

HYDRAULIC SERVICES

PROPOSED STATION AVENUE APARTMENTS

16 STATION AVE, GAYTHORNE QLD 4051

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

PRINT IN COLOUR

SUB-METER TABLE FOR 16 STATION AVE, GAYTHORNE QLD 4051 - PLUMBING APPLICATION NO. TBC					
UNIT NO.	SERIAL NO.	METER LOCATION	INSTALLATION DATE	METER READING - INSTALLATION	METER READING - END OF CONSTRUCTION
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



LOCALITY PLAN (NTS)

PROPOSED STATION AVENUE APARTMENTS (RL 37.10)

DRAWING SCHEDULE	
DRAWING NO.	TITLE
600	COVER PAGE
601	COVER NOTES
602	SITE PLAN
603	WATER SERVICES - LOWER GROUND AND GROUND FLOOR
604	WATER SERVICES - FIRST AND SECOND FLOOR
605	DRAINAGE SERVICES - LOWER GROUND AND GROUND FLOOR
606	DRAINAGE SERVICES - FIRST AND SECOND FLOOR
607	ROOF SERVICES
608,609	SCHEMATICS - WATER
610	SCHEMATICS - SEWER
611	FIRE SERVICES - LOWER GROUND FLOOR
612	FIRE SERVICES - GROUND FLOOR
613	FIRE SERVICES - FIRST AND SECOND FLOOR
614	SCHEMATICS - FIRE SERVICES

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
AS CONSTRUCTED PLANS

At the time of undertaking a final compliance inspection an "AS-CONSTRUCTED" plan of the assessed work shall be supplied to the Brisbane City Council.

An emailed copy of the "AS-CONSTRUCTED" plans shall be received by Brisbane City Council prior to booking a Final plumbing inspection.

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
THIS APPROVAL IS SUBJECT TO BUILDING OVER NEAR RELEVANT INFRASTRUCTURE CONDITIONS. WORKS ASSOCIATED SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND GOVERNMENT'S "QDC MP 1.4 - BUILDING OVER OR NEAR RELEVANT INFRASTRUCTURE CODE"

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
BACKFLOW PREVENTION

Backflow prevention devices shall be installed in accordance with Plumbing Code of Australia 2022. All suitable backflow devices shall be registered and free prior to booking a Final Plumbing inspection.

A table of all installed suitable backflow devices including serial numbers, make, model, size and location is required on the AsConstructed plans.

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
SUB-METER REQUIREMENTS

NEW PREMISES MUST COMPLY WITH THE QPW CODE SECTION 51.2 METERS TO BE LOCATED IN A PUBLIC & COMMON AREA AS DEFINED IN THE QPW CODE.

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
WHERE PRESSURE REDUCTION/LIMITING VALVE IS OMITTED, WRITTEN GUARANTEE REQUIRED FROM QDU THAT MAINS PRESSURE WILL NOT EXCEED 500KPa.

BRISBANE CITY COUNCIL
Plumbing Services Group

PLEASE NOTE:
INSPECTION OPENINGS ARE REQUIRED AS PER AS3500.2:2021

BRISBANE CITY COUNCIL
Plumbing Services Group

Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
AP-14977-Q3L

ASSESSMENT DATE
23/09/2025

ASSESSMENT OFFICER
Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending **30 JUNE 2026**

<table border="1"> <thead> <tr> <th>DATE</th> <th>ISSUE/REVISION</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>07/12/2024</td> <td>PRELIMINARY</td> <td>A</td> </tr> <tr> <td>07/04/2025</td> <td>TENDER ISSUE</td> <td>B</td> </tr> <tr> <td>22/08/2025</td> <td>ISSUE FOR CONSTRUCTION</td> <td>C</td> </tr> </tbody> </table>	DATE	ISSUE/REVISION	ISSUE	07/12/2024	PRELIMINARY	A	07/04/2025	TENDER ISSUE	B	22/08/2025	ISSUE FOR CONSTRUCTION	C	<p>ZEDZ CONSULTANTS ENGINEERS PROJECT MANAGERS ABN 71 629 242 995</p> <p>33 ENFORD STREET HILLCREST QLD 4118</p> <p>M: 0416 102 995 T: 07 3402 2961 E: INFO@ZEDZENG.COM.AU</p> 	<p>CLIENT AUSPACE DEVELOPMENTS GROUP PTY LTD. 16 STATION AVE, GAYTHORNE, QLD 4051</p> <p>ARCHITECT AGARCHITECTS MAIL@AGARCHITECTS.NET.AU 07 3852 1355</p> 	<p>ENGINEER RESPONSIBLE ABDUL M. ZIYATH PhD BScEng(HONS) RPEQ NUMBER 23046</p> <p>CHARTERED PROFESSIONAL ENGINEER (CPEng) MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust) MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS</p>	<p>DRAWING TITLE COVER PAGE</p> <p>PROJECT NAME STATION AVENUE APARTMENTS</p> <p>PROJECT NO. 24-284-16SAG-PD</p> <p>DATE 21.09.2025</p> <p>SCALE NTS</p> <p>DRAWING NO. 600</p> <p>SHEET NO. 1 OF 15</p> <p>ISSUE C</p>
DATE	ISSUE/REVISION	ISSUE														
07/12/2024	PRELIMINARY	A														
07/04/2025	TENDER ISSUE	B														
22/08/2025	ISSUE FOR CONSTRUCTION	C														

BCC DS
RECEIVED
08/04/2026
APPLICATION REF
A006997590

GENERAL NOTES

- All works shall be carried out in accordance with the AS/NZS 3500 series, Plumbing and Drainage Act 2018, Building Code of Australia and the approval of local council/authority.
- The locations and layouts for service pipes are guide only. Final locations of the fixtures and equipment shall be in accordance with the architectural drawings. Any discrepancies between the architectural and hydraulic plans shall be clarified with the project manager immediately.
- Contractor shall verify the positions of service locations, invert levels and surface levels before commencing works. As a condition of tendering, contractor shall visit the site prior to tendering and shall be deemed fully aware of site conditions. The contractor shall clearly state any latent conditions in the tender and provide provisional sums for the works.
- Contractor shall ensure that the materials used meet the fire rating requirements of Building Code of Australia.
- Contractor can use alternative brands with equal quality and performance to the specified brands subject to the approval of project manager.
- Contractor shall verify the reusability of existing services onsite. All existing services that are no longer required shall be removed and sealed off to the satisfaction of the local authority.
- Contractor shall install fire collars on all plastic pipe works penetrating through fire zones.
- Contractor shall issue as constructed plans and manuals accurately showing the installation of plumbing services.

WATER SERVICES

- Installation of water services shall be in accordance with AS/NZS 3500.1, AS/NZS 3500.4, Building Code of Australia and Plumbing and Drainage Act 2018.
- Installation of fire hydrants should be in accordance with AS 2419.1.
- Installation of fire hydrants should be in accordance with AS 2441.
- Depth of cover shall not be less than 300 mm for non-trafficable areas and 600 mm for trafficable areas.
- Water pipe sizes are based on copper pipes. Contractor shall use copper tube type B for cold, warm and hot water reticulation inside the building, while PN16 PE(Blue stripe) shall be used for external underground potable water line.
- Control valve locations are shown diagrammatically. Contractor shall locate them in accessible positions and fit with identification plates outlining the function.
- Contractor shall install 500 kPa pressure limiting valves where required to water services above 500 kPa.
- Length of 15 mm branch shall not exceed 3 m.
- Contractor shall comply with AS2845 for backflow prevention valves and in providing drains where required. Hose cocks shall be fitted with non-testable air vacuum breaker.
- Contractor shall provide approved signage to all non-potable water outlets.
- Pressure balanced thermostatic mixing valves in in-wall lockable stainless steel box with bypass if needed and isolation valves shall be used to supply water not exceeding 45 °C. Contractor shall set the temperature of thermostatic mixing valve and check before handover.
- Contractor shall allow to provide protection of water services as per Clause 5.12 and 5.13 of AS 3500.1.

DRAINAGE

- Installation of sanitary services shall be in accordance with AS/NZS 3500.2, AS 2870, Building Code of Australia and Plumbing and Drainage Act 2018.
- Installation of stormwater services shall be in accordance with AS/NZS 3500.3, Building Code of Australia and Plumbing and Drainage Act 2018.
- Contractor shall ensure that unvented branch drains comply with Clause 3.10 and Clause 10.11 of AS/NZS 3500.2.
- Contractor shall restore all disturbed areas to original conditions including kerbs, footpaths, concrete areas, grassed areas and roads.
- Contractor shall confirm the existing levels onsite and verify whether the required minimum grade and depth of cover can be achieved. ILs are shown as a guide only.
- Contractor shall use UPVC Class DWV for drainage services and HDPE for trade waste drainage.
- Excavation near and under the building shall comply with Clause 3.8.2 of AS 3500.2
- Location of penetrations of the pipes shall be approved by the structural engineer.
- Contractor shall only use stainless steel for floor grates, COS, IOS.

LEGEND

- COLD WATER
- FIRE WATER
- HOT WATER FLOW
- HOT WATER RETURN
- TEMPERED WATER
- TRADE WASTE
- SEWER
- RISING MAIN
- STORMWATER DRAINAGE
- EXISTING WATER
- EXISTING RECYCLE WATER
- EXISTING RISING MAIN

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

SOIL CLASSIFICATION

Refer to Section 5.3.2 of Geotechnical Report by Soil Surveys (Project No: 1-28509). Soil classification for the purpose of sanitary drainage is Class M. Hence, articulation of services is not proposed.

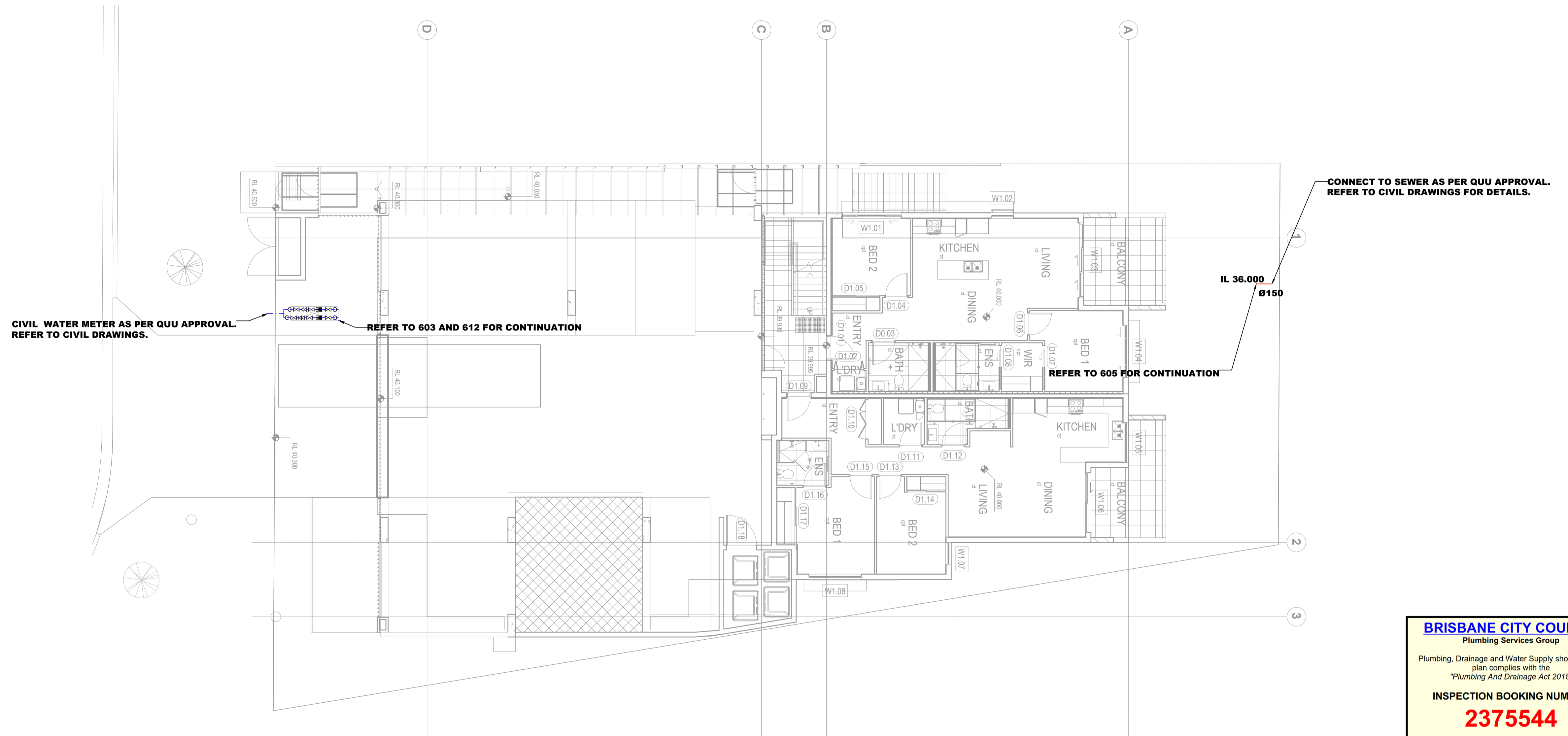
ABBREVIATIONS

- B HAND BASIN
- BM BAIN-MARIE
- CM COFFEE MACHINE
- BT BATH TUB
- COS CLEAR OUT TO SURFACE
- CS CLEANER'S SINK
- CV CONTROL VALVE
- CW COLD WATER
- dp DOWN PIPE
- DCV DOUBLE CHECK VALVE
- DW DISH WASHER
- FHR FIRE HOSE REEL
- FWG FLOOR WASTE GULLY
- FWG/BT FLOOR WASTE GULLY WITH BUCKET TRAP
- FW FIRE WATER
- HC HOSE HOCK
- HV HYDRANT VALVE
- HW HOT WATER
- HWU HOT WATER UNIT
- IO INSPECTION OPENING
- IOS INSPECTION OPENING TO SURFACE
- IV ISOLATION VALVE
- ORG OVERFLOW RELIEF GULLY
- RPZD REDUCED PRESSURE ZONE DEVICE
- RW RAIN WATER
- S SINK
- SDO STRIP DRAIN OUTLET
- SH SHOWER
- TD TUNDISH
- TW TEMPERED WATER
- TV TEMPERING VALVE
- U/G UNDERGROUND
- UR URINAL
- U/S UNDERSIDE
- WC WATER CLOSET
- WM WASHING MACHINE
- WMr WATER METER

BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"
INSPECTION BOOKING NUMBER
2375544
APPROVAL ID
 AP-14977-Q3L
ASSESSMENT DATE
 23/09/2025
ASSESSMENT OFFICER
 Ben Slattery
 Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105
TOTAL INSPECTION FEE - \$ 6,604.00
 The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026

<table border="1"> <thead> <tr> <th>DATE</th> <th>ISSUE/REVISION</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>07/12/2024</td> <td>PRELIMINARY</td> <td>A</td> </tr> <tr> <td>07/04/2025</td> <td>TENDER ISSUE</td> <td>B</td> </tr> <tr> <td>22/08/2025</td> <td>ISSUE FOR CONSTRUCTION</td> <td>C</td> </tr> </tbody> </table>	DATE	ISSUE/REVISION	ISSUE	07/12/2024	PRELIMINARY	A	07/04/2025	TENDER ISSUE	B	22/08/2025	ISSUE FOR CONSTRUCTION	C	 <p>ZEDZ CONSULTANTS ENGINEERS PROJECT MANAGERS ABN 71 629 242 995 33 ENFORD STREET HILLCREST QLD 4118 M: 0416 102 995 T: 07 3402 2961 E: INFO@ZEDZENG.COM.AU</p>	<p>CLIENT AUSPACE DEVELOPMENTS GROUP PTY LTD. 16 STATION AVE, GAYTHORNE, QLD 4051</p> <p>ARCHITECT AGARCHITECTS MAIL@AGARCHITECTS.NET.AU 07 3852 1355</p> 	<p>ENGINEER RESPONSIBLE ABDUL M. ZIYATH PhD BScEng(HONS) RPEQ NUMBER 23046</p> <p>CHARTED PROFESSIONAL ENGINEER (CPEng) MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust) MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS</p>	<p>DRAWING TITLE COVER NOTES</p> <p>PROJECT NAME STATION AVENUE APARTMENTS</p> <p>PROJECT NO. 24-284-16SAG-PD</p> <p>DATE 21.09.2025</p> <p>DRAWING NO. 601</p> <p>SCALE NTS</p> <p>SHEET NO. 2 OF 15</p> <p>ISSUE C</p>	
DATE	ISSUE/REVISION	ISSUE															
07/12/2024	PRELIMINARY	A															
07/04/2025	TENDER ISSUE	B															
22/08/2025	ISSUE FOR CONSTRUCTION	C															

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



BRISBANE CITY COUNCIL
 Plumbing Services Group

Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
AP-14977-Q3L

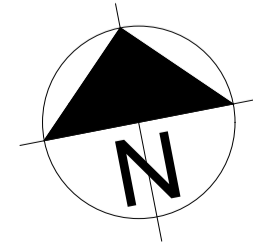
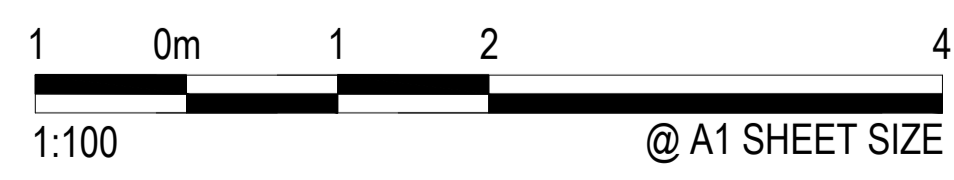
ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU


CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PhD | BScEng(HONS)
 RPEQ NUMBER 23046

CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

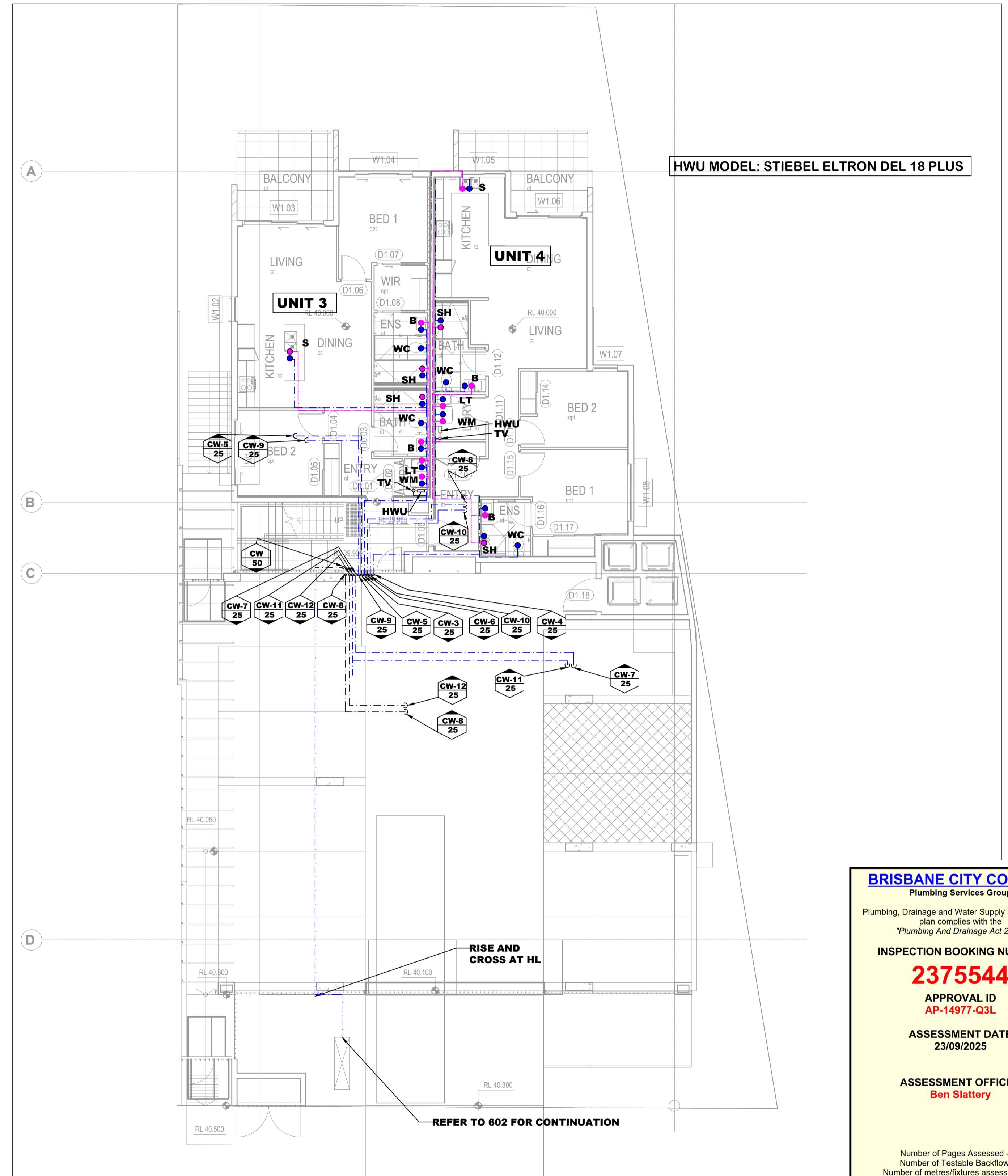


DRAWING TITLE		
SITE PLAN		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	
DRAWING NO. 602	SHEET NO. 3 OF 15	ISSUE C

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



LOWER GROUND FLOOR



GROUND FLOOR

BRISBANE CITY COUNCIL
 Plumbing Services Group

Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
 AP-14977-Q3L

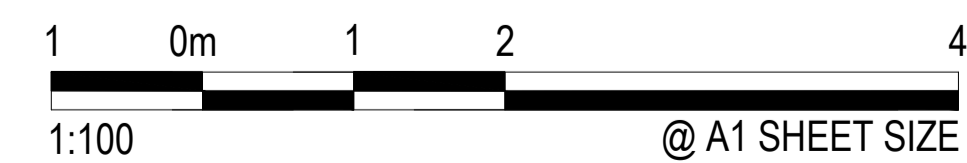
ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C



ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

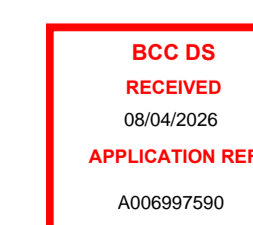
CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



ENGINEER RESPONSIBLE
ABDUL M. ZIYATH

PhD | BSc(Eng)(HONS)
 RPEQ NUMBER 23046
 CHARTED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS



DRAWING TITLE		
WATER SERVICES - LOWER GROUND AND GROUND FLOOR		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	ISSUE
DRAWING NO. 603	SHEET NO. 4 OF 15	C

DRAINAGE PLAN NO.: TBC
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



FIRST FLOOR



SECOND FLOOR

BRISBANE CITY COUNCIL
 Plumbing Services Group

Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
 AP-14977-Q3L

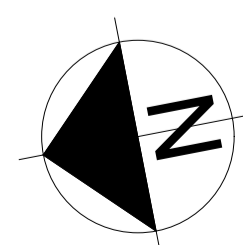
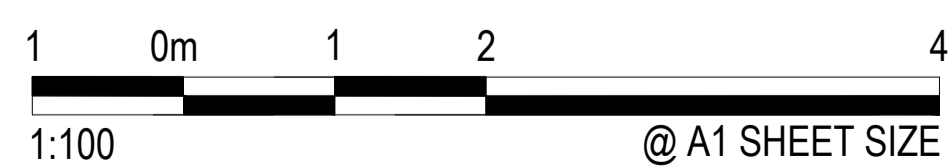
ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C



ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

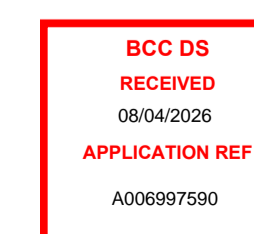
CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



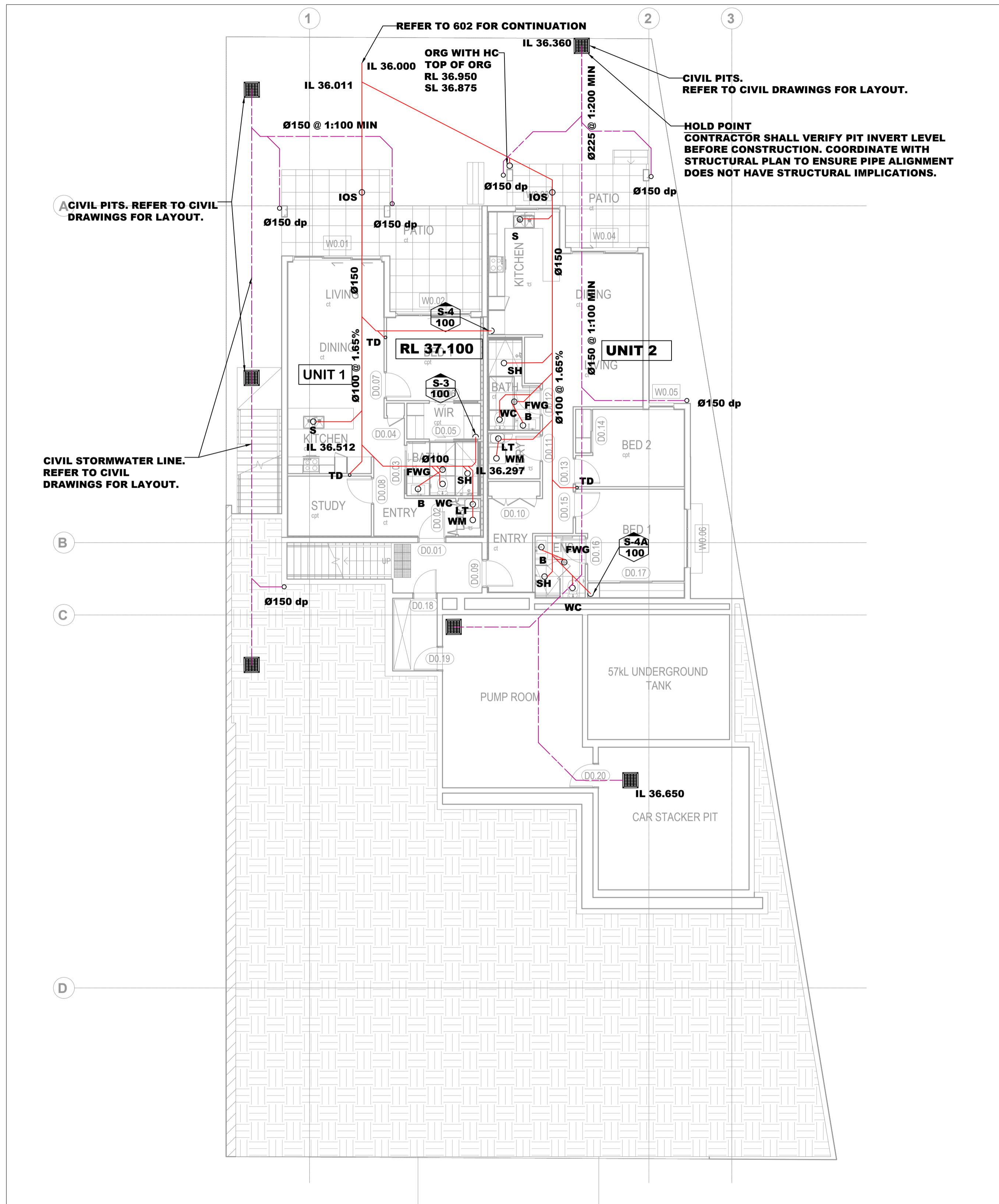
ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PhD | BSc(Eng)(HONS)
 RPEQ NUMBER 23046

CHARTED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

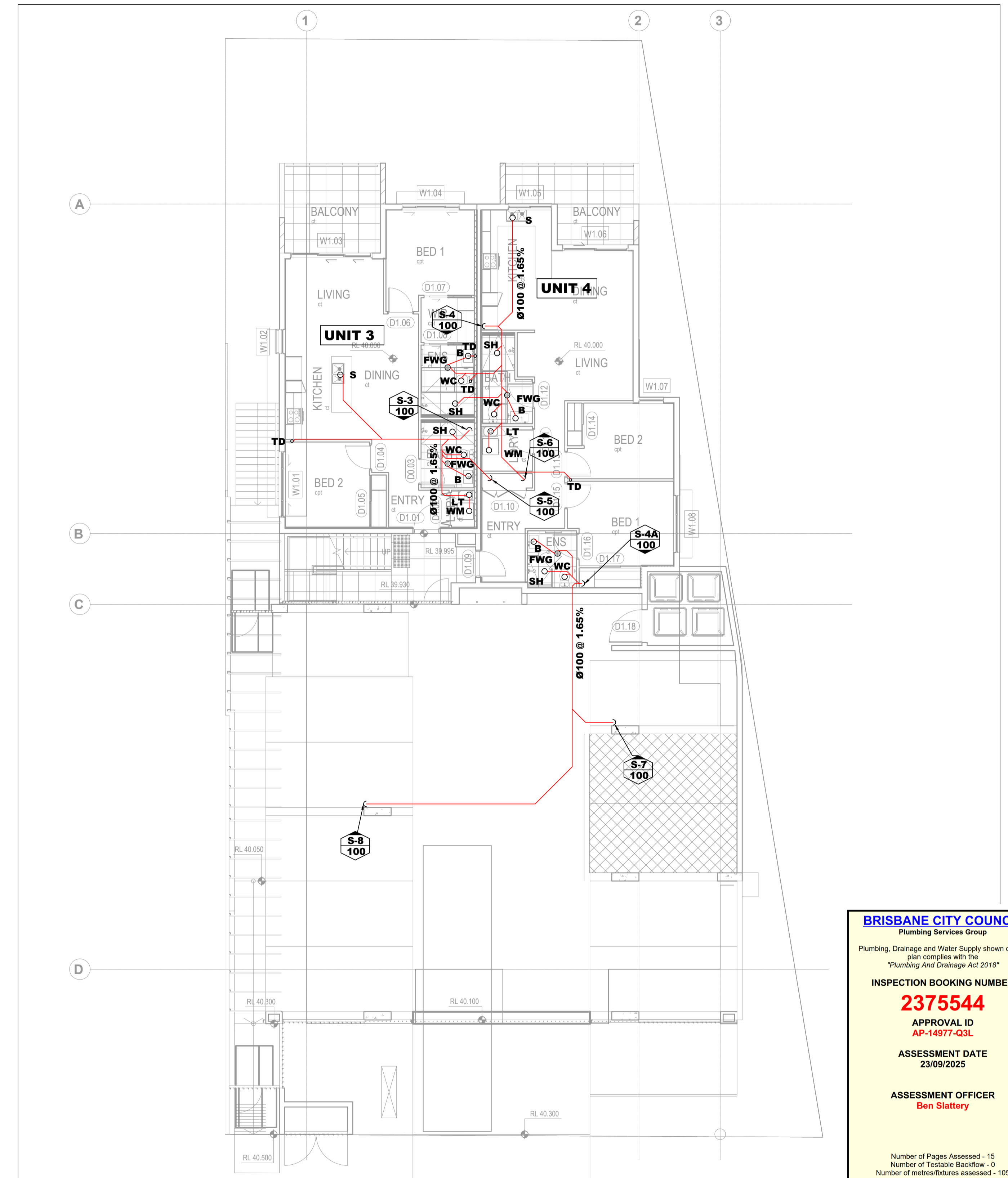


DRAWING TITLE		
WATER SERVICES - FIRST AND SECOND FLOOR		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	ISSUE
DRAWING NO. 604	SHEET NO. 5 OF 15	ISSUE C

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

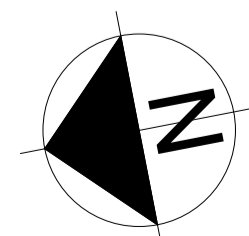
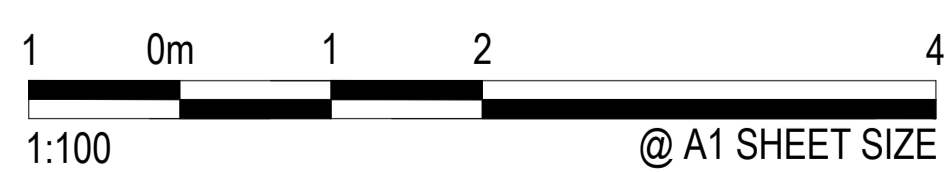


LOWER GROUND FLOOR



GROUND FLOOR

BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"
INSPECTION BOOKING NUMBER
2375544
 APPROVAL ID
 AP-14977-Q3L
 ASSESSMENT DATE
 23/09/2025
 ASSESSMENT OFFICER
 Ben Slattery
 Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105
TOTAL INSPECTION FEE - \$ 6,604.00
 The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

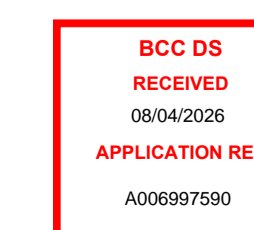


ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995
 33 ENFORD STREET
 HILLCREST QLD 4118
 M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051
 ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046
 CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

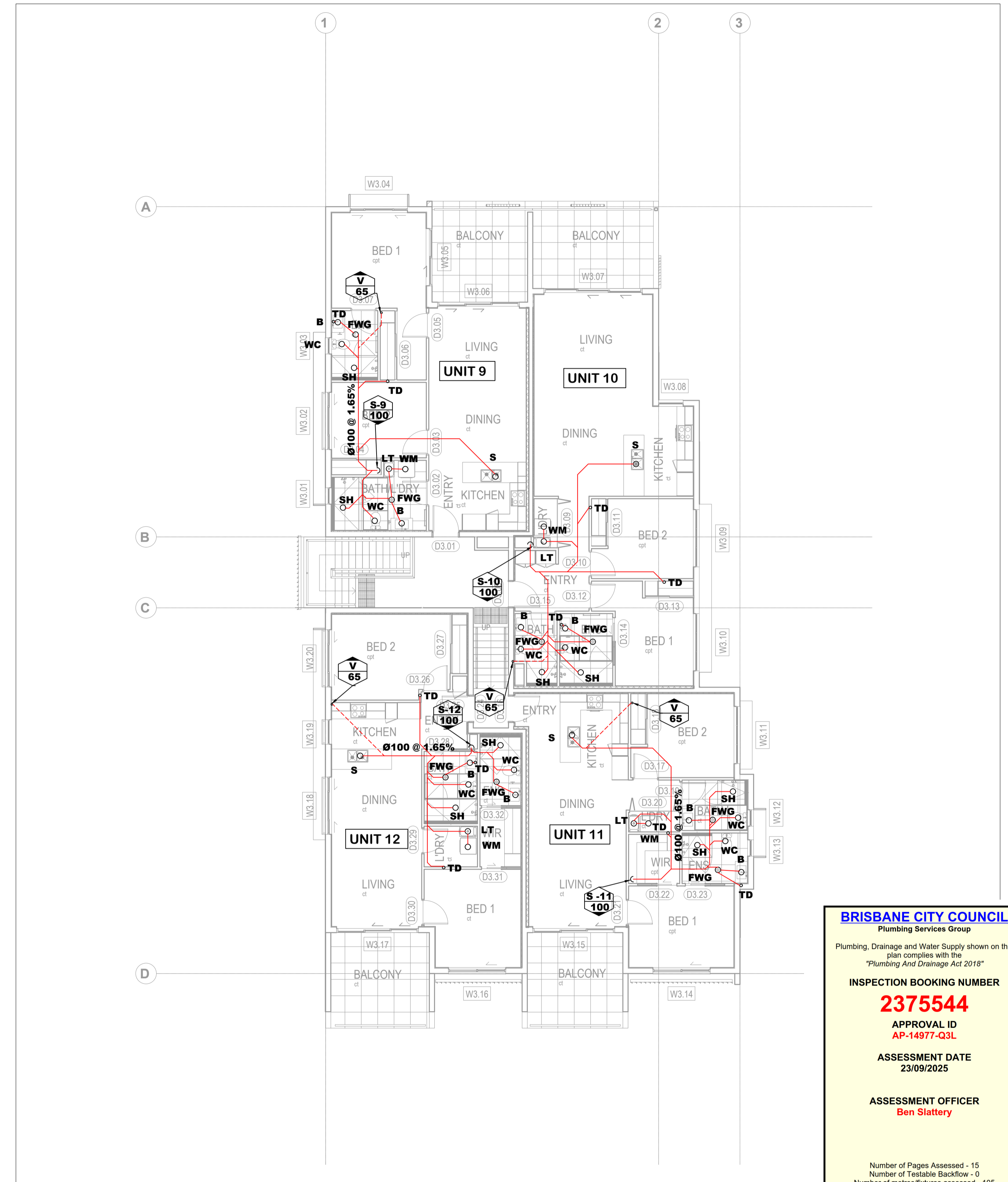


DRAWING TITLE		
DRAINAGE SERVICES - LOWER GROUND AND GROUND FLOOR		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	ISSUE
DRAWING NO. 605	SHEET NO. 6 OF 15	C

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



FIRST FLOOR



SECOND FLOOR

BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

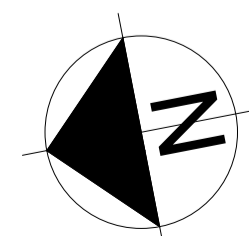
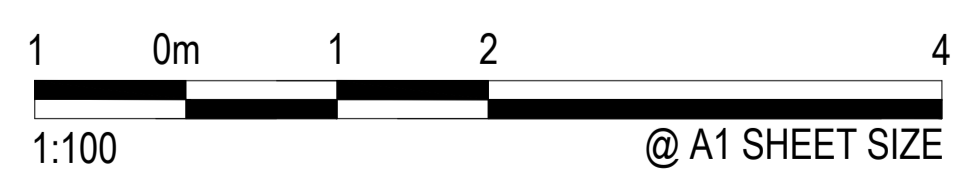
APPROVAL ID
 AP-14977-Q3L

ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105
TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

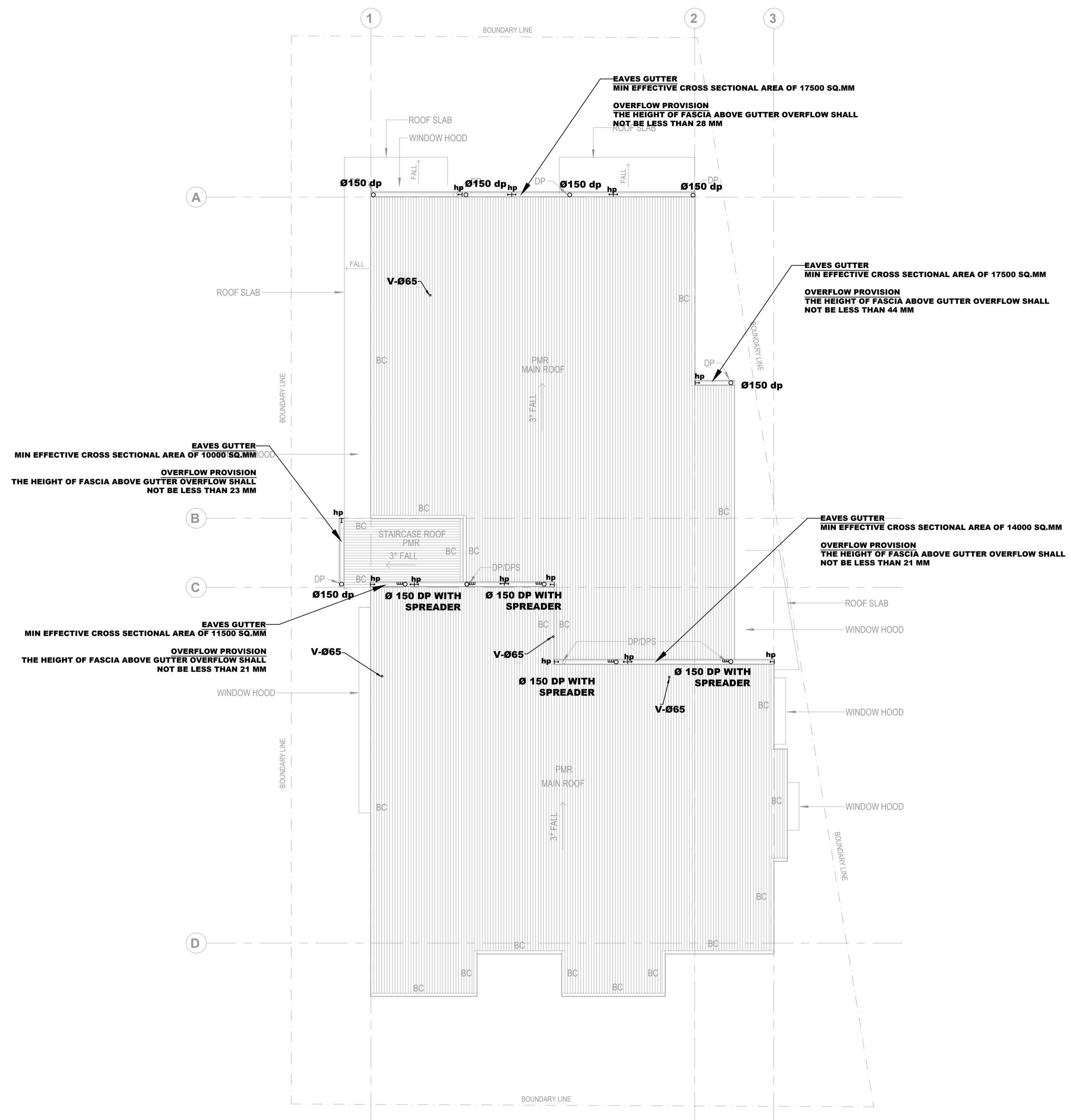
ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355

ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046

CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

DRAWING TITLE		
DRAINAGE SERVICES - FIRST AND SECOND FLOOR		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	ISSUE
DRAWING NO. 606	SHEET NO. 7 OF 15	C

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



BRISBANE CITY COUNCIL
 Plumbing Services Group

Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
 AP-14977-Q3L

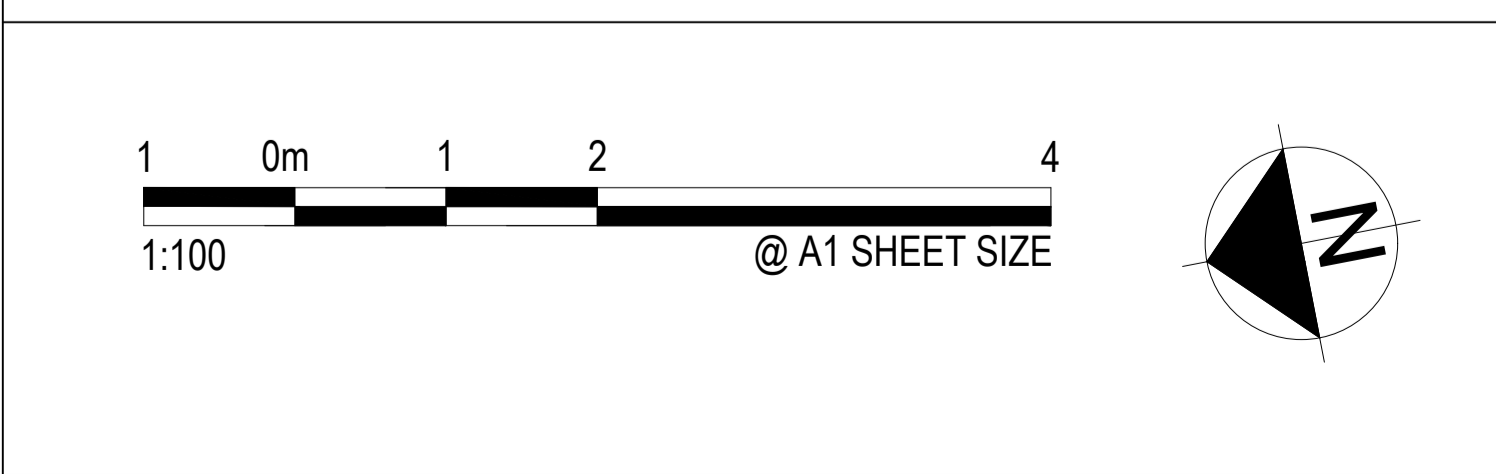
ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355

ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046

CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

DRAWING TITLE
ROOF SERVICES

PROJECT NAME STATION AVENUE APARTMENTS	SCALE 1:100
PROJECT NO. 24-284-16SAG-PD	DATE 21.09.2025
DRAWING NO. 607	SHEET NO. 8 OF 15
ISSUE C	

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544
 APPROVAL ID
 AP-14977-Q3L

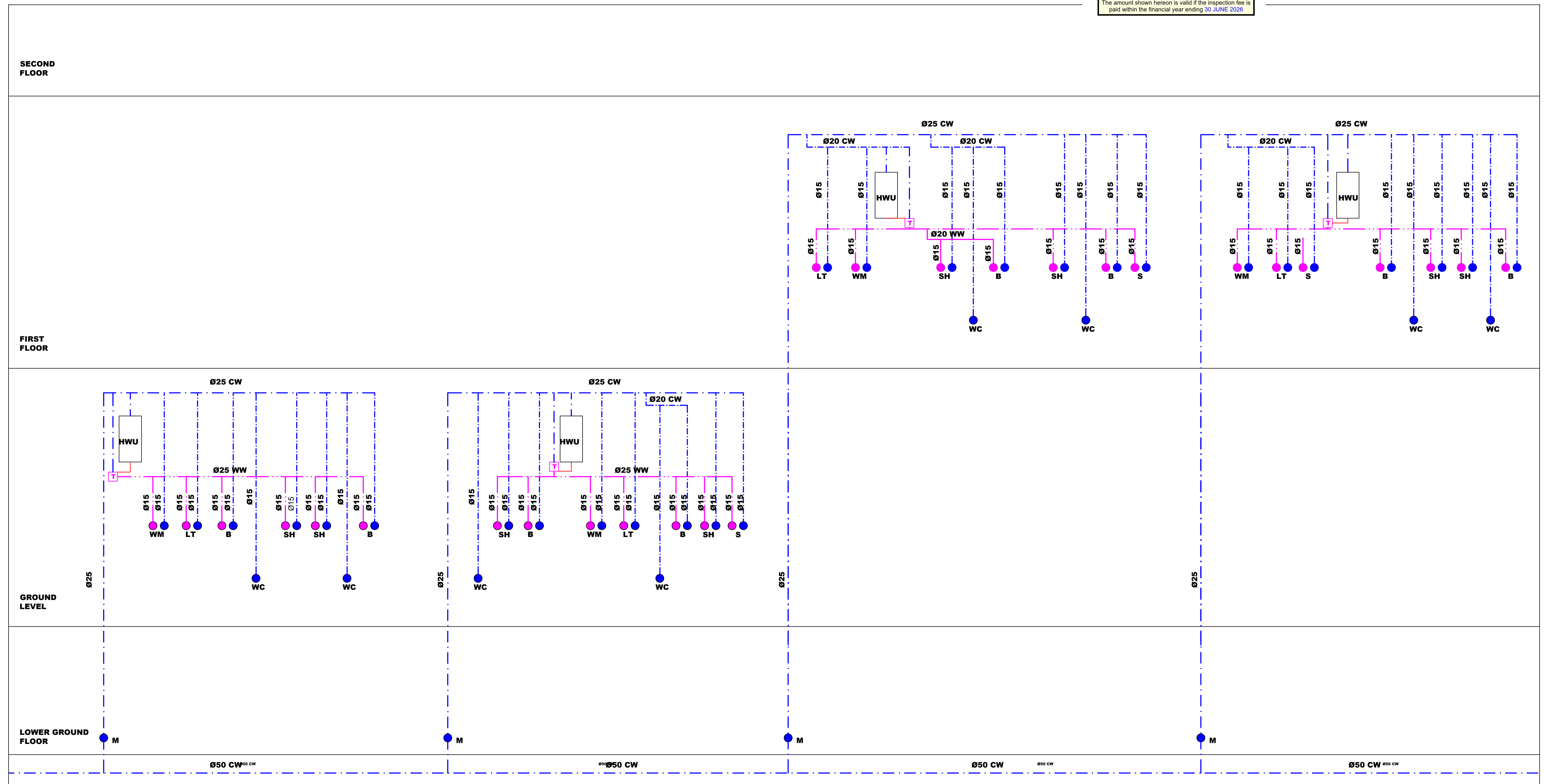
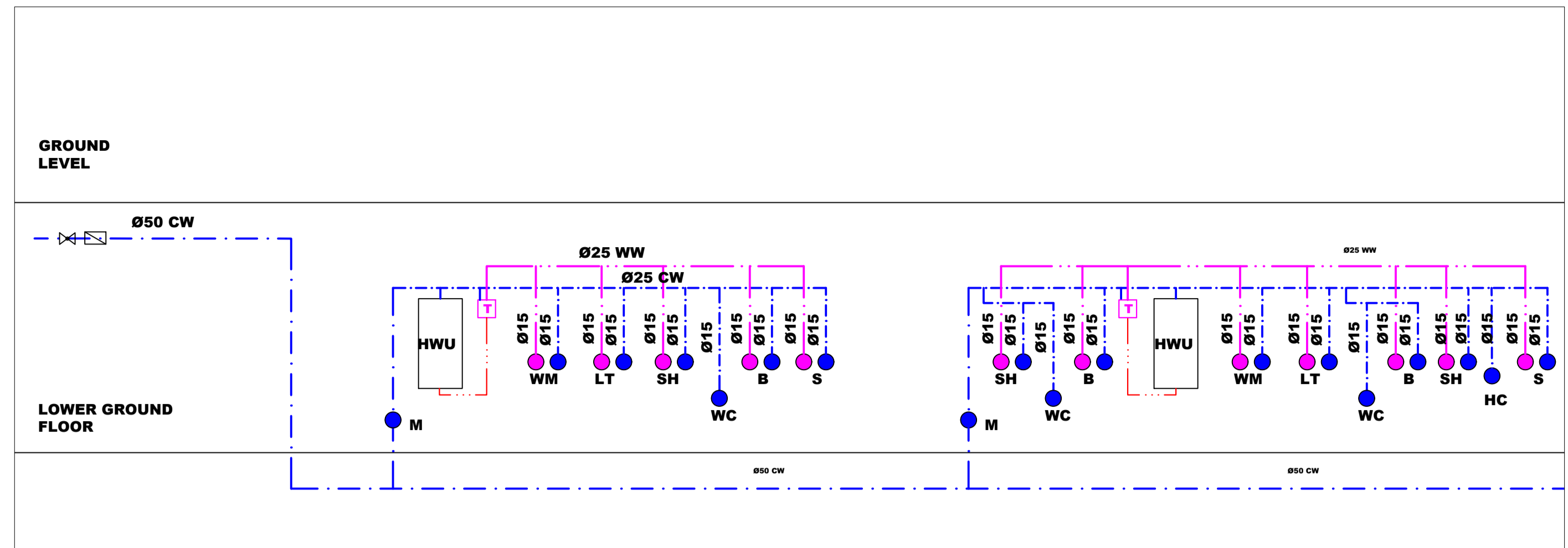
ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105
TOTAL INSPECTION FEE - \$ 6,804.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026.

CONTINUED BELOW



CONTINUED ABOVE


REFER TO 609 FOR CONTINUATION

DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU



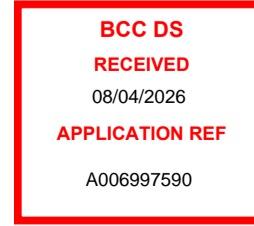
CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046

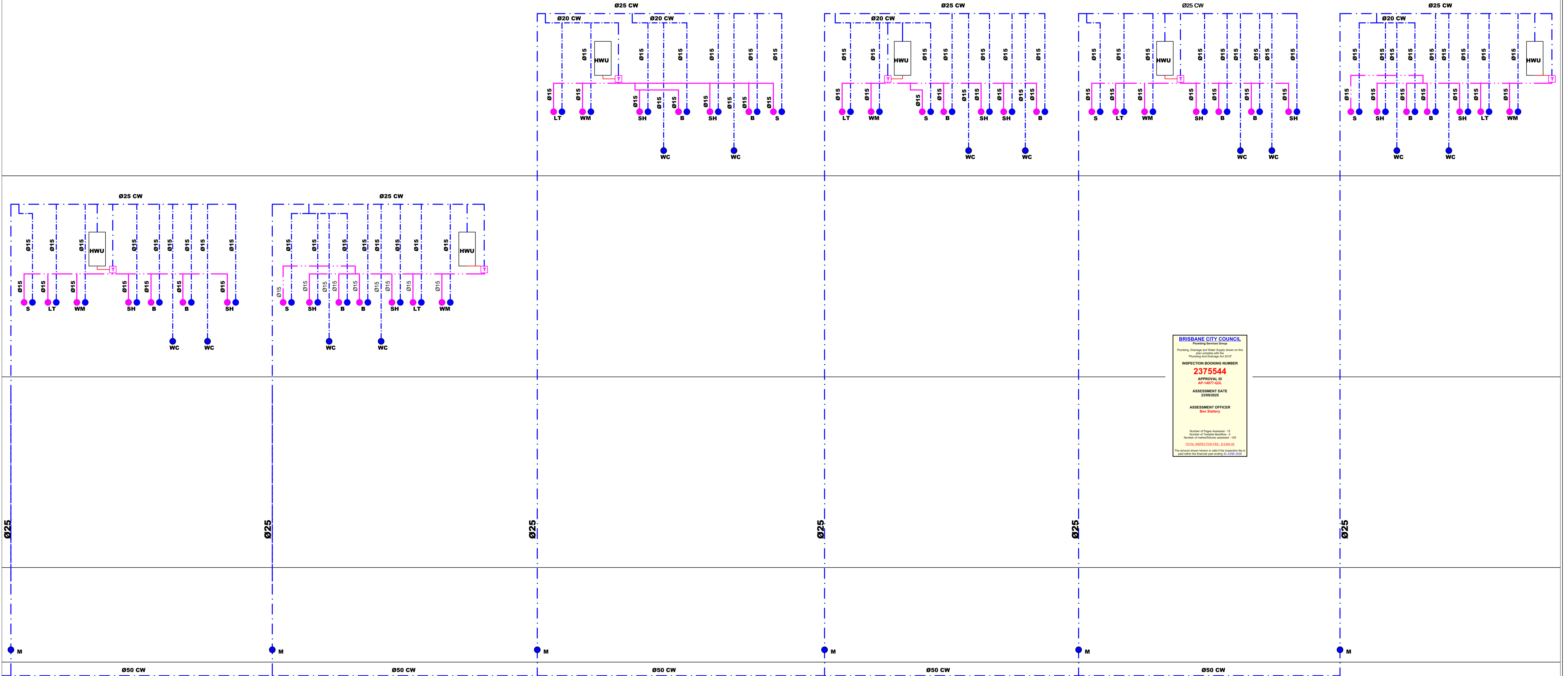
CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS



DRAWING TITLE		
SCHEMATICS - WATER		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE NTS	ISSUE
DRAWING NO. 608	SHEET NO. 9 OF 15	C

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

REFER TO 608 FOR CONTINUATION



BRISBANE CITY COUNCIL
 Planning Services Group
 Planning Change and Water Supply shown on this plan comply with the "Building and Drainage Act 2017"
INSPECTION BOOKING NUMBER
2375544
 APPROVAL ID
 AP-14877-03L
 ASSESSMENT DATE
 23/08/2025
 ASSESSMENT OFFICER
 Ben Sturley
 Number of Pages Assessed: 15
 Number of Possible Bookings: 0
 Number of Services/Units Assessed: 100
 (03) 3852 1355
 The amount shown herein is valid if the inspection fee is paid within the financial year ending 30/06/2026

DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995
 33 ENFORD STREET
 HILLCREST QLD 4118
 M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355

ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046
 CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

DRAWING TITLE		
SCHEMATICS - WATER		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE NTS	ISSUE C
DRAWING NO. 609	SHEET NO. 10 OF 15	

BCC DS
 RECEIVED
 08/04/2026
 APPLICATION REF
 A006997590

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

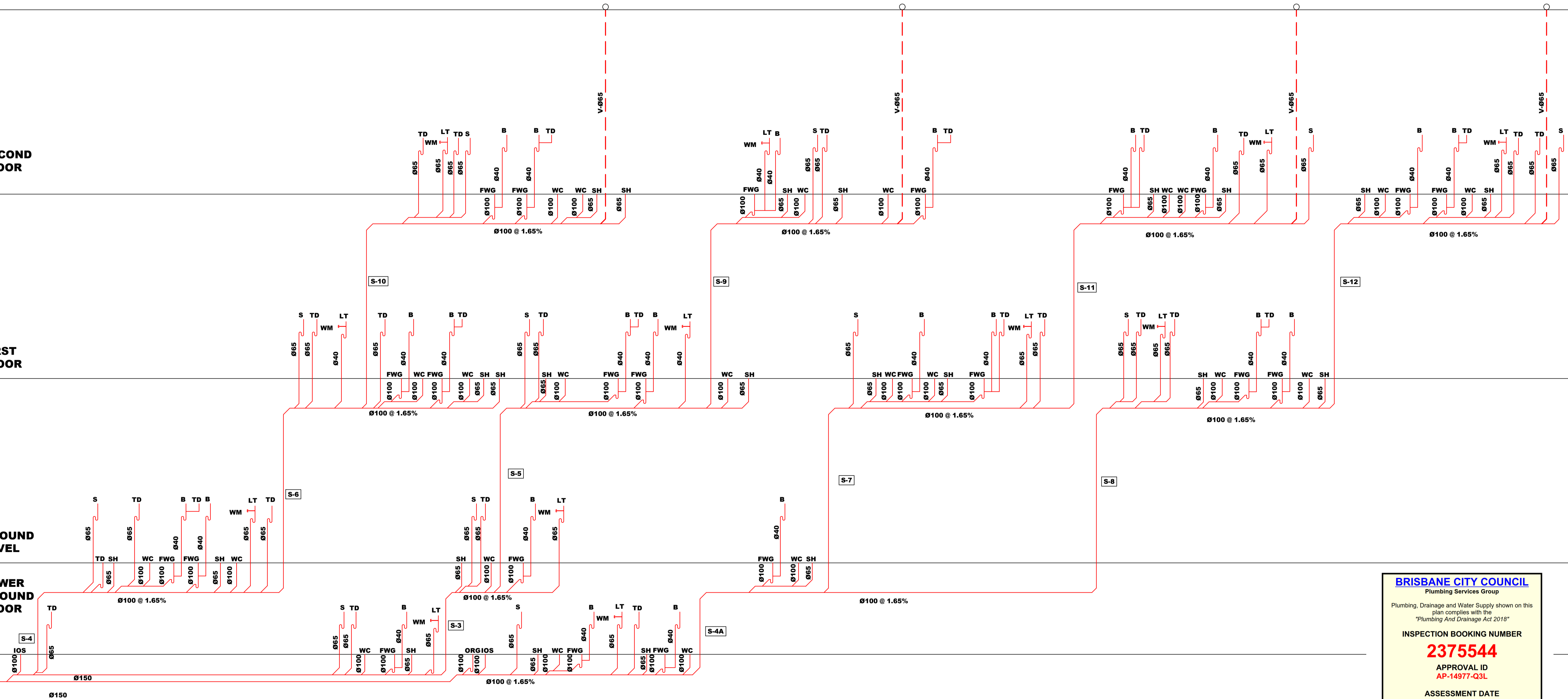
ROOF

SECOND FLOOR

FIRST FLOOR

GROUND LEVEL

LOWER GROUND FLOOR



BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"

INSPECTION BOOKING NUMBER
2375544

APPROVAL ID
 AP-14977-Q3L

ASSESSMENT DATE
 23/09/2025

ASSESSMENT OFFICER
 Ben Slattery

Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105

TOTAL INSPECTION FEE - \$ 6,604.00

The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026

DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995

33 ENFORD STREET
 HILLCREST QLD 4118

M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355

ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046

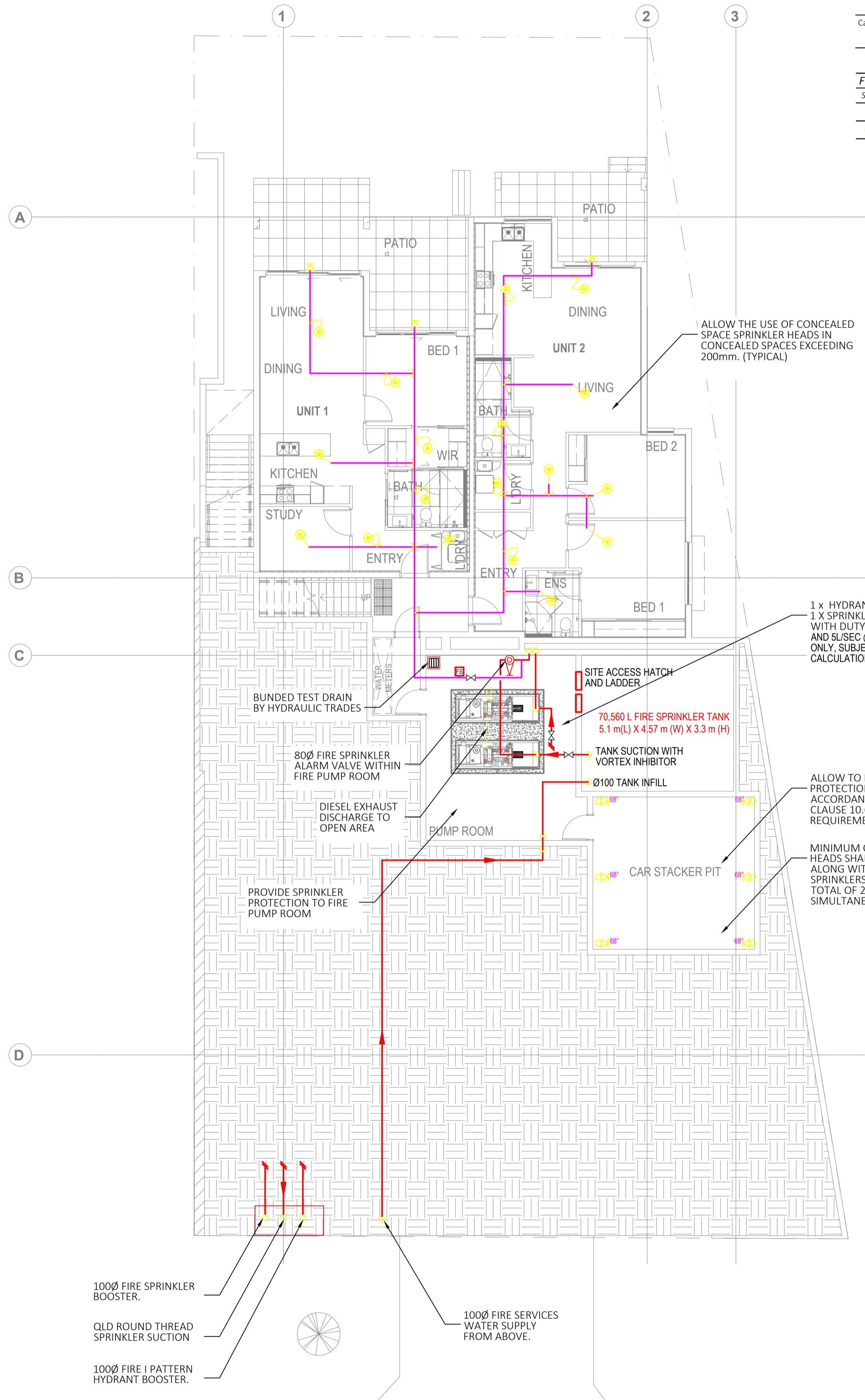
CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS

DRAWING TITLE		
SCHEMATICS - SEWER		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE NTS	
DRAWING NO. 610	SHEET NO. 11 OF 15	ISSUE C

FIRE SPRINKLER DESIGN INFORMATION AS2118.1 (2017)	
AREA:	FIRE SPRINKLER DESCRIPTION
Apartments	Light Hazard (Residential) 4 most remote spr's in operation - Minimum design 4.1mm/min. Max spr's spacings: as per data sheet
Plantrooms	Ordinary Hazard 1 8 most remote spr's in operation at 60 LPM per spr. max spr. coverage 3x4m (12sqm)
Carparks	Ordinary Hazard 2 12 most remote spr's in operation at 60 LPM per spr. max spr. coverage 3x4m (12sqm)

FIRE SPRINKLER SCHEDULE (THIS DRAWING ONLY)								
SYM	MAKE	MODEL	K (l)	SIZE	R/S	ORIENTATION	FINISH	TEMP
⬇	TYCO	TY-FRB	5.6	15mm	Q/R	HORI.SIDEWALL	BRASS	79°
⊙	TYCO	LFI (TY2236)	5.8	15mm	Q/R	PENDENT	CHROME/TBA	68°

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257



THE FIRE SPRINKLER/HYDRANT SERVICE DOCUMENTATION HAS BEEN PREPARED FOR SCHEMATIC DESIGN ONLY AND THEREFORE ARE IN DIAGRAMMATIC FORM TO SHOW THE PROPOSED NEW FIRE SPRINKLER/HYDRANT SYSTEM.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BRISBANE CITY COUNCIL
 Plumbing Services Group
 Plumbing, Drainage and Water Supply shown on this plan complies with the "Plumbing And Drainage Act 2018"
INSPECTION BOOKING NUMBER
2375544
 APPROVAL ID
 AP-14977-Q3L
 ASSESSMENT DATE
 23/09/2025
 ASSESSMENT OFFICER
 Ben Slattery
 Number of Pages Assessed - 15
 Number of Testable Backflow - 0
 Number of metres/fixtures assessed - 105
 TOTAL INSPECTION FEE - \$ 6,604.00
 The amount shown hereon is valid if the inspection fee is paid within the financial year ending 30 JUNE 2026



COVERAGE PLAN

<p>DATE 07/12/2024 07/04/2025 22/08/2025</p> <p>ISSUE/REVISION PRELIMINARY TENDER ISSUE ISSUE FOR CONSTRUCTION</p>	<p>ISSUE A B C</p>	<p>ZEDZ CONSULTANTS ENGINEERS PROJECT MANAGERS ABN 71 629 242 995 33 ENFORD STREET HILLCREST QLD 4118 M: 0416 102 995 T: 07 3402 2961 E: INFO@ZEDZENG.COM.AU</p>	<p>CLIENT AUSPACE DEVELOPMENTS GROUP PTY LTD. 16 STATION AVE, GAYTHORNE, QLD 4051</p> <p>ARCHITECT AGARCHITECTS MAIL@AGARCHITECTS.NET.AU 07 3852 1355</p>	<p>ENGINEER RESPONSIBLE ABDUL M. ZIYATH PHD BScEng(HONS) RPEQ NUMBER 23046 CHARTERED PROFESSIONAL ENGINEER (CPEng) MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust) MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS</p>	<p>DRAWING TITLE FIRE SERVICES - LOWER GROUND FLOOR</p> <p>PROJECT NAME STATION AVENUE APARTMENTS</p> <p>PROJECT NO. 24-284-16SAG-PD</p> <p>DATE 21.09.2025</p> <p>DRAWING NO. 611</p>	<p>SCALE 1:100</p> <p>SHEET NO. 12 OF 15</p> <p>ISSUE C</p>
--	--------------------------------	--	--	--	--	--

BCC DS
 RECEIVED
 08/04/2026
 APPLICATION REF
 A006997590

DRAINAGE PLAN NO.: 146071
 OWNER: AUSPACE DEVELOPMENTS GROUP PTY LTD.
 PROPERTY DETAILS: LOT 22, RP20248
 PERMIT NO.: TBC
 COUNCIL REF: AA-15631-Q6X
 TOTAL FIXTURES: 93
 TOTAL FIXTURE UNITS: 257

FIRE SPRINKLER DESIGN INFORMATION AS2118.1 (2017)

AREA:	FIRE SPRINKLER DESCRIPTION
Apartments	Light Hazard (Residential) 4 most remote spr's in operation - Minimum design 4.1mm/min. Max spr's spacings: as per data sheet
Plantrooms	Ordinary Hazard 1 8 most remote spr's in operation at 60 LPM per spr. max spr. coverage 3x4m (12sqm)
Carparks	Ordinary Hazard 2 12 most remote spr's in operation at 60 LPM per spr. max spr. coverage 3x4m (12sqm)

FIRE SPRINKLER SCHEDULE (THIS DRAWING ONLY)

SYM	MAKE	MODEL	K (l)	SIZE	R/S	ORIENTATION	FINISH	TEMP
⊕	TYCO	TY-FRB	5.6	15mm	Q/R	HORI.SIDEWALL	BRASS	79°
⊙	TYCO	LPI (TY2236)	5.8	15mm	Q/R	PENDENT	CHROME/TBA	68°
○	TYCO	TY-FRB	5.6	15mm	Q/R	PENDENT	BRASS	68°

THE FIRE SPRINKLER/HYDRANT SERVICE DOCUMENTATION
 HAS BEEN PREPARED FOR SCHEMATIC DESIGN ONLY AND
 THEREFORE ARE IN DIAGRAMMATIC FORM TO SHOW THE
 PROPOSED NEW FIRE SPRINKLER/HYDRANT SYSTEM.
 THIS DRAWING IS **NOT** TO BE USED FOR CONSTRUCTION
 PURPOSES.

ALLOW THE USE OF CONCEALED
 SPACE SPRINKLER HEADS IN
 CONCEALED SPACES EXCEEDING
 200mm. (TYPICAL)

50Ø FIRE SPRINKLER RISER F/B T/A

BRISBANE CITY COUNCIL
 Planning Services Group
 15/04/2025
**NOT PART OF
 THIS APPROVAL**



COVERAGE PLAN

DATE	ISSUE/REVISION	ISSUE
07/12/2024	PRELIMINARY	A
07/04/2025	TENDER ISSUE	B
22/08/2025	ISSUE FOR CONSTRUCTION	C

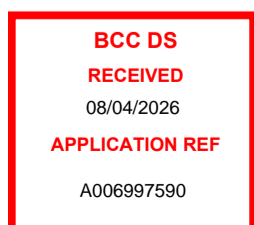
ZEDZ CONSULTANTS
 ENGINEERS | PROJECT MANAGERS
 ABN 71 629 242 995
 33 ENFORD STREET
 HILLCREST QLD 4118
 M: 0416 102 995
 T: 07 3402 2961
 E: INFO@ZEDZENG.COM.AU

CLIENT
 AUSPACE DEVELOPMENTS GROUP PTY LTD.
 16 STATION AVE, GAYTHORNE, QLD 4051

ARCHITECT
 AGARCHITECTS
 MAIL@AGARCHITECTS.NET.AU
 07 3852 1355



ENGINEER RESPONSIBLE
ABDUL M. ZIYATH
 PHD | BScEng(HONS)
 RPEQ NUMBER 23046
 CHARTERED PROFESSIONAL ENGINEER (CPEng)
 MEMBER OF INSTITUTE OF ENGINEERS AUSTRALIA (MIEAust)
 MEMBER OF SOCIETY FOR BUILDING SERVICES ENGINEERS



DRAWING TITLE		
FIRE SERVICES - FIRST AND SECOND FLOOR		
PROJECT NAME STATION AVENUE APARTMENTS		
PROJECT NO. 24-284-16SAG-PD		
DATE 21.09.2025	SCALE 1:100	
DRAWING NO. 613	SHEET NO. 14 OF 15	ISSUE C

