will be foremost concern</li><li>Size to be around 325 Sq/m - total covered areas</li><li>Climate specific design to incorporate passive cooling breezes and solar orientation</li><li>The main living areas will be designed around the northern skyline views, whilst maintaining privacy from the northern neighbors</li><li>Design should adhere to basic Vastu and Feng Shui principles that are relevant and feasible</li><li>All spaces need to multifunctional and not oversized</li></ul></div>	<ul style="list-style-type: none"><li>The home will be contemporary in both interior and exterior style</li><li>Use of straight lines and simplistic structural design to reduce costs and create a minimalist feel</li><li>The home should interact easily with external gardens and the pool area</li><li>Bright and well ventilated, sunny, warm and inviting in winter and shaded, cool and protected in summer</li><li>Focus on open plan and resort style living that blends naturally into its surrounding landscape</li><li>5 bedroom home, or 4 bedrooms with study, 2 - 3.5 Bathrooms, 2 to 3 living areas (one area can be a smaller ‘reading’ area)</li></ul>
<div><div>Feng Shui / Vastu Principles</div><ul style="list-style-type: none"><li>These Principles are for secondary consideration only, and overall project costing must take precedence. For example, if a kitchen can be placed on the perimeter of the home for roughly the same cost as it would be placed in the center of the home, then it is expected that the concept plans would reflect this Feng Shui principle</li><li>The kitchen should not be in the middle of a floor plan</li></ul></div>	<ul style="list-style-type: none"><li>Avoid the Front door lining up with the back door</li><li>Staircases not on the western side and not on the eastern side of home</li><li>Place Bed 1 with access to backyard</li><li>The kitchen should never be near the toilet</li><li>The bathroom should be hidden to the side somewhere</li><li>Master Bedroom setup to allow for bed orientation to face East or North</li></ul>
<div><div>Construction &amp; Material Preferences</div><ul style="list-style-type: none"><li>Indoor and outdoor covered flooring should be tiled</li><li>NO brickwork</li><li>Flat colorbond roof, NO hip and valley, NO skillion</li><li>Concealed or integrated or minimal guttering system that blends into the facade</li><li>Stairs can be timber</li><li>Minimal use of external corners on the building envelope. This allow for a more minimalist facade and helps keep construction costs down</li></ul></div>	<ul style="list-style-type: none"><li>Retaining walls to use rock or boulder as opposed to timber or concrete sleeper walls, this is to keep costing down. However rock retaining does require more depth than timber, therefore adequate space should be allowed for retaining wall depth</li><li>Concrete driveway</li><li>2.7 Meter raised ceilings in main living area</li><li>Use of piering for foundation is okay so long as we can build it out and have the appearance of a slab on ground home</li></ul>



# BUILDING PERFORMANCE SPECIFICATIONS

The photos used below are only meant to convey aspects, features and design principles, the quality of fittings and finish have no relevance

## Exterior & Facade

- Exterior reference photos are to convey shape language and design style only. The quality of fittings and finish have no relevance
- Bold rectangular structural design elements with contemporary finishes
- Facade should look contemporary whilst remaining sympathetic to surrounding architecture in the Court
- The home should have a ‘wow factor’ when approaching up the driveway
- Possible use of external screening or shading on the western side of living and bedrooms
- Mixture of rendering and cladding
- No cosmetic or structural brickwork whatsoever
- Garage is to blend in and NOT overpower the front door entry visual display





Entry

- This area should be large enough to greet and organise a group of 5 visitors at a single time
  - The entry area should lead naturally into the home, meaning, there should be no dead ends, first time visitors should be presented with an obvious and natural direction of foot traffic into the home
  - The entry area must be able to house a large pendant light and a 500mm deep buffet table
- Lots of natural light and extra width
  - The external patio needs to be protected from the weather and this space needs to be well lit at night
  - The void area should be designed in such a way that it creates a large impact, but is not oversized and unnecessarily wasting floor space from the level above





Kitchen

- Minimum 3.2 M long island bench
- Minimalistic design that conveys an understated feel using simple & straight lines
- Room for three stools at island counter
- *(secondary consideration) Walk through pantry to laundry access if workable*
- Galley style kitchen that avoids corner cabinetry
- A full size walk in pantry or small butlers pantry must be incorporated and hidden from sight from main living (behind corner or behind sliding door)
- Living, dining and kitchen to open up to alfresco with views to north
- *(secondary consideration) Windowed splashback if feasible*



Main Living

- Consider placement of wall mounted television
- Sunken lounge area would be considered only if it was cost comparative to a standard lounge
- Open plan design with Dining and Kitchen, flowing into alfresco area
- City skyline views should be available from a standing position (preferably a seated position)



Dining

- Needs to fit a 6 person dining table and allow 1000mm around table for chairs
- Enough room for 500mm depth buffet table
- Adjacent to kitchen
- A feature pendant lights need to be centred over the table space



**Alfresco**

- Sight-line to city skyline views are the foremost consideration
  - Second most consideration is avoiding sightlines into and out of Northern neighbors back yard space
  - Pool to be integrated into the alfresco area such as that the open plan living flows into the alfresco which flows onto the pool area which overlooks the northern views (preferably)
  - May need to consider use of raised deck on the NW corner of house, to avoid expensive retaining
- 4m x 3m minimum
  - Shading or partial shading from western sun
  - (secondary consideration) Serving window from Kitchen or continuous back counter that flows through to outdoor BBQ space
  -



**Pool & Hardscape**

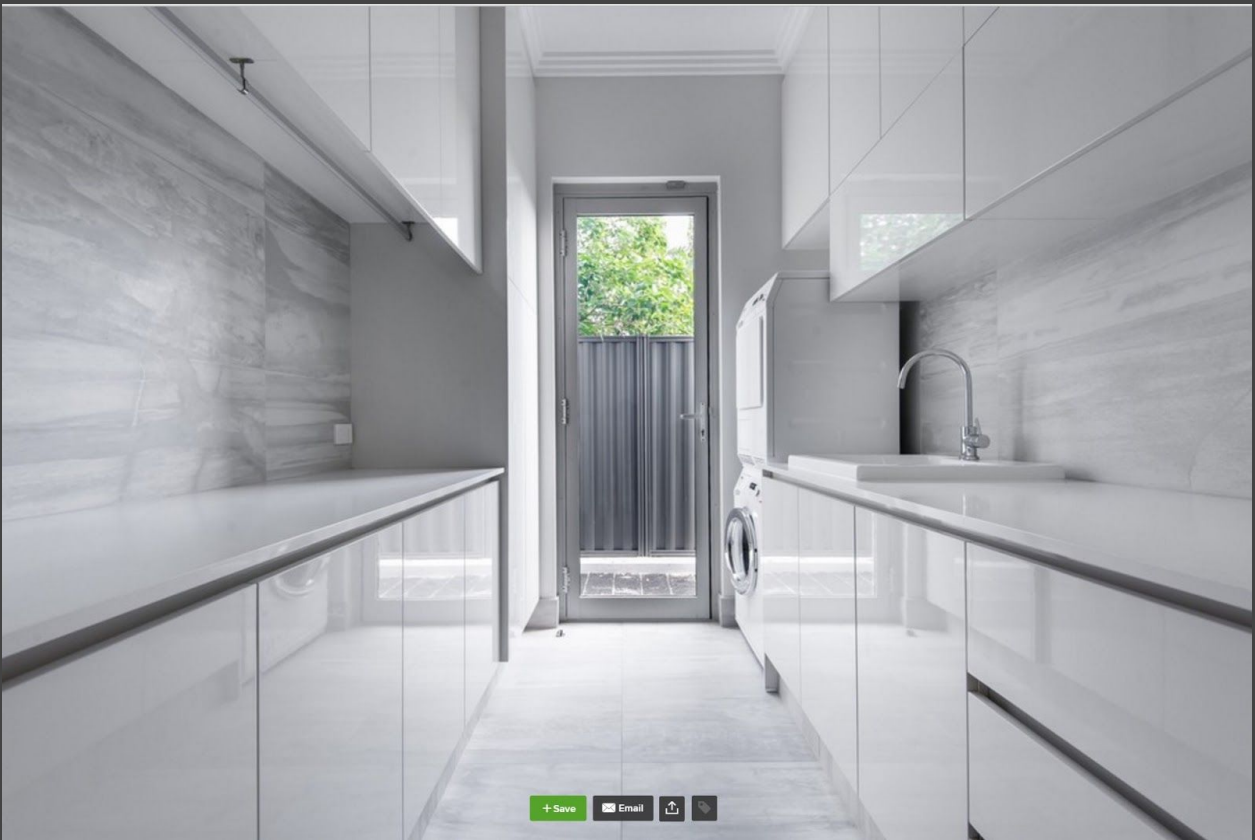
- Cost effective placement of the pool is foremost consideration
  - (secondary consideration) Pool to be integrated into the alfresco area such as that the open plan living flows into the alfresco which flows onto the pool area which overlooks the northern views
- 6x3 M size, rectangular shape
  - Can be raised or inground pool, but must have decked or level area built surrounding at least 2 sides
  - Setup design to allow for infinity pool to overlook city views





**Laundry**

- Long counter space with washing machine and dryer spaces under counter
  - Outdoor drying area to be out of sight from main outdoor living
  - Close access to kids bedrooms and main bathroom
- Broom Closet
  - External access to drying area
  - Built in cabinetry



**Powder Room**

- Minimum 350mm depth on vanity
  - 1.2m x 1.6m minimum size
- 1 Toilet suite



**Master Bedroom**

- Views to south and/or west
  - Private outside space for seating
  - Setup to avoid placing bed against same wall as door
  - Bed must not share wall with Toilet
  - The main space needs to accommodate a king size bed with 1200mm of walking space on either side of the bed
  - There should be enough room for a lounge and ottoman inside the master bedroom
- Opens to outside as much as possible
  - Master bedroom with external access to yard space
  - (secondary consideration) Additional space inside for reading / lounge area 4m x 6m size
  - Bed should not share wall with Kitchen
  - The entrance to the main bedroom should be private from noisy areas such as the family room
  - The en-suite and WIR should not face directly onto main area of the bedroom
  - The en-suite and WIR should be together as much as possible





Master Ensuite

- Double vanity, 1.8 Meter minimum length
  - Room for free standing bath (1.8 M)
  - Ensuite shape should convey a relaxed and open character using minimalist design
  - Needs to be acoustically private from the bed space - insulated common walls and well ventilated
  - Consider external access to private area
- Double shower size, 1.6 Meter x 1 Meter minimum
  - Lots of natural light and privacy
  - Can use an open plan ensuite if toilet is hidden out of sight
  - Shall exude a resort style feel, for example, there must be a window as a minimum, that overlooks a garden area



Bedroom 2 & 3

- 3m x 3.5m minimum, designed to fit a double bed
- Built in wardrobes



**Bathroom**

- Standard (900mm x 1200mm) shower
  - 750-900mm single vanity
  - Must be adjacent to Bedrooms 2 & 3
- 1 toilet suite
  - 1730mm drop in bath
  - Toilet suite can be in powder room if it can be positioned nearby



**2nd Living / Kids Play Area / Study / Reading Space**

- 2.5m x 3m minimum, but can be reduced to a reading nook if the space is better used elsewhere
- Acoustically private from Main Living and parent rooms





**Guest Bedroom 4**

- Guest room with ensuite
  - Preferably guest room has external access to private outdoor area
  - Preference for a walk in robe
- 3m x 3.5m minimum
  - Designed to fit a queen size bed
  -

**Bathroom 2 / Guest Ensuite**

- Standard walk in shower size
  - Can be a Jack and Jill layout, or shared toilet suite in powder room (not preferable)
- 750 - 900mm single vanity
  - 1 toilet suite, NO bath



**Office / 3rd Living / Media**

- 3m x 3m minimum
  - Multifunctional room with preference for office space or sitting area, NO built in desk required
  - Broken plan / semi open (as pictured)
- Office can be situated in the area adjacent to the entryway, so long as the entry retains its distinctiveness and the visual line of sight is blocked from the immediate front door landing area
  - Office should have acoustic and visual privacy from all main living and working areas





Study Nook

- Should be centrally located but out of the way, could be located off hallway or off 2nd living space
- 1.5 Meter length minimum



Stairs

- If the stairs are to turn a corner then a flat landing must be included (no stepped landing)
  - Stairway to be well lit with a large void above if possible
  - Stairway will have a pendant light above on display
- 1100 mm width stairway is required if the stairs are to double back on themselves, which would create a 2300 mm width area
  - However if there is to be only one singular straight staircase, the width should be 1300mm minimum





**Gargage**

- 6m x 6m minimum

- Double size garage door

**Storage**

- 2m x 2m, utilizing space under stairs is a preference

- Preferably connected to garage



# SCHEDULE OF AREAS

Minimum sizes are in black and if additional floor area is available (up to 325 sq meter) it should be allocated to the upgraded areas in red

## Upgraded area sizes

In order of priority below

1. Master WIR

2. Pantry

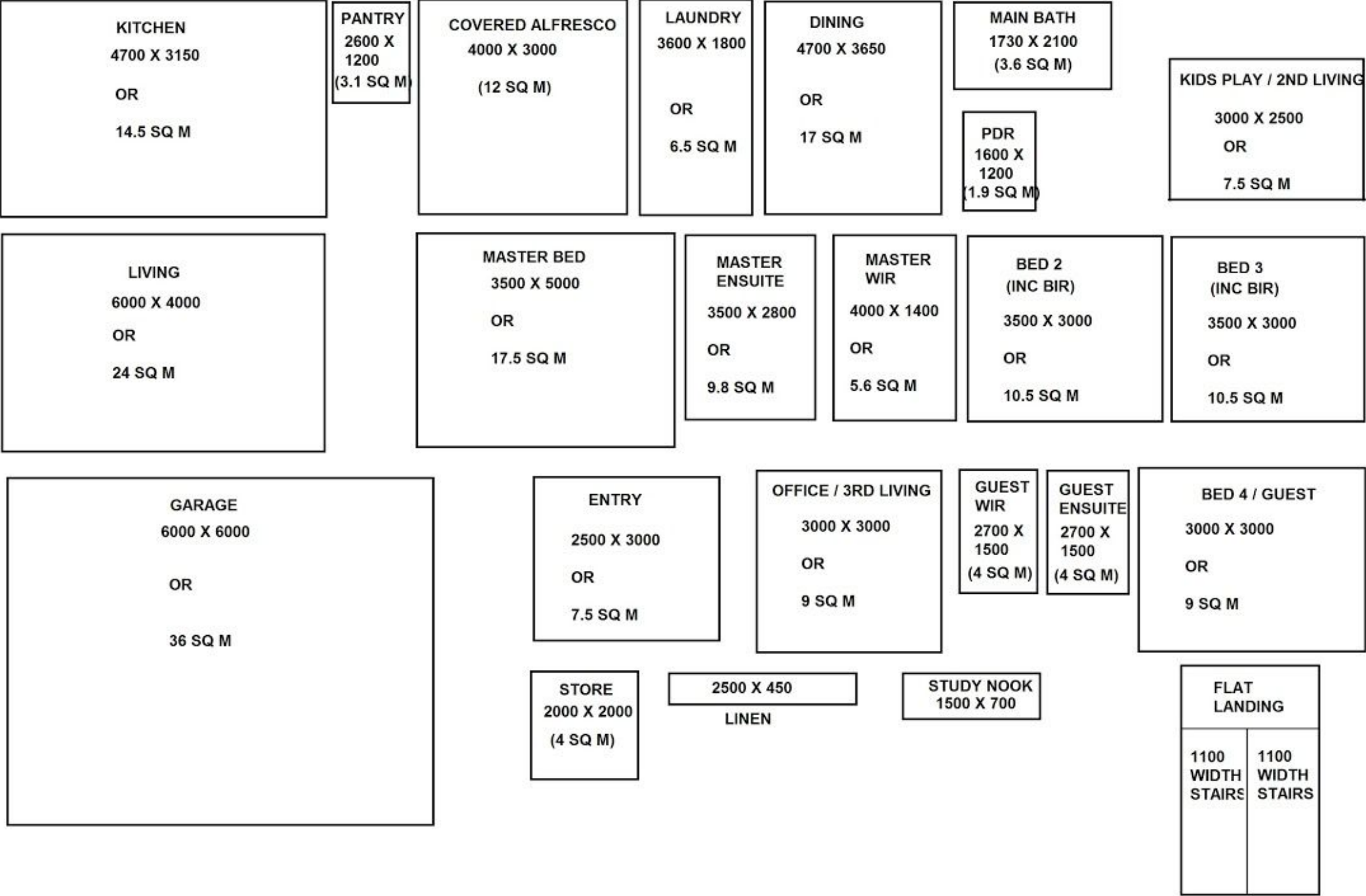
3. Bed 2 & 3
4. Toy Closet / 2nd Linen

5. Powder Room

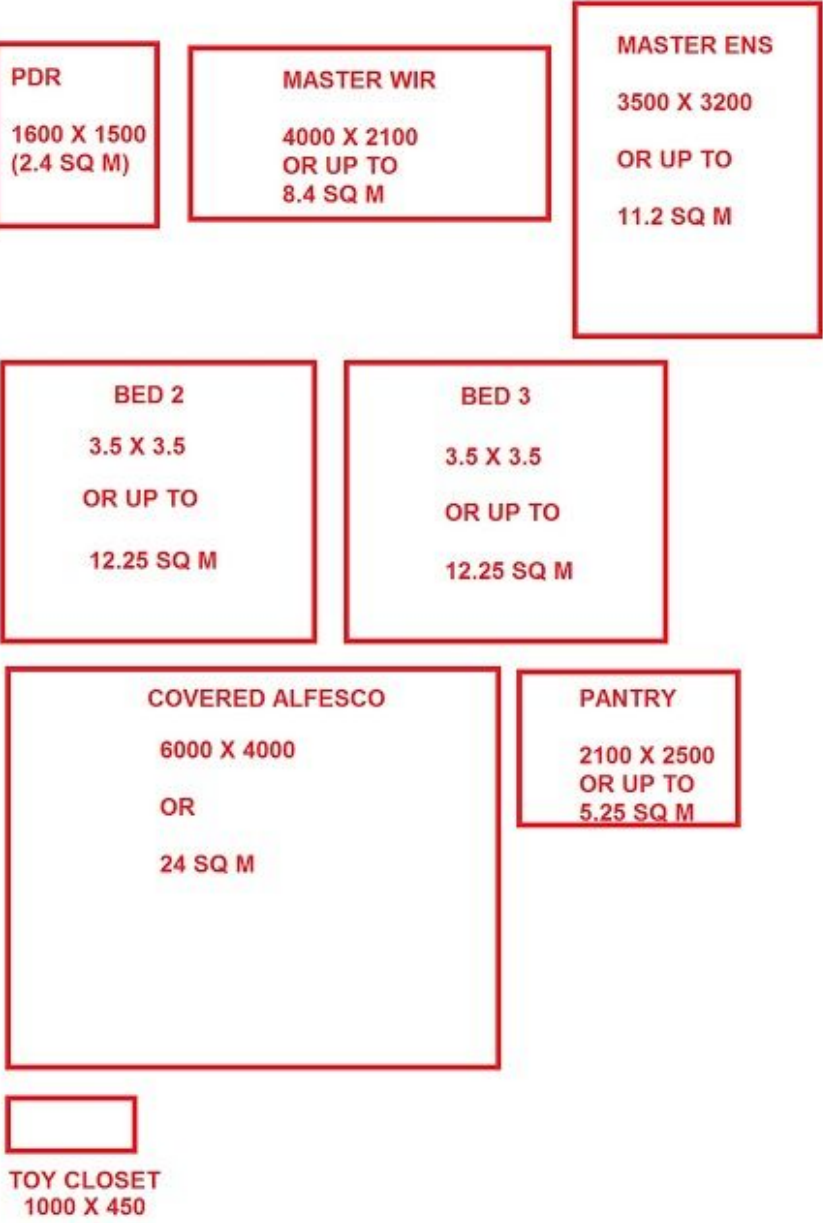
6. Covered Alfresco

7. Master Ensuite

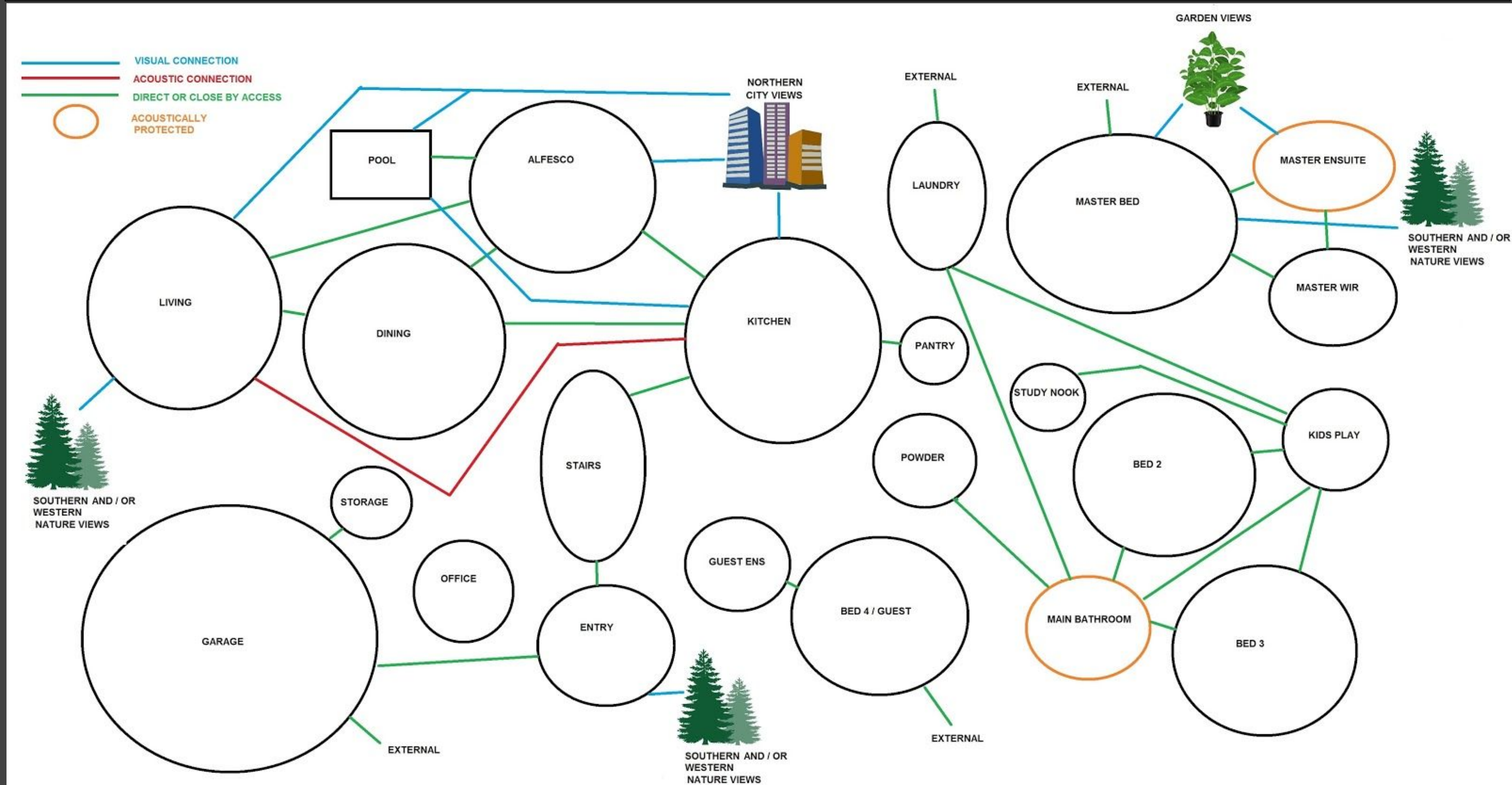
## Approximate minimum area sizes



## Upgraded area sizes









# SITE ANALYSIS

Please read all supporting documentation to insure compliance certification

## Site Works

- Major cost savings can be achieved if all fill is kept on site and incorporated into the design
- City views are only achieved from RL 26 and above. Main living floor level to be at RL 26 or higher
- Sloped site will dictate a possible garage under design
- Retaining structures must be a minimum of 3 metres away from the northern boundary of lot 1
- Thermal and solar considerations should be taken into account to reduce energy requirements
- No rain water tank is required
- New transition zone gradients for driveways are in place under the new GCCC City Plan
- Use of rock retaining walls over timber / concrete sleeper walls is preferred to keep costs down
- NO Bush Fire Hazard overlay is applicable
- Incorporate use of excavated material from driveway cut, if cost effective to do so (see attached plan)

- Preference for a 1-point turnaround and a minimum of one (flat) visitor car park space
- Privacy from neighbors and shielding from direct street sight line into the home should be considered
- Retaining wall heights over 1.2 meters will require council relaxation and should be avoided unless over \$1000 in cost savings can be achieved
- Retaining wall heights that are over 1.2 meters may not be approved if they are visible from neighboring properties or the street, and they are considered to be an eyesore
- Minimal retaining in back yard to keep costs down
- Back yard to be retained or battered to allow for usable flat back yard space so that Master and preferably guest room can both have external access
- Ideally the building footprint will be towards the center of the lot to maximize privacy

## BIRDS EYE VIEW WITH APPROXIMATE TOTAL SITE BOUNDARY



## SITE FEATURES – 14 Coffeebush Court, Reedy Creek

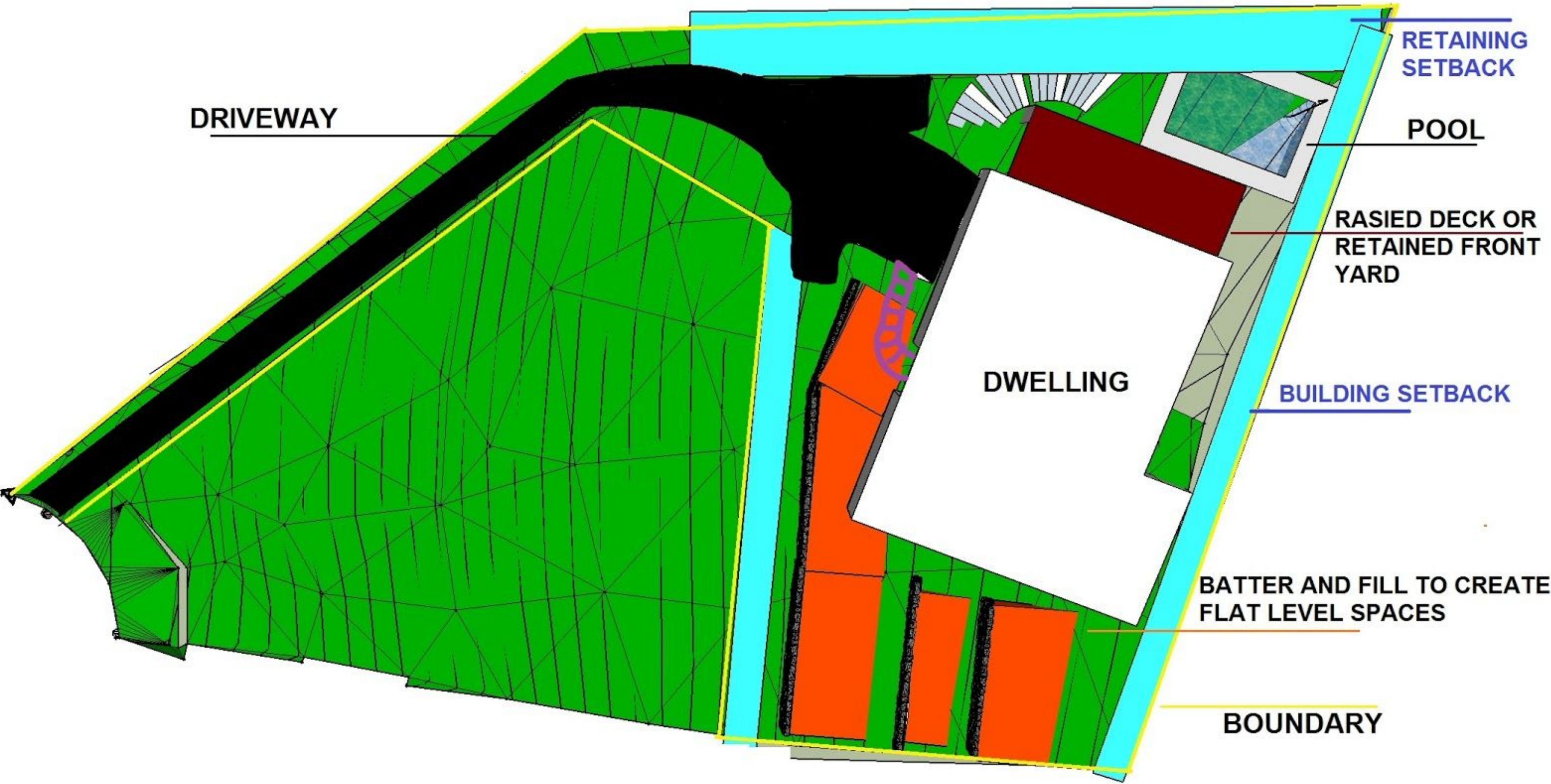




Positional Site Analyses

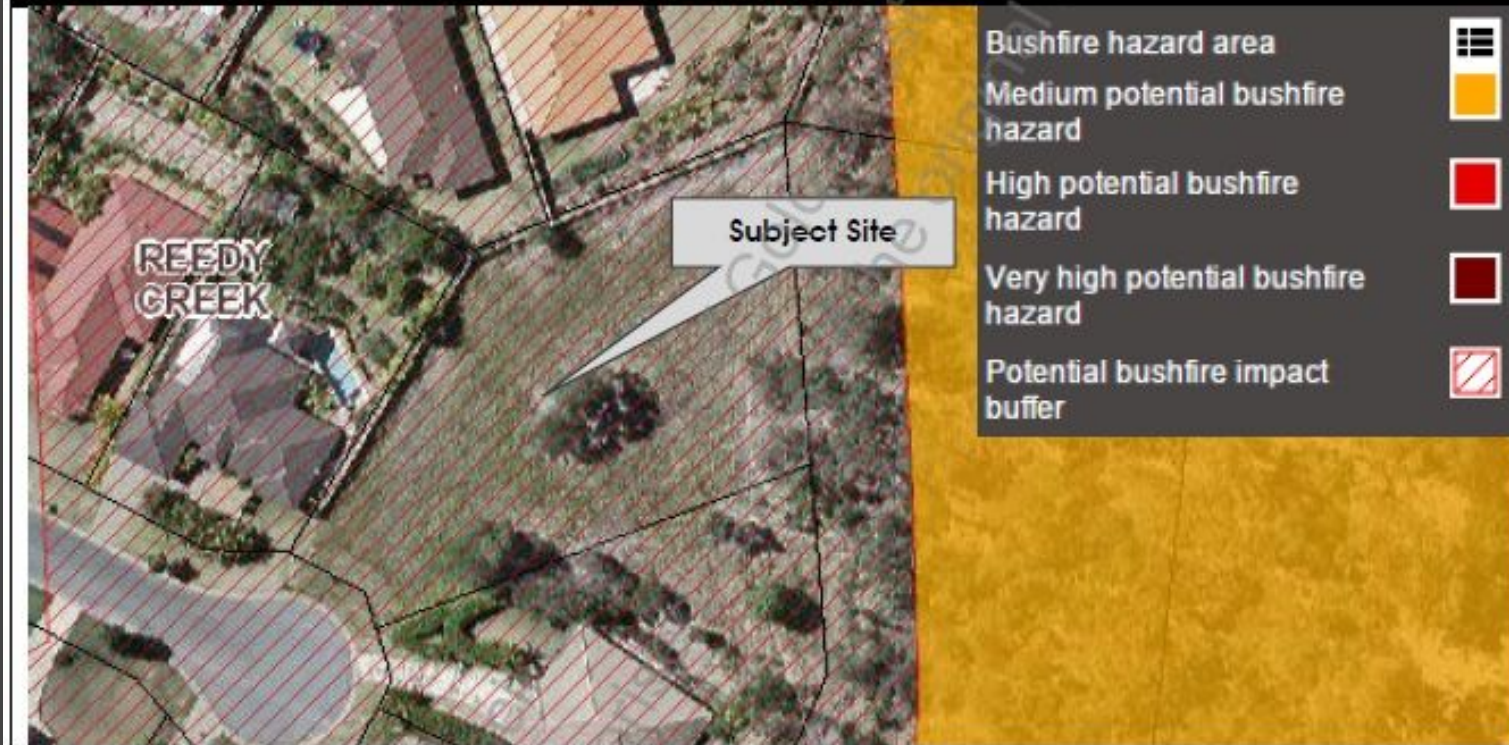




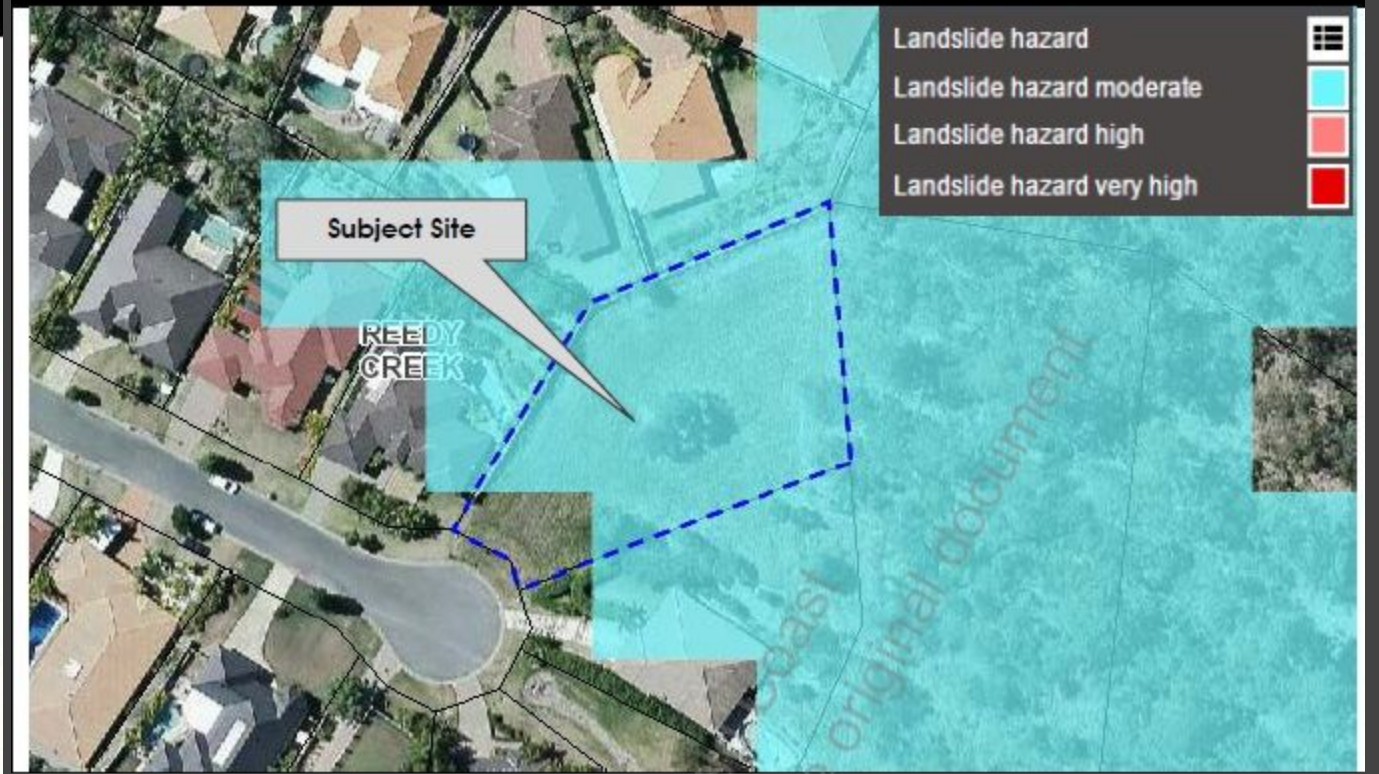




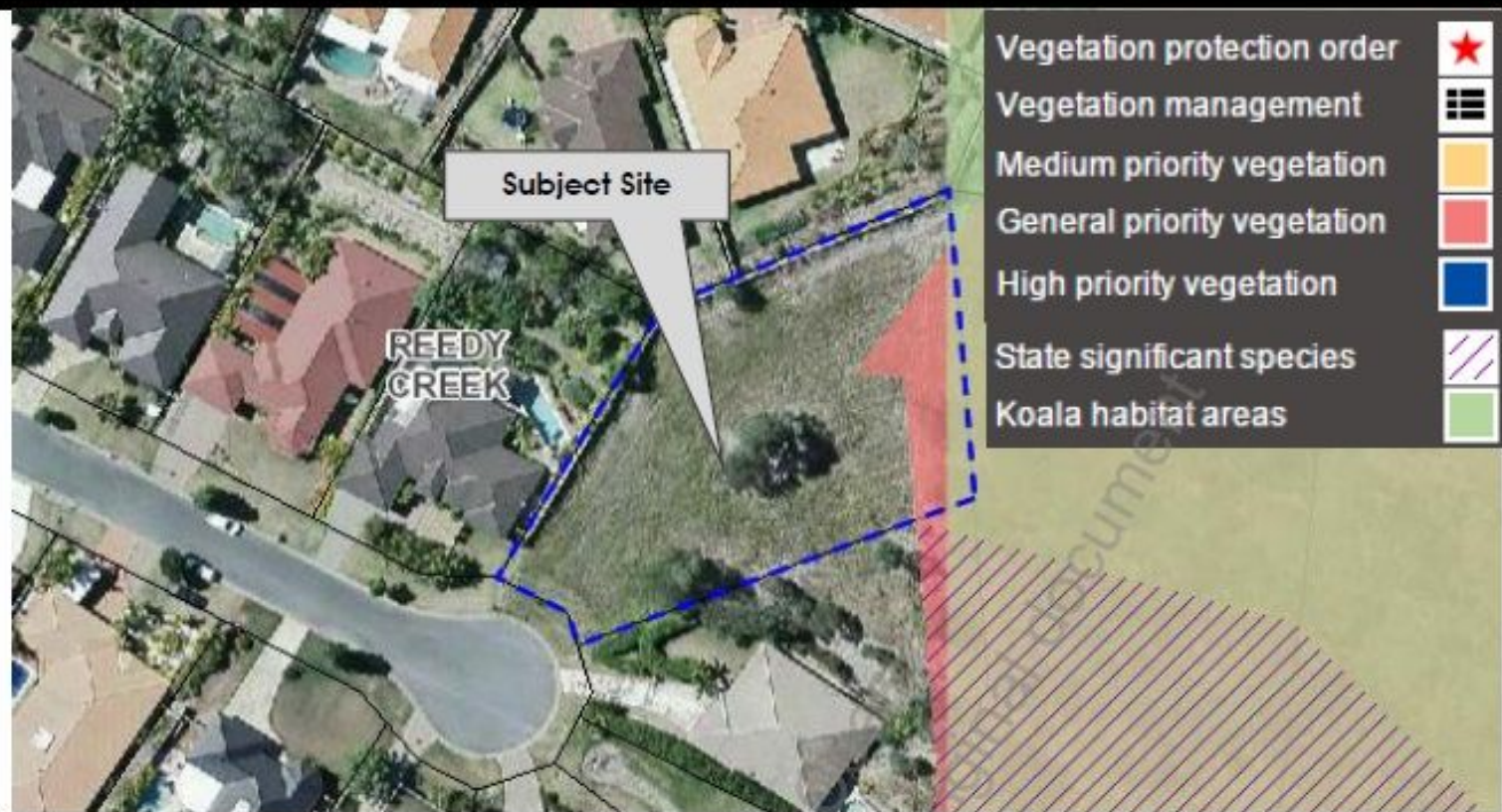
### 8.3.2 – Bushfire Hazard Overlay



### 8.3.10 Landslide Hazard Overlay



### 8.3.6 – Environmental Significance Overlay



SUBJECT SITE	
Address:	14 Coffeebush Court, Reedy Creek
Lot & SP 108:	Lot 250 on SP151472
Area:	1,967m <sup>2</sup>
Division:	Division 13
Parish:	Mudgeeraba
Zone:	Low Density Residential
Current Uses:	Vacant
Proposed Use:	Two (2) Lot Subdivision

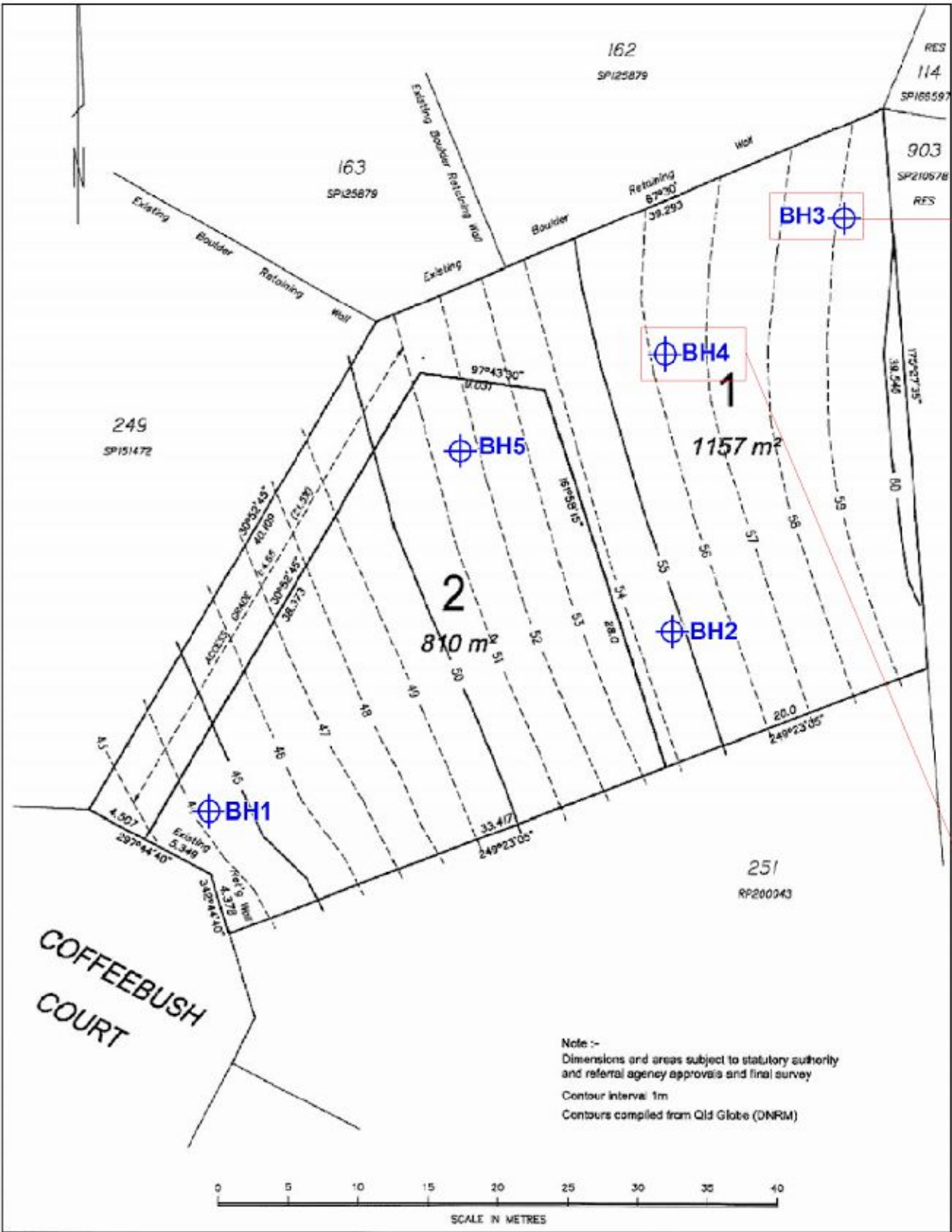
SURROUNDING AREA	
North:	Detached Dwellings
East:	Open Space
South:	Coffeebush Court / Detached Dwelling
West:	Detached Dwellings

### SITE ANALYSIS 14 COFFEEBUSH COURT, REEDY CREEK




Subsurface Conditions & Slope Stability Practises

Below are the borehole logs and excerpts from 'Morrison Geotechnic - Slope Stability Report.pdf'



**MORRISON GEOTECHNIC PTY LTD**



**MORRISON  
GEOTECHNIC**

ABN: 51 009 678 899  
Unit 1/5 Brendan Drive Nerang 4211  
Email: goldcoastlab@morrisongeo.com.au





Engineers:  
D.Riley, J. Daly, D. Dragun,  
S. Wynne, C.Moratti & B. Elsmore  
Geologists:  
L.Bexley & R.Howchin  
Ph: 5590 1599  
Fax: 5527 2027




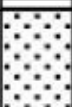
Map Description :**SITE PLAN & BOREHOLE LOCATION**

Client :**MR STEPHEN CHAMBERS**

Project :**14 COFFEEBUSH COURT, REEDY CREEK**

Project No :**GE16/047**      Scale :**REFER TO BAR SCALE**

Drilling Information				Material Description							Test Samples			
Drill Method	Water	RL	Hole Depth (m)	Soil Origin	Graphic Log	Classification Code	Description	Weathering	Moisture	Consistency - Density - Strength	DC Test Results	Test Depth	Tests	Sample/Result
100mm Auger with T.C Bit			0.05	Topsoil		SM	<b>Silty SAND:</b> Medium dense, fine to medium grained sand, dark grey brown, root matter, moist.		M	MD	3			
				Slopewash		CI/CH	<b>Silty CLAY:</b> Very stiff, medium to high plasticity, orange brown mottled grey, some fine to medium grained sand, moist.		M	VSt	11			
			0.25	Residual		CL	<b>Sandy CLAY:</b> Hard, low plasticity, pale grey mottled orange brown, fine to medium grained sand, moist.		M	H	5			
											6			
			0.4	Bedrock		SST	<b>SANDSTONE:</b> Low strength, extremely weathered, pale grey mottled orange brown, fine to medium grained sand.	XW		LS	20/50m m			
							<b>0.55m: BOREHOLE TERMINATED AT MAXIMUM T.C REFUSAL</b>							

Drilling Information				Material Description					Test Samples					
Drill Method	Water	RL	Hole Depth (m)	Soil Origin	Graphic Log	Classification Code	Description	Weathering	Moisture	Consistency - Density - Strength	DC Test Results	Test Depth	Tests	Sample/Result
100mm Auger with T.C Bit			0.1	Topsoil		SM	<b>Silty Gravelly SAND:</b> Medium dense, fine to medium grained sand, dark grey brown, fine to coarse sized gravel, root matter, moist.		M	MD	2	0.25 –	PP	300 kPa
		Slopewash			CI	<b>Sandy CLAY:</b> Very stiff, medium plasticity, orange brown mottled grey, fine to medium grained sand, moist.		M	VSt	4				
										12				
		Residual			CL	<b>Sandy CLAY:</b> Hard, low plasticity, pale grey mottled orange brown, fine to medium grained sand, moist.		M	H	9				
										20/40m m				
				0.5	Bedrock		SST	<b>SANDSTONE:</b> Low strength, extremely weathered, pale grey mottled orange brown, fine to medium grained sand.	XW		LS			
							<b>0.60m: BOREHOLE TERMINATED</b>							



## ADVICE

GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
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## PLANNING

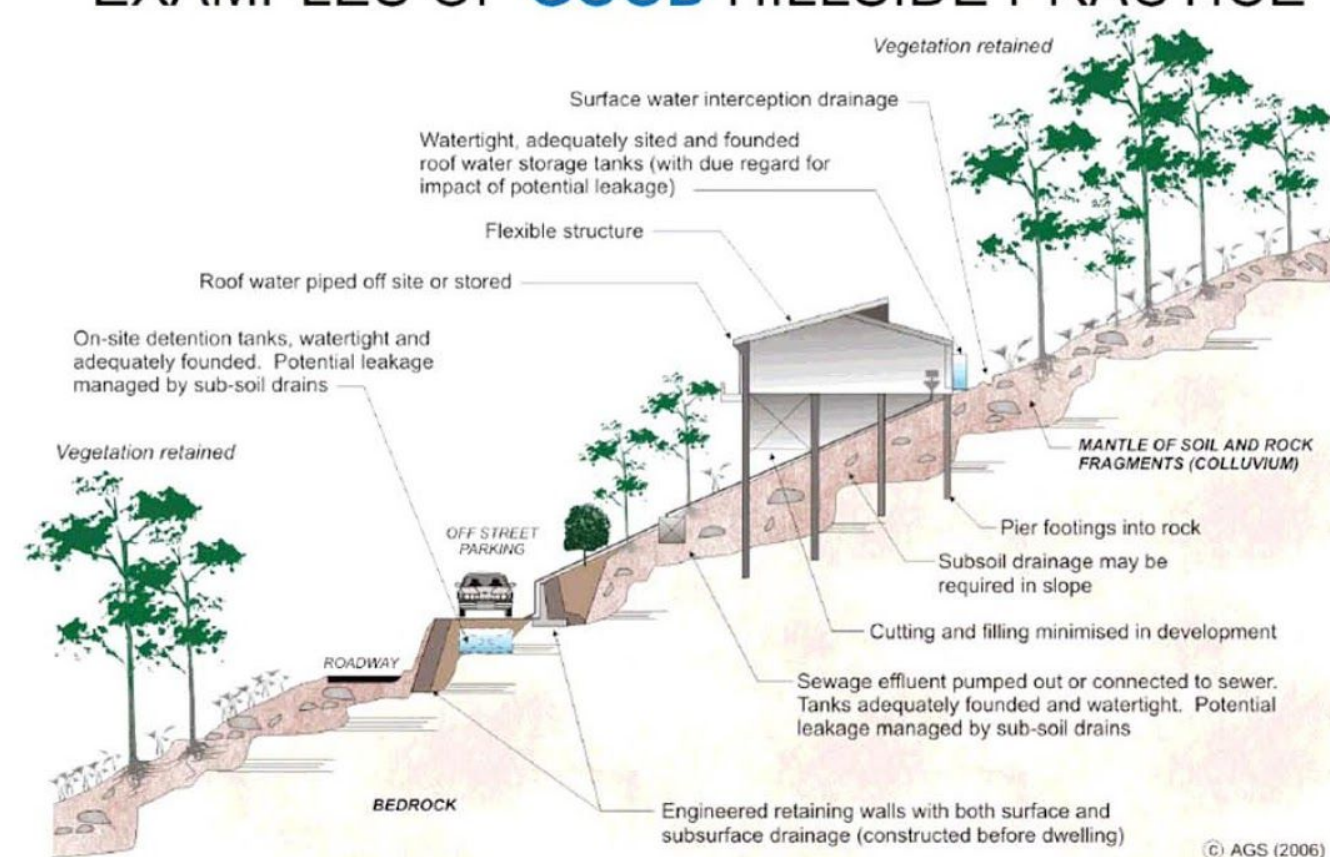
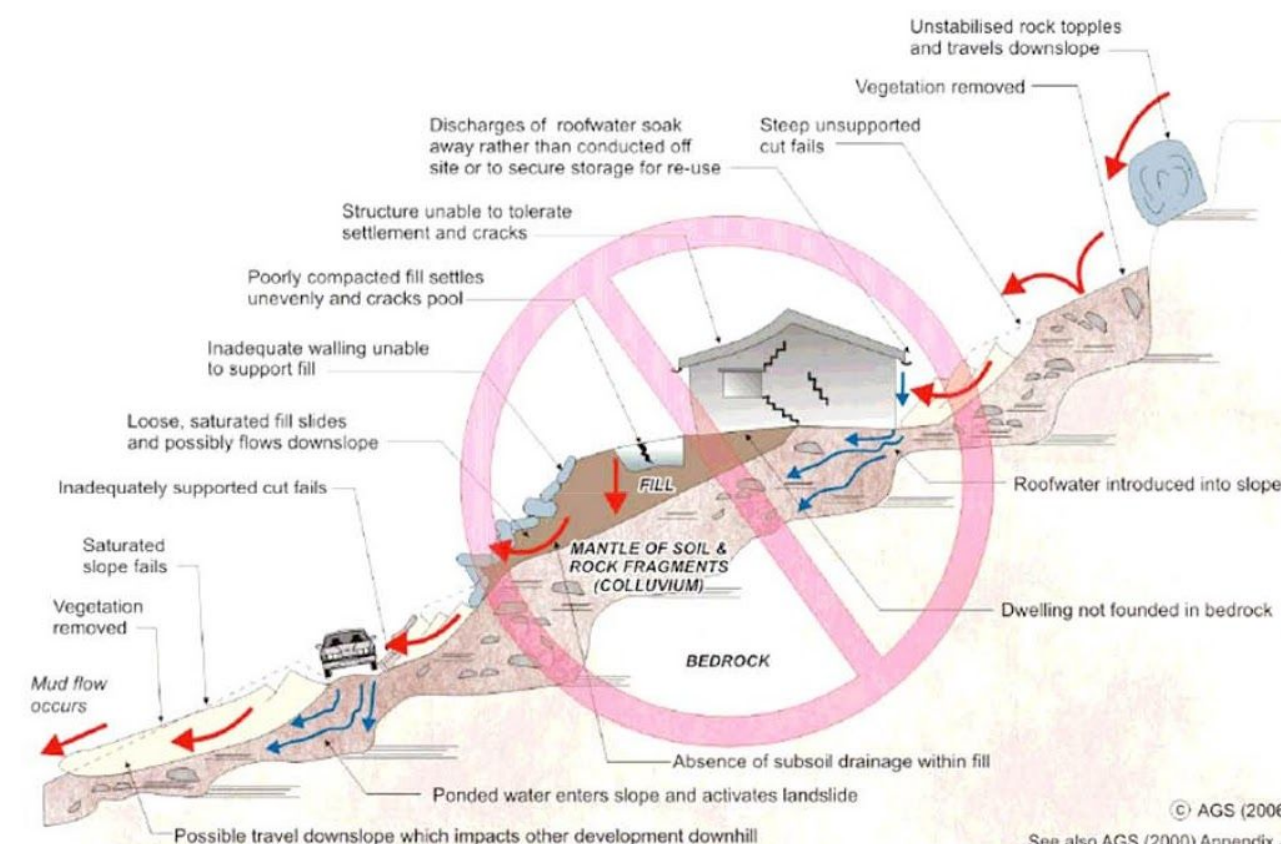
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
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## DESIGN AND CONSTRUCTION

HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SURFACE		
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.

## DRAWINGS AND SITE VISITS DURING CONSTRUCTION

DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	

EXAMPLES OF **GOOD** HILLSIDE PRACTICEEXAMPLES OF **POOR** HILLSIDE PRACTICE



# SUPPORTING DOCUMENTS

- See the documents (in Dropbox folder) for full size plans and data if required
- Please read all supporting documentation to insure compliance certification

## Associated Plans and Documents Index

1. GCCC - Development Approval.pdf
2. Stephen Hosking - Concept Format Plans.pdf
3. P&D - Civil Sewer Engineering Design.pdf
4. P&D - Driveway Access Design.pdf
5. Morrison Geotechnic - Slope Stability Report.pdf
6. Axis - Contour Map.pdf
7. Axis - Final Survey Plan.tff
8. Millwell Services - Electrical Reticulation Design.pdf
9. Axis - Site Photo Compilation.pdf
10. Story & Castle - DA Supporting Evidence.pdf
11. Contour & DWG files

## Relevant Consultants

1. James O’Toole | *Gold Coast City Council Planning* | 07 5582 8866
2. Alan Paxford | *Stephen Hosking Surveys* | 07 5591 7703
3. Steffi Larranaga | *Projects & Design Administration* | 07 5679 8427
4. Grant Dutton | *Projects & Design Senior Civil Engineer* | 0419 793 032
5. Leigh Bexley | *Geotechnical Engineer* | 07 5527 2027
6. Jessica Weber | *Axis Surveys Administration* | 07 3272 3141
7. Naomi Kunde | *Axis Surveys Brisbane Administration* | 07 3363 8139
8. Nikki Telford | *Millwell Services Administration* | 07 5479 1368
9. Jessica Weber | *Axis Surveys Administration* | 07 3272 3141
10. Rick Castle | *Senior Town Planner* | 07 5582 8708
11. Naomi Kunde | *Axis Surveys Brisbane Administration* | 07 3363 8139





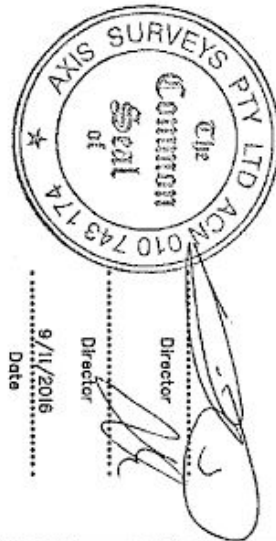


REINSTATEMENT REPORT SEE SHEET 2

Peg placed at all new and original corners unless otherwise shown.

STN	TO	ORIGIN	BEARING	DIST
1	O.Screw in Kerb Gone	7/SP151472	177°00'50"	5.079
2	O.Screw in Kerb	14/SP151472	349°55'	5.211
3	O.Drill Hole & Wing in Kerb	8/SP151472	232°29'30"	4.96
4	O.Screw in Kerb	13/SP151472	62°45'	5.014
6	O.Screw Hole in Kerb	10/SP151472	245°49'30"	3.55
6a	Nail in Kerb		211°36'	5.043
6a	Nail in Bit		224°23'	9.208
7	O.Screw in Kerb	11/SP151472	311°16'	4.665
8	O.Nail in Conc OIP	41/SP151472	188°40'40"	10.429
9		11/SP125879	200°08'	0.962

Axis Surveys Pty Ltd ACN 010 743 174 hereby certify that the land comprised in this plan was surveyed by the corporation, by David John CONNELL, Registered Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of David Bruce THOMPSON, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Survey Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/10/2016.



Plan of Lots 1 & 2

Concilling Lot 250 on SP151472

LOCAL GOVERNMENT: CITY COUNCIL

LOCALITY: REEDY CREEK

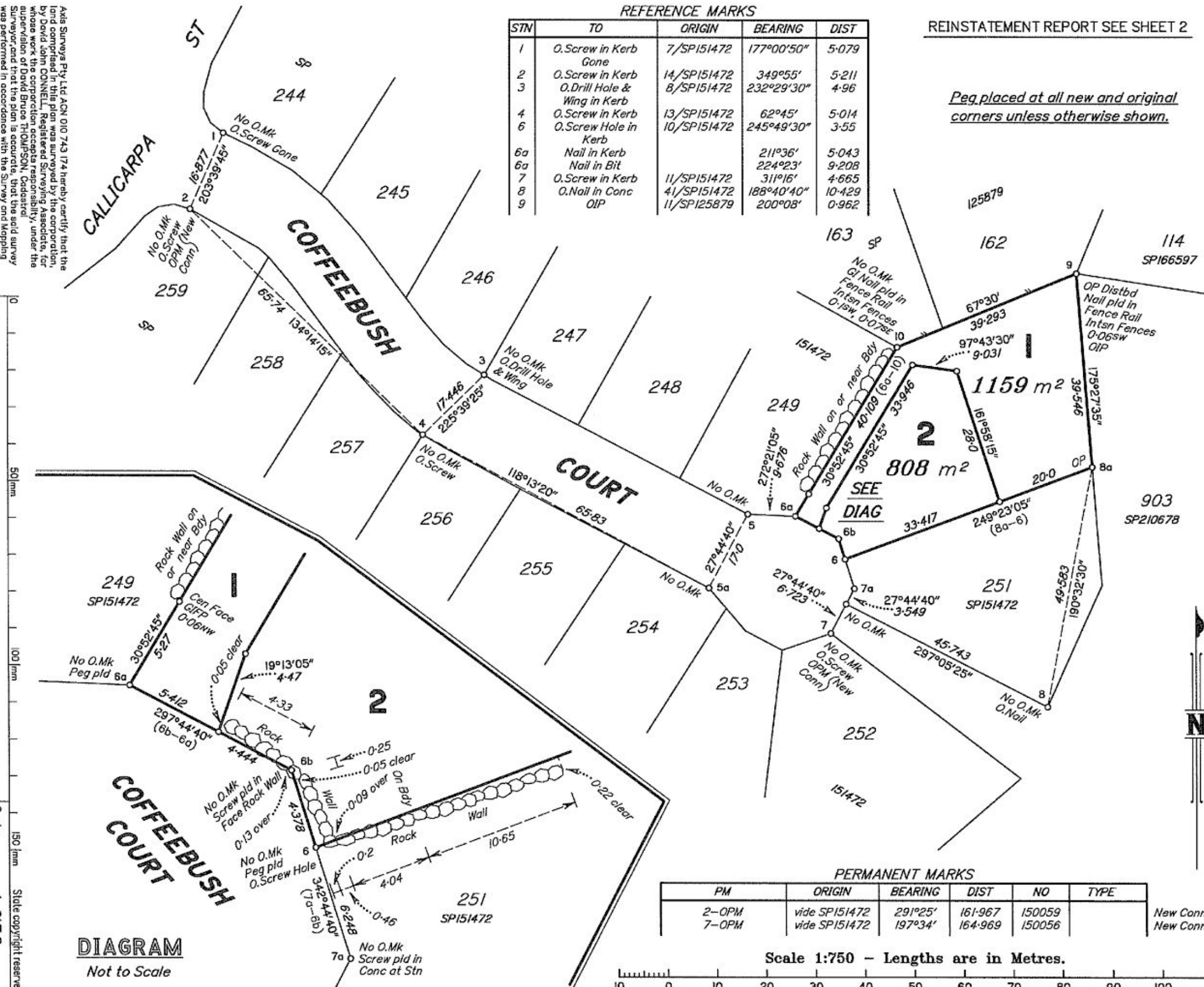
Scale: 1:750

Format: STANDARD

Meridian: SP151472

Survey Records: No

SP294131



PM	ORIGIN	BEARING	DIST	NO	TYPE
2-OPM	vide SP151472	291°25'	161.967	150059	New Conn
7-OPM	vide SP151472	197°34'	164.969	150056	New Conn

Scale 1:750 - Lengths are in Metres.

DIAGRAM  
Not to Scale







# LEGEND

SJ

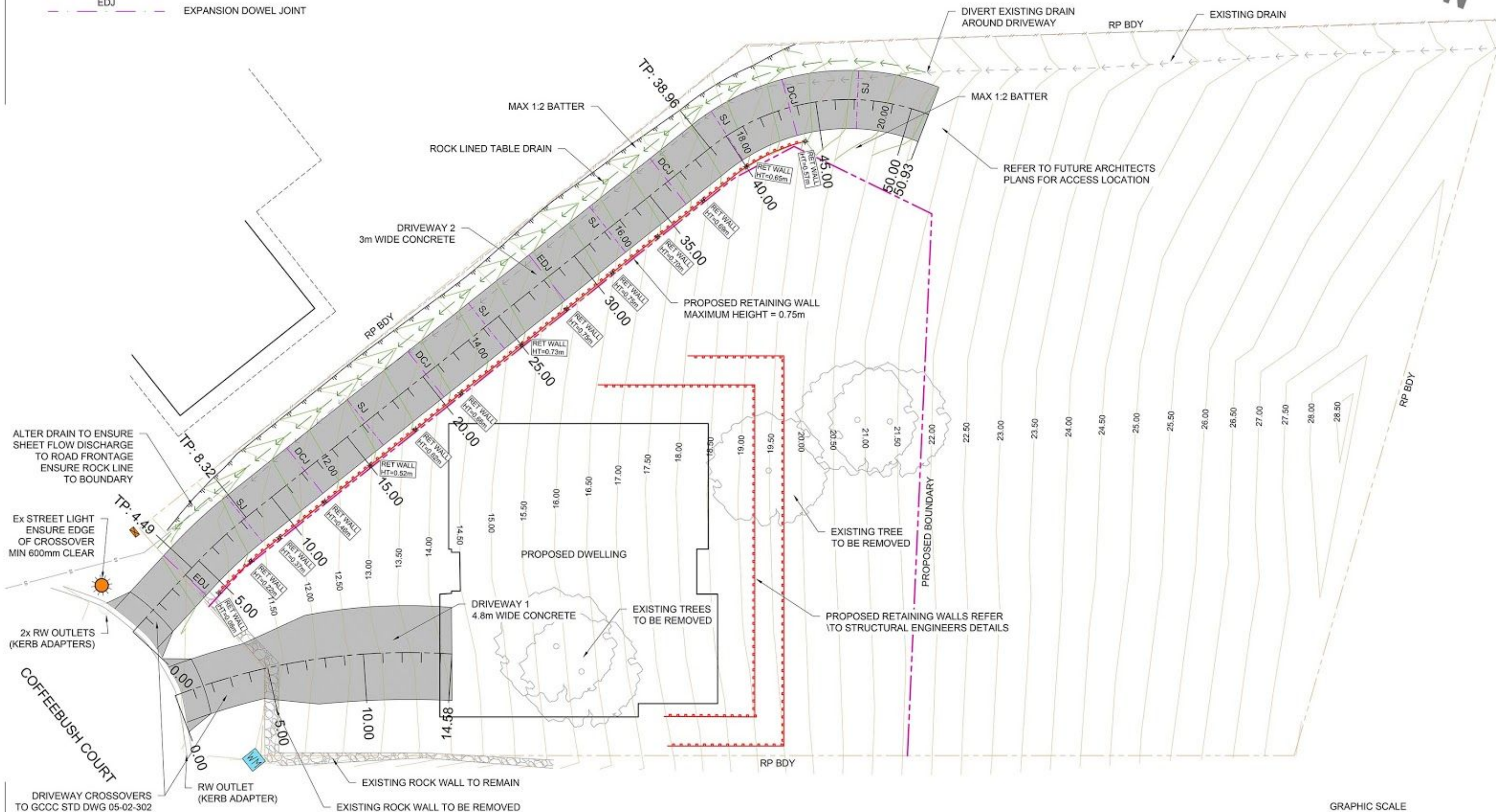
SAWN JOINT

DCJ

DOWEL CRADLE JOINT

EDJ

EXPANSION DOWEL JOINT



GRAPHIC SCALE  
(IN METRES)



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ISS:	DATE:	DESCRIPTION:
A	10/08/16	ORIGINAL ISSUE

ORIGINAL SIZE  
**A1**

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The Engineer/consultant must verify all dimensions on site.  
Drawings of full size shall be provided at A1.  
Report any discrepancies to the Engineer.

**PROJECTS & DESIGNS** ENGINEERS  
PROJECTS AND DESIGNS Pty Ltd  
ACN 139 107 467

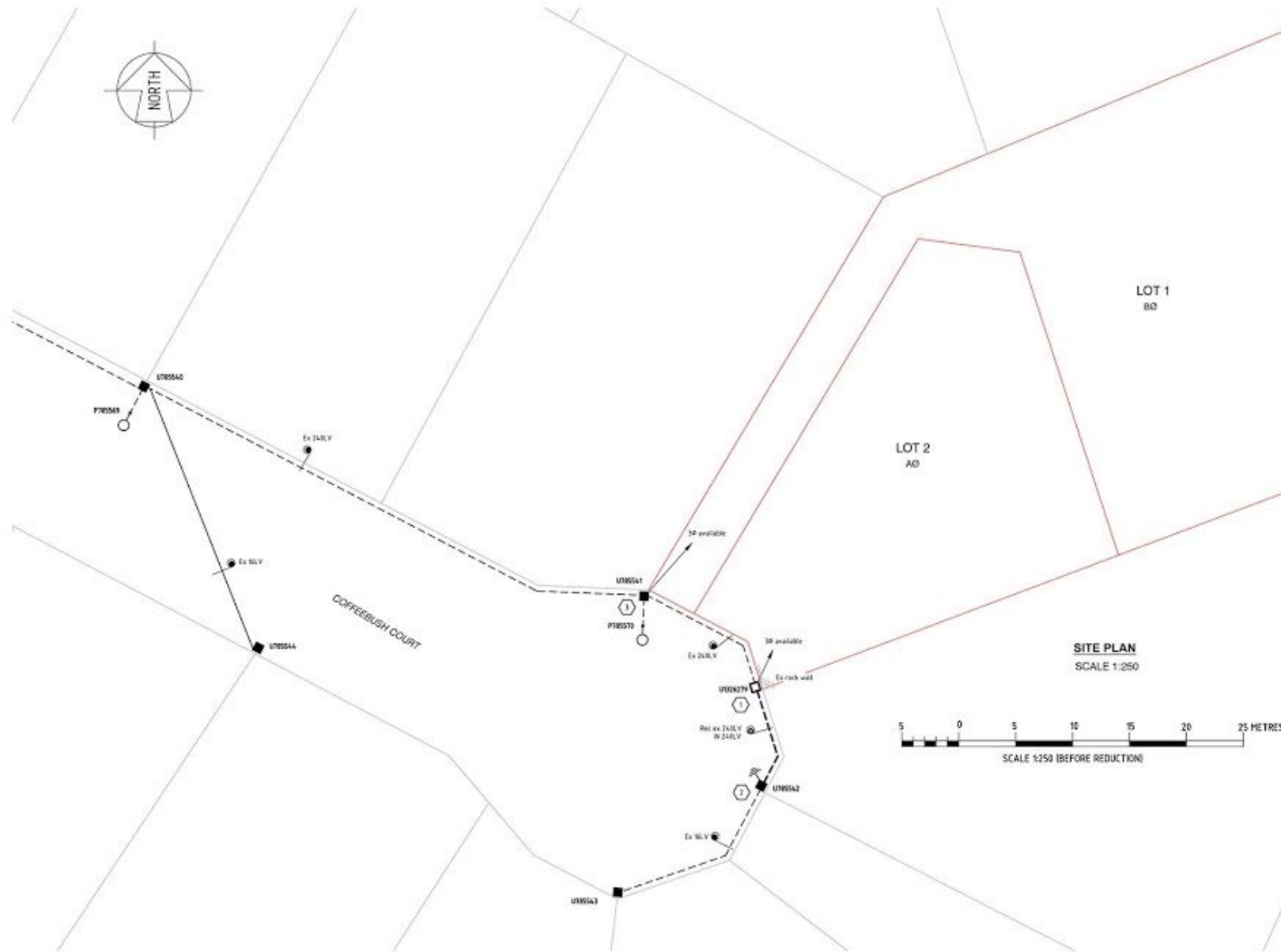
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9 LAWSON STREET, SOUTHPORT QLD 4215  
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FAX: (07) 310 640 29

**CIVIL WORKS PLAN**  
**MR. S. CHAMBERS**  
LOT 250 SP151472  
14 COFFEEBUSH COURT  
REEDY CREEK, QLD 4227

FOR AND ON BEHALF OF PROJECTS AND DESIGNS PTY LTD			
RICARDO RAMIREZ C.P. ENG, R.P.E.Q. 10733, N.P.E.R. 3317530			
DATE	PROJECT No.	DWG No.	REVISION
08/16			
DESIGN	GBL	3011	C05 A
DRAWN	GBL		
CHECKED	RAR		
SHEET 05 OF 08 SHEETS			

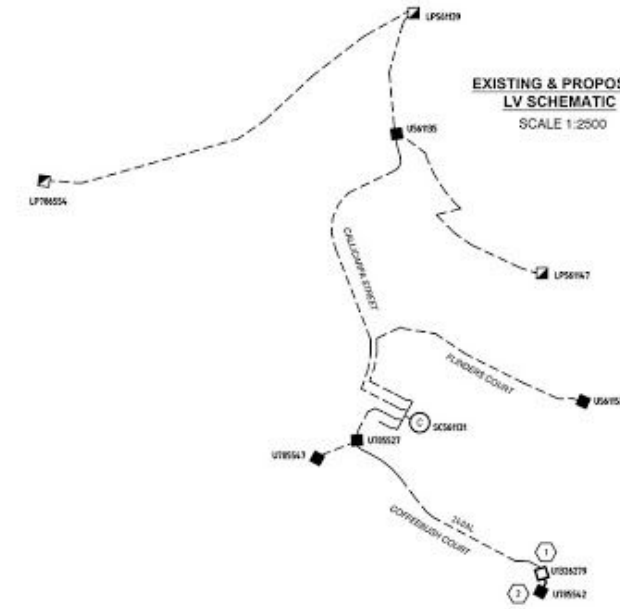




### LEGEND

- EXISTING SUPPLY PILLAR
- PROPOSED SUPPLY PILLAR
- EXISTING UNDERGROUND MAINS
- PROPOSED UNDERGROUND MAINS
- PROPOSED SL CONDUIT
- ENERGEX COMMUNICATION CONDUIT
- SPARE LV 100mm CONDUIT
- SPARE HV 125mm CONDUIT
- PROPOSED CABLE IN CONDUIT
- MEN (EARTH GROUND STAKE)

### EXISTING & PROPOSED LV SCHEMATIC



### ALIGNMENT NOTE

**UNDERGROUND SERVICES IDENTIFICATION**  
Mark crews who will be excavating at this site are advised to contact the "Queensland Dial Before You Dig" service to determine the extent of existing underground services and the requirements of the appropriate service providers. It is the responsibility of the works crews to have all existing services affected by these works located on site to avoid any damage during excavation works. Where services have been shown on the plan, these locations are indicative only and no warranty is implied as to their accuracy.



**OLD DIAL BEFORE YOU DIG SERVICE**  
PHONE 1100 www.1100.com.au  
YOUR REQUEST SHOULD BE FORWARDED 5 WORKING DAYS BEFORE PLANNED EXCAVATION DATE.

### SPECIFICATION IN BRIEF

This Plan is to be constructed in accordance with Energex documents:  
• Overhead Construction Manual  
• Underground Distribution Construction Manual  
• Network Labeling and Signage Manual  
• Public Lighting Construction Manual  
The project is to be managed by a Project Manager in accordance with Energex SPP47.2, who may also be the Electrical Consultant/Provider (Contractor).  
All Contractor drawings and the Certificate of Completion to be submitted to Energex by the Project Manager.

**EXISTING SERVICES**  
The Contractor is to confirm positions/locations of all existing services. Where services have been shown on the plan, these locations are indicative only. The Contractor shall co-ordinate the installation with relevant utilities and residents.

**CROSS ROAD CONDUITS**  
Unless specified by the Client Contractor will install all cross-road conduits.  
**TELSTRA INSTALLATION**  
Telstra conduits to be laid in shared trenches with electricity conduits. The Civil Electrical Contractor is to notify the Telstra Contractor one week prior to installation of cross road conduits and two days prior to installation of trench conduits.

**EARTHING**  
Earthing to be carried out in accordance with Energex requirements. For Telstra plant, 10 metres separation shall apply for separate earthing and one metre separation for common earthing. For further details refer to Telstra earthing policy.

**FIRE ARMS**  
The Contractor is to confirm if this work site is within a Fire and Restricted Area. Refer to DPI Fire and Restricted Area Map (www.dpi.qld.gov.au).  
For work sites within a Fire and Restricted Area the Contractor must comply with a DPI Approved Risk Management Plan.

ISSUE	REVISION	BY	DATE
A	Original issue	S.B.	11/07/2016
1	Revised	P.J.	11/07/2016
2	Revised	P.J.	11/07/2016
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98	Revised	P.J.	11/07/2016
99	Revised	P.J.	11/07/2016
100	Revised	P.J.	11/07/2016

### COMMISSIONING PLAN

Proposed only and subject to alteration by Energex.  
LV SWITCHING ONLY TO OUT IN NEW PILLAR AT STATION 1

### Millwell Services Pty Ltd

PROJECT DESIGN - OVERHEAD & UNDERGROUND  
Phone: (07) 5479 1368  
Fax: (07) 5443 3567  
PO Box 907  
Maroochydore QLD 4555  
email: millwell@bigpond.net.au  
web: www.millwell.com.au

Designed: S. Brazier  
Checked: P. Jensen  
Date: 11/07/2016  
APPROVED FOR AND ON BEHALF OF MILLWELL SERVICES PTY LTD  
Lipani Ferris  
RPEID 5936  
2016.07.20 13:38:44  
+10100

Scale: 1:250 @ A1

Drawing No: 15326 1 OF 1  
Sheet: A

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Project: Coffeebush Court, Reedy Creek 4227

Proposed Lots 1 & 2  
Cancelling Lot 250 on SP151472

Energex Project No: S3100270

Client: Mr Steve Chambers

Drawing Title: DESIGN FOR ELECTRICAL RETICULATION

Site & Schedules

EQUIPMENT SCHEDULE - PILLARS												
LOCATION	STN No	SITE ID	EXIST	REC	INSTALL	SIZE & DESCRIPTION	SC	COMP ID	PLANT No.	MODEL No.	QTY	REMARKS
Coffeebush Court	1	U1326279			*	2 WAY PILLAR			P11	LVSP4-6	1	Terminate existing cable Strs 1-3 in new pillar
	2	U785542	*		*	1 WAY PILLAR			P11		Ex	
						1 WAY CABLE CONNECTION				1044-1-240	1	

UNDERGROUND CABLE SCHEDULE													
LOCATION	STATIONS FROM-TO	VOLTS	EXIST	TRF	REC	INSTALL	CABLE SIZE / TYPE	MODEL ID	ROUTE LENGTH (m)	CABLE LENGTH (m)		LOC	REMARKS
										NEW	REC		
Coffeebush Court	1 - 2	LV	*		*	*	240mm <sup>2</sup> 4C AL XLPE	LVA4240XPV	10				
							240mm <sup>2</sup> 4C AL XLPE	LVA4240XPV	10	14	12		
NOTE: THE CONTRACTOR SHOULD MEASURE CABLE LENGTHS PRIOR TO ORDERING CABLE.													

URD ELECTRICAL CONDUIT SCHEDULE																							
LOCATION	STATIONS FROM-TO	ELECTRICAL CONDUIT (m)						COMMS. CONDUIT (m)		BENDS (°)						PVC CABLE PROTECTION (m)			X-SECTION (m)		DRAW WIRE	KERB MARK	REMARKS
		40mm		100mm		125mm		100mm	No.	40mm		100mm		125mm		150mm	200mm	300mm	EXCAV/ TAPE	TRENCH DETAIL			
		LENGTH	No.	LENGTH	No.	LENGTH	No.			ANGLE	No.	ANGLE	No.	ANGLE	No.								
Coffeebush Court	At 1																						
TOTALS		0		0		0		0							0	0		0		0	0	Install bends as required	

### MATERIAL SUMMARY

Coffeebush Court, Reedy Creek 4227  
Energex Project S3100270

UGE - UG material to be provided by Contractor

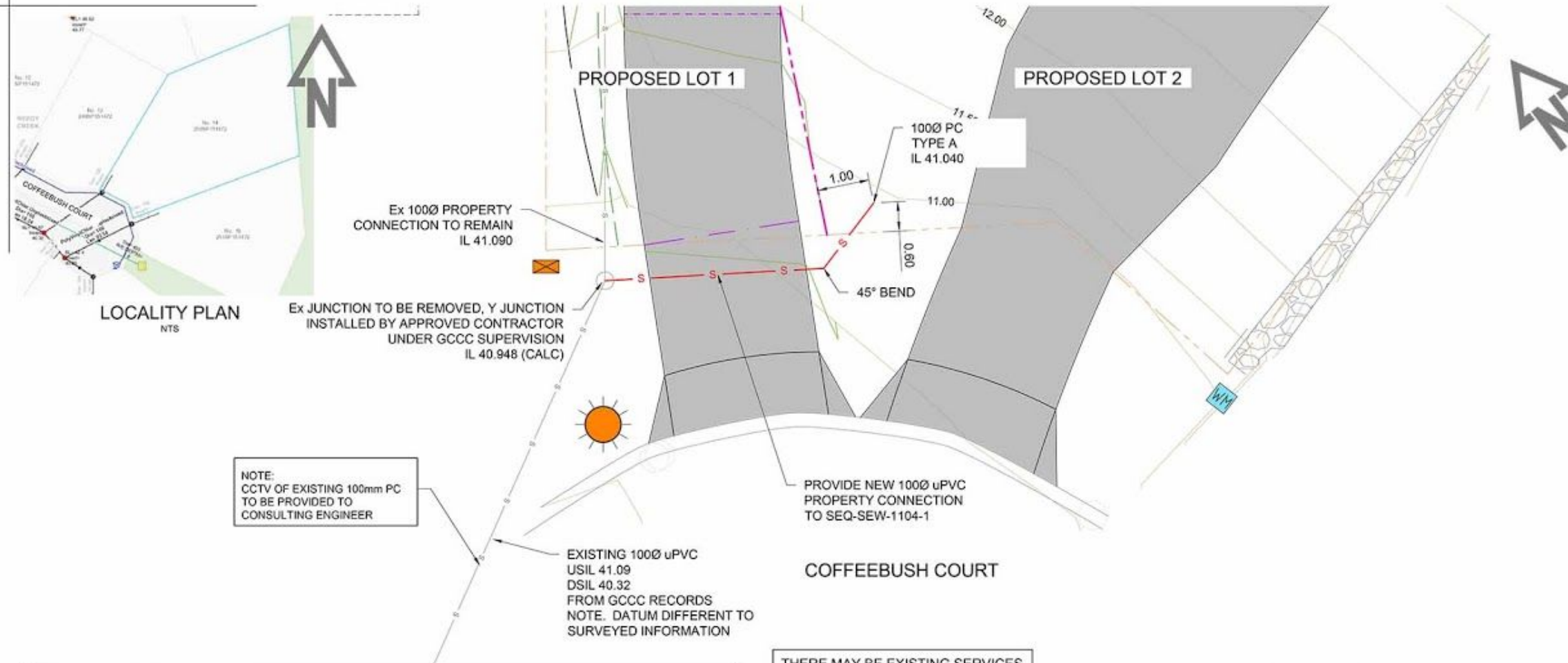
MODEL / STOCK CODE	QTY
LVA4240XPV	14m
LVSP4-6	1
1044-1-240	1

### CONDUIT CROSS SECTIONS

ALL CONDUIT INSTALLATION TO COMPLY WITH ENERGEX UNDERGROUND DISTRIBUTION CONSTRUCTION MANUAL - REFER SECTION C2.2.1 FOR DIMENSIONS



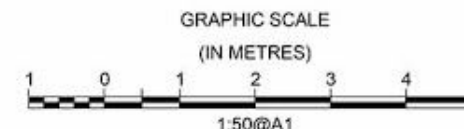




AS CONSTRUCTED RECEIVED	
BY	
UTILITY / DELEGATE	
DATE	
ON MAINTENANCE DETAILS	
START	FINISH
UTILITY / DELEGATE COMMENTS	
FUNDING	
FUNDED BY UTILITY ( )	DEVELOPER ( )
FED GOVT ( )	STATE ( )
OTHER ( )	
OFFICER	
DATE RELEASED	
PLAN CUSTODIAN	
OFFICER / RECD	
DATE RELEASED	
LIVE CONNECTION(S) / PASSED (W)	
REFERENCE	
DATE	
GIS CAPTURE	
JOB NUMBER	
OFFICER CODE	
DATE	
GIS COMMENTS	

CONTRACTOR LIVE SEWER WORKS									
EXCAVATION WORKS TO BE CARRIED OUT BY CONTRACTOR AT DEPTH OF 1.50m OR GREATER MUST PROVIDE A "SAFE WORK PLAN" AS PER WORKPLACE HEALTH AND SAFETY LEGISLATION. IT IS THE DEVELOPERS RESPONSIBILITY TO ENSURE ALL LIVE SEWER WORKS ARE COMPLETE BEFORE ALLOWING PRIVATE DRAINAGE TO BE CONNECTED.									
No.	DESCRIPTION	SEWER DIA	MH No.	MH TYPE	COVER TYPE	LOT No.	FSL	ESL	IL DEPTH
1	APPROVED CONTRACTOR UNDER SUPERVISION TO REMOVE EXISTING JUNCTION, INSTALL Y JUNCTION AND NEW 1000 uPVC PC TO PROPOSED ALLOTMENT	150	N/A	N/A	N/A	LOT 250 SP151472	N/A	TBC	41.040 TBC
2	LICENSED PLUMBER TO RECONNECT EXISTING HOUSE AFTER SUCCESSFUL 'ON MAINTENANCE'.								

THERE MAY BE EXISTING SERVICES WITHIN THE WORKS AREA THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS TO LOCATE ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.



## GENERAL NOTES

- EXISTING SERVICES AND CONNECTIONS TO EXISTING SERVICES ARE TO BE LOCATED AND CONFIRMED ON SITE PRIOR TO EXCAVATION. THE ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES FOR POSSIBLE REVISIONS.
- A NETWORK ACCESS PERMIT MUST BE OBTAINED PRIOR TO ANY LIVE WORKS. ALL LIVE WORKS SHALL COMPLY WITH THE NETWORK ACCESS PERMIT CONDITIONS.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT GOLD COAST CODES, SPECIFICATIONS & STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-SP'S ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, APPROVED BY THE SEQ-SP.
- COVER OF MAINS FROM FINISHED SURFACE LEVEL SHALL BE 600mm IN NON TRAFFICABLE AREAS AND 900 IN ALL TRAFFICABLE AREAS.
- THE CONSTRUCTION OF THE WORKS 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 TO THE RETICULATION SYSTEM.
- EACH ALLOTMENT SHALL BE SERVED BY A 1000 PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL A 1500 PROPERTY CONNECTION SHALL BE PROVIDED. A MAXIMUM OF 2 RESIDENTIAL PREMISES IS ALLOWED ON A 1500 PROPERTY CONNECTION.
- REUSE OF EXISTING PROPERTY CONNECTIONS SERVING LOTS TO BE REDEVELOPED: WHERE THE DEVELOPER CAN DEMONSTRATE, TO THE SATISFACTION OF THE SEQ-SP, THAT AN EXISTING PROPERTY CONNECTION

- SEWER IS IN ACCORDANCE WITH SECTION 4.5.4 OF THE SEQ WS&S D&C CODE AMENDMENTS TO WSA-02 (A MAXIMUM OF 2 RESIDENTIAL ALLOTMENTS TO BE CONNECTED TO AN EXISTING DN100 PC SEWER).
- PROPERTY CONNECTION SEWER DETAILS SHALL COMPLY WITH THE DETAILS GIVEN IN THE SEQ WS&S D&C STANDARD DRAWINGS - SEWERAGE SEQ-SEW-1104-1 AND 1105-1.
- PROPERTY CONNECTIONS SHALL BE LOCATED 1.0m FROM THE DOWNSTREAM ALIGNMENT. IF THIS IS NOT POSSIBLE PROPERTY CONNECTION JUNCTIONS SHALL NOT BE GREATER THAN 3.5m FROM THE DOWNSTREAM ALIGNMENT.
- PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 0.50m AND A MAXIMUM OF 1.0m.
- 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 AS1289 (MODIFIED COMPACTION TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATIVE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE COUNCIL UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED. PE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR NON-PRESSURE PIPELINES SPECIFIED IN WSA-02 POLYETHYLENE PIPELINE CODE.
- WHERE SEWERS HAVE A GRADE OF 1.20 OR STEEPER BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CL.8.10 17.5 & 17.6 OF THE SEQ WS&S D&C CODE AMENDMENTS TO WSA-02.
- SEWERS SHALL BE DISUSED/ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN CL.4.2.6 OF THE SEQ WS&S D&C CODE AMENDMENTS TO WSA-02.

- PROPERTY CONNECTION MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING No. SEQ-SEW-1104-01 ON ALL PROPERTY CONNECTIONS EXCEPT WHERE THE PROPERTY CONNECTION IS PROVIDED FROM A MAINTENANCE HOLE OR PRIVATE DRAINAGE IS CONNECTED TO THE PROPERTY CONNECTION AS PART OF THE WORKS.
- EMBEDMENT AND TRENCHING TO BE TYPE 3 UNLESS NOTED OTHERWISE IN ACCORDANCE WITH SEQ WS&S D&C STD DWG SEQ-SEW-1201-1.
- CONNECTIONS TO EXISTING MAINS IS TO BE UNDERTAKEN BY A COUNCIL APPROVED CONTRACTOR UNDER COUNCIL SUPERVISION.
- CONTRACTOR TO REPAIR ANY DAMAGE TO KERB & CHANNEL, FOOTPATH, ROAD PAVEMENT OR SERVICES CAUSED DURING CONSTRUCTION TO THE SATISFACTION OF COUNCIL. STONE PITCHED RETAINING WALL SHALL BE REPAIRED TO GCCC STANDARDS.
- ALL WATER AND SEWER CONNECTION WORKS UNDERTAKEN BY THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT 1995 CONTACT YOUR NEAREST OFFICE OF WORKPLACE HEALTH & SAFETY FOR INFORMATION PH. 1300 369 915.
- ALL MEASUREMENT ARE IN METRES UNO.
- ALL LEVELS TO AHD

## VEGETATION PROTECTION

- TREES LOCATED ALONG 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 TUNNELED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A

- SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVISE.
- 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.

## REHABILITATION

- PRE-DISTURBANCE SOIL PROFILES AND COMPACTION LEVELS ARE TO BE REINSTATED.
- PRE-DISTURBANCE VEGETATION PATTERNS SHOULD BE RESTORED.

ALL ENVIRONMENTAL PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION WORK, INCLUDING CLEARING, COMENCING.

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

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**PROJECTS & DESIGNS** ENGINEERS  
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PHONE: 1300 50 11 55  
FAX: (07) 310 640 29

## GCCC SEWER CONNECTION

MR. S. CHAMBERS  
LOT 250 SP151472  
14 COFFEEBUSH COURT  
REEDY CREEK, QLD 4227

FOR AND ON BEHALF OF PROJECTS AND DESIGNS PTY LTD RICARDO RAMIREZ C.P.ENG. R.P.E.Q. 10733, N.P.E.R. 3317530			
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CHECKED	RAR		
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