



**RUBIK SOLUTIONS**  
Building Permits|Structural|Civil|Energy

## CIVIL ASSESSMENT REPORT

Date of issue: 5 September 2022

<b>Description of Assessment</b>	Inspection of the existing sewer, drainage and water supply to existing buildings/property as per site address
<b>Reference Documents</b>	1. Sewer and water details plan issued by Hurstbridge Property Development P/L on Feb 03 2. Plumber confirmation inspection 01/09/2022 3. Information provided by the owner
<b>Site Address</b>	1075 Heidelberg Kinglake Road, Hurstbridge 3099
<b>Job Ref.</b>	S22180
<b>Revision</b>	A

**Rubik Solutions** was contacted by **Shourouk Brookes** to provide advice on the connections of sewer, drainage and water supply at the above property. Please refer to comments below for consideration.

- Based on the plan attached, the sewer pipe serving the site is connected to the sewage system. The water supply is connected to the town supply. The drainage pipe is discharged to the river/open land at the north-west side of the main building.
- We have organised a qualified plumber to do a site inspection. It is confirmed that (1) the sewer is connected to Town Sewerage, (2) water supplied is Town Water, and (3) stormwater drains and infrastructure exists as designated in the Sewer and Water plans which more than adequately encourages the flow of water out to the river.

Please contact this office should you have any further questions.

**Endorsed building engineer:**

Name: Vance (Van Manh) Phung

Endorsed building engineer area of engineering: CIVIL ENGINEER

Endorsed building engineer registration no.: PE0000704

Address: 2/40 Nicholson Pde, Sunshine North VIC 3011

Email: vancephung@gmail.com

Certificate Date of issue: **05/09/2022**

**Signature**

**ADVERTISED  
PLAN**

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Storm water drainage  
point of discharge

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#### NOTES

1. THE LOCATIONS OF ALL EXISTING SERVICES ARE BASED ON INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SERVICES BEFORE COMMENCING WORKS.
2. ON COMPLETION OF THE WORKS, THE CONTRACTOR MUST RESTATE ALL DISTURBED AREAS, STRUCTURES, PAVEMENTS, OR SERVICES DAMAGED DUE TO THE CONSTRUCTION WORK TO THE SATISFACTION OF THE SUPERVISING ENGINEER.
3. ALL TRENCHES BENEATH PAVEMENTS ARE TO BE BACKFILLED WITH CRUSHED ROCK.

#### SEWER

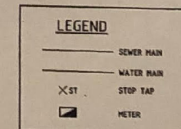
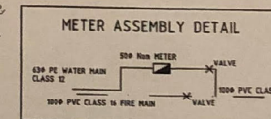
1. ALL WORKS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF YARRA VALLEY WATER AND AS 3500.
2. ALL SEWERS SHOWN ARE INTERNAL PROPERTY DRAINS. ALL WORK MUST BE COMPLETED BY A LICENSED PLUMBER PRIOR TO THE COMMENCEMENT OF ANY WORKS. THE CONTRACTORS ENDORSED REGISTERED PLUMBER (LICENSED) MUST COMPLY WITH ALL REQUIREMENTS OF THE PLUMBING INDUSTRY BOARD WITH RESPECT TO NOTIFICATIONS INSPECTIONS, ETC.
3. ANCHOR BLOCKS SHALL BE PLACED ON ALL DRAINS LAID AT GRADE STEEPER THAN 1 IN 5 IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500. ANCHOR BLOCKS SHALL BE PLACED AT EACH BEND OR JUNCTION AT THE TOP AND BOTTOM OF THE INCLINED DRAINS AND AT A MAXIMUM SPACING OF 3 METERS.
4. INSPECTION OPENINGS SHALL BE PLACED AT MAX. 30m INTERVALS ALONG THE DRAIN AND AT ALL JUNCTIONS.

#### WATER

1. ALL WORKS MUST BE COMPLETED BY A SUITABLY QUALIFIED LICENSED PLUMBER. ALL NECESSARY DOCUMENTATION MUST BE TAKEN OUT WITH YARRA VALLEY WATER PRIOR TO COMMENCEMENT OF THE WORKS.
2. ANCHOR BLOCKS TO BE PLACED ON ALL BENDS AND TEES IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500.
3. PIPE SIZES ARE NOMINAL DIA'S AS REFERRED TO IN AS3500.
4. PROVIDE ABOVE GROUND HYDRANT AND MARKER POST TO C.F.A. REQUIREMENTS IN LOCATIONS SHOWN.
5. PROVIDE 1000 NOMINAL TAPPING OFF EX 1500 AC MAIN

water connection point

sewer connection point



NOTE THAT CADASTRAL DATA SHOWN OVERLAIN ON SURVEY IS DERIVED FROM YARRA VALLEY WATER GIS DATA AND HAS NOT BEEN TIED IN TO AMG. A RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

LEGEND			
	Water Main/Stop Valve		Proposed Sewer and Clean
	Electricity Pole		Existing Sewer and Clean
	Telephone Cable/Pole		Proposed Drainage
	Sewer Main/Manhole		Existing Drainage
	Gas Main/Manhole		Tree
	Fire Hydrant		E24 Station
	Utility of Works		Stop
	Stop Entry Pit		Gravel Pit
	100mm Drain		Valve Box

Andrew Thomas Pty Ltd  
ABN 88 073 444 470  
P.O. Box 367, 195 Christian Rd, HURSTBRIDGE 3099  
Phone 9716 1192 Fax 9716 2196 Mobile 0419 410 966  
Registered Building Practitioner DP-AD 183, EC 2072.  
Vic Roads prequalified Traffic Management Services

HURSTBRIDGE PROPERTY  
DEVELOPMENT PTY LTD  
1065 HEIDELBERG KINGLAKE ROAD  
HURSTBRIDGE 3099  
SEWER & WATER DETAILS

Sheet No. 1 of 1  
Drawing No. 10/10/14