TECHNICAL DOCUMENTATION

Water and sewer network data for a Moreton Bay site

For the site at 220 Gympie Road, Strathpine QLD 4500.

24 November 2026

RADDLabs

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1. SUMMARY OF OBSERVATIONS

1 According to the source, 30 features lie on the Sewer Gravity Main layer within 150 m of the site [1].

2 The Sewer Gravity Main features listed have mapped diameters of 150 mm [1].

3 According to the source, 1 feature lies on the Sewer Pressure Main layer within 150 m of the site [1].

4 According to the source, 1 feature lies on the PublicScheduleOfWorks_Water_Points_2024 layer within 150 m of the site [2].

5 According to the source, 115 features lie on the Water Main layer within 150 m of the site [1].

6 The Water Main features listed have mapped diameters of 100, 150, 200, 225, 250, 508, 610 and 660 mm [1].

For a licensed professional to confirm: each observation above before relying on it.

2. Site identification and planning scheme

Field	Value
Parcel ID	qld:300SL6482
Lot on plan	300SL6482
Lot	300
Plan	SL6482
Area (m²)	12856
Tenure	Freehold
Local government area	Moreton Bay City
Locality	Strathpine

Table 2.1. Parcel [3]

1. SUMMARY OF OBSERVATIONS

Field	Value
Parcel ID	qld:300SL6482
Council	moreton_bay
Zone	Centre
Precinct	Strathpine centre
Scheme version	Moreton Bay Regional Council Planning Scheme, zones at October 2024 Minor Amendment No.3
Effective date	2024-10-28

Table 2.2. Planning scheme [4]

1. SUMMARY OF OBSERVATIONS



Figure 2.1: Street View, 220 GYMPIE ROAD, STRATHPINE QLD 4500 [5]

3. Sewer network

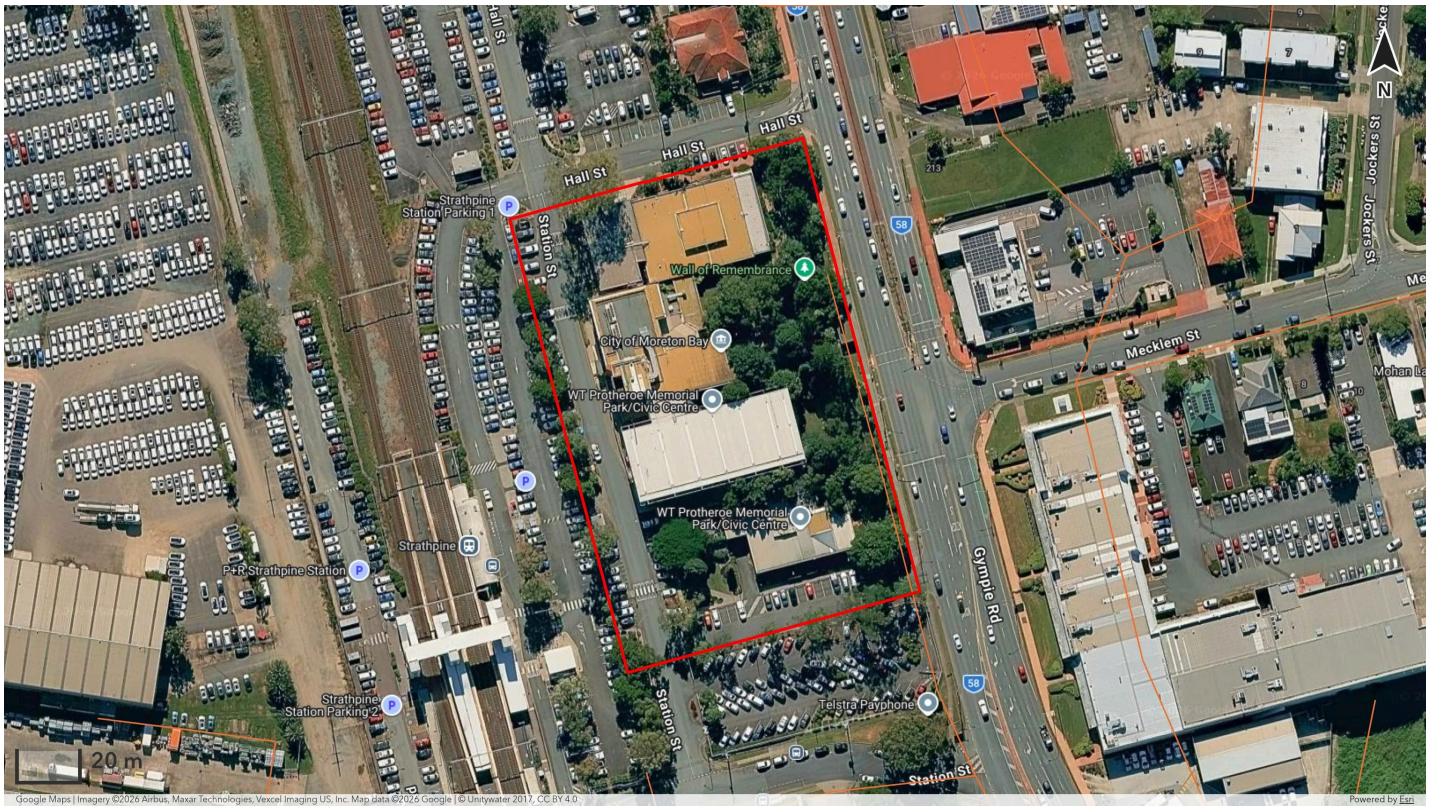


Figure 3.1: Moreton Bay and Sunshine Coast sewer mains (Unitywater), aerial basemap [6]

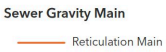


Figure 3.2: Legend: Moreton Bay and Sunshine Coast sewer mains (Unitywater), aerial basemap [6]

Asset ID	Description	Diameter (mm)	Status	Timing
2565787	VC, Reticulation Main	150	existing	-
2578902	VC, Reticulation Main	150	existing	-
2606946	PVC-U, Reticulation Main	150	existing	-
2582909	VC, Reticulation Main	150	existing	-
2571919	VC, Reticulation Main	150	existing	-
2585608	VC, Reticulation Main	150	existing	-
5419957	PVC-U, Reticulation Main	150	existing	-
2564555	VC, Reticulation Main	150	existing	-
2605225	PVC-U, Reticulation Main	150	existing	-
2577863	VC, Reticulation Main	150	existing	-
2615733	VC, Reticulation Main	150	existing	-
2584850	VC, Reticulation Main	150	existing	-

Table 3.1. Sewer Gravity Main within 150 m of the site, as the tool listed them [1]

Asset ID	Description	Diameter (mm)	Status	Timing
5257268	PVC-M, Rising Main	-	existing	-

Table 3.2. Sewer Pressure Main within 150 m of the site, as the tool listed them [1]

What the data shows

1. According to the source, 30 features lie on the Sewer Gravity Main layer within 150 m of the site [1].
2. The Sewer Gravity Main features listed have mapped diameters of 150 mm [1].
3. According to the source, 1 feature lies on the Sewer Pressure Main layer within 150 m of the site [1].

For a licensed professional to confirm: The connection point and its depth, and any main inside the site.

4. Water supply network

Asset ID	Description	Diameter (mm)	Status	Timing
PRS-WPS-U-0002	Netserv Plan 2024 Schedule of Works (trunk)	-	future	-

Table 4.1. PublicScheduleOfWorks_Water_Points_2024 within 150 m of the site, as the tool listed them [2]

Asset ID	Description	Diameter (mm)	Status	Timing
5060599	MS, Trunk Main	508	existing	-
2077059	AC, Trunk Main	225	existing	-
5127930	MS, Trunk Main	610	existing	-
5060605	MS, Trunk Main	660	existing	-
5311572	PVC-O, Reticulation Main	100	existing	-
2077627	AC, Trunk Main	250	existing	-
5060622	MS, Trunk Main	610	existing	-
5269052	DI, Reticulation Main	100	existing	-
2072401	AC, Trunk Main	250	existing	-
5016064	PVC-O, Reticulation Main	200	existing	-
5299770	MS, Trunk Main	610	existing	-
5337056	DI, Reticulation Main	100	existing	-

Table 4.2. Water Main within 150 m of the site, as the tool listed them [1]

What the data shows

1 According to the source, 1 feature lies on the PublicScheduleOfWorks_Water_Points_2024 layer within 150 m of the site [2].

2 According to the source, 115 features lie on the Water Main layer within 150 m of the site [1].

3 The Water Main features listed have mapped diameters of 100, 150, 200, 225, 250, 508, 610 and 660 mm [1].

For a licensed professional to confirm: The connection point, its size, pressure and fire flow.

5. Site levels

Field	Value
Kind	section
Parcel ID	qld:300SL6482
Crs	EPSG:4326
Datum	Points are longitude and latitude in WGS84 (EPSG:4326). The elevation service takes them as GDA2020, which sits within about half a metre of WGS84, under one LiDAR pixel.
Gap count	0

Table 5.1. Site levels [7]

For a licensed professional to confirm: Whether a gravity sewer connection is possible, from a site survey.

2. DEMAND AND NETWORK CAPACITY

For a licensed professional to confirm: no tool gives data for this section.

Item	Comment
Demand in equivalent persons	For a licensed professional to confirm
Water and sewer network capacity, from Unitywater's model	For a licensed professional to confirm
Water pressure and fire flow	For a licensed professional to confirm
The approved connection point	For a licensed professional to confirm

Table 6.1. Servicing items for a licensed professional

For a licensed professional to confirm: the licensed professional completes this table.

7. Published rules set against the site's data

Rule	Threshold	Site value	What the data shows	Status
State Planning Policy stormwater management design objectives: urban development on land of 2,500 m² or more that results in more than 25% impervious area, or in six or more dwellings	2500 m²	12856 m² [3]	At or above the threshold	For a licensed professional to confirm
The water and sewer utility's connection standards	-	-	Needs the proposed use and demand	For a licensed professional to confirm

Table 7.1. Rules that may apply, against the site's data

For a licensed professional to confirm: Whether each rule applies to the proposal, and what it requires.

3. ITEMS FOR A LICENSED PROFESSIONAL

1 For a licensed professional to confirm
Every table and observation in this report, against current records

2 For a licensed professional to confirm
Water and sewer demand in equivalent persons

3 For a licensed professional to confirm
Network capacity, which only Unitywater's network model can confirm

4 For a licensed professional to confirm
Water pressure and fire flow at the site

5 For a licensed professional to confirm
The approved connection point, and any upgrade Unitywater requires

6 For a licensed professional to confirm
Before You Dig Australia results, with services located on site

9. Appendix: Sources and licences

Each table and figure cites its sources by number, and each number links to its source, licence and disclaimer here.

Reference	Source, licence and disclaimer
[1]	Unitywater, public access water and sewer network layers, Unitywater live network layers, as read at retrieved_at, retrieved 2026-11-23. Licence: © Unitywater 2017, CC BY 4.0. Disclaimer: Persons making decisions with financial or legal implications must not rely upon the information for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for, and accept no liability for, any loss or damage suffered as a result of copying, using, modifying or placing reliance upon the information.
[2]	Unitywater, Netserv Plan 2024 Schedule of Works, Netserv Plan 2024 Schedule of Works, retrieved 2026-11-23. Licence: © Unitywater 2024, CC BY 4.0. Disclaimer: Persons making decisions with financial or legal implications must not rely upon the information for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for, and accept no liability for, any loss or damage suffered as a result of copying, using, modifying or placing reliance upon the information.
[3]	Queensland Digital Cadastral Database (DCDB), DCDB base parcels, updated nightly, current at retrieved_at; address matched in G-NAF release 2026-11, retrieved 2026-11-23. Licence: © State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2026, CC BY 4.0; Incorporates or developed using G-NAF © Geoscape Australia licensed by the Commonwealth of Australia under the Open Geo-coded National Address File (G-NAF) End User Licence Agreement.
[4]	City of Moreton Bay, Planning Scheme, Moreton Bay Regional Council Planning Scheme, zones at October 2024 Minor Amendment No.3, zoning data edited 2024-10-28, retrieved 2026-11-23. Licence: © Moreton Bay City Council 2024, CC BY 4.0.
[5]	google-street-view, Street View panorama VybjqF2KFUC4uFoR6OvRng, captured 2024-12, retrieved 2026-11-23. Licence: © 2026 Google. Street View imagery captured 2024-12. The Google logo and copyright notice that the panorama displays, left visible in the capture, with the panorama's capture date in the record. © 2026 Google. Street View imagery captured 2024-12.
[6]	google-map-tiles, unitywater-open-data, layer pack moreton-bay-sewer 1, retrieved 2026-11-23. Licence: Google Maps \
[7]	Queensland Government elevation services, DEM time series, Queensland LiDAR 2023, the newest capture at each point, retrieved 2026-11-23. Licence: Includes material © State of Queensland (Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development); © Commonwealth of Australia (Geoscience Australia, The Australian Hydrographic Office); © www.deepreef.org 2026, CC BY 4.0. Disclaimer: The State of Queensland, as represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability for a particular purpose).

Table 9.1. Sources and licences

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