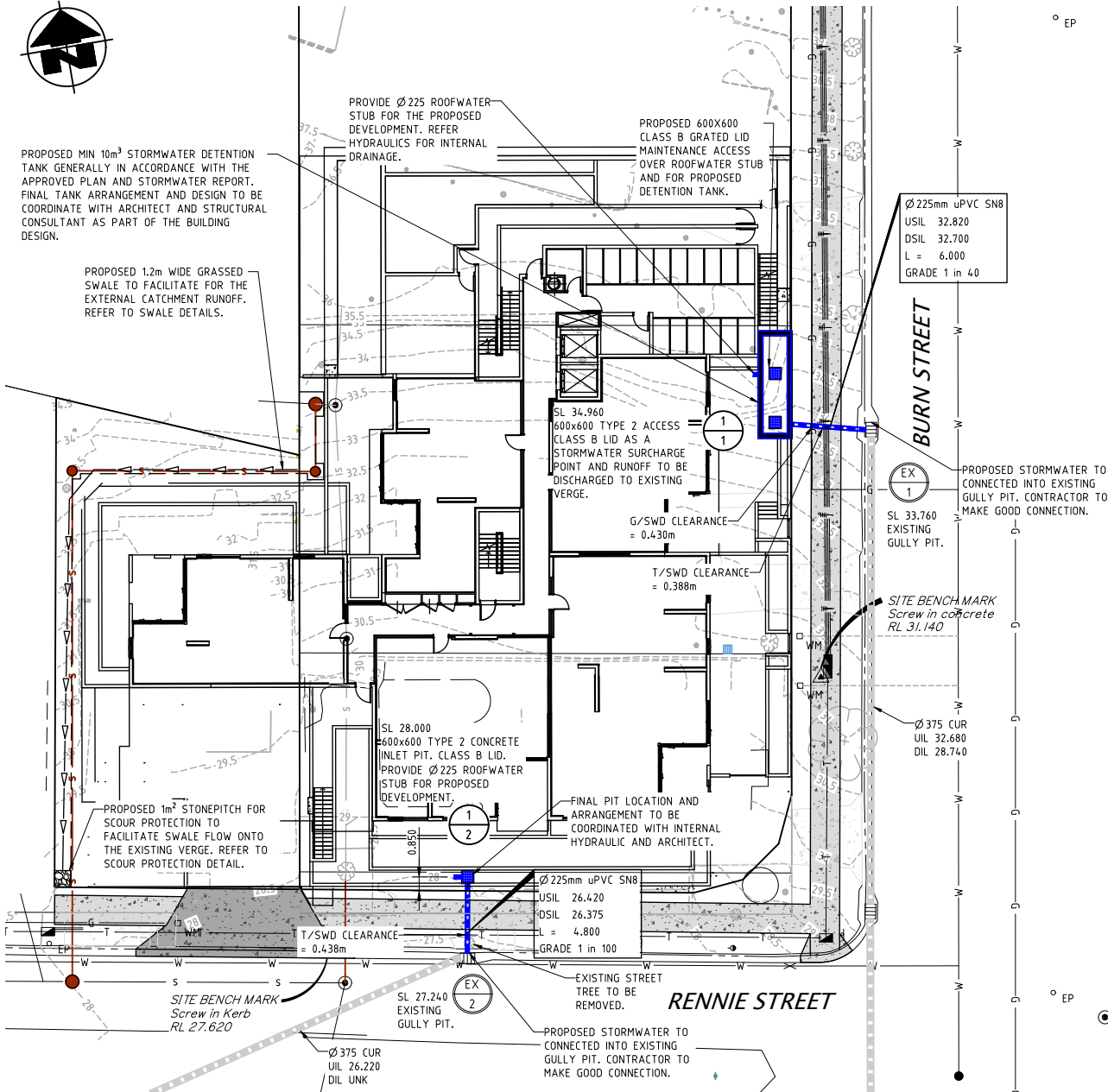




PROPOSED MIN 10m³ STORMWATER DETENTION TANK GENERALLY IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER REPORT. FINAL TANK ARRANGEMENT AND DESIGN TO BE COORDINATE WITH ARCHITECT AND STRUCTURAL CONSULTANT AS PART OF THE BUILDING DESIGN.

PROPOSED 1.2m WIDE GRASSED SWALE TO FACILITATE FOR THE EXTERNAL CATCHMENT RUNOFF. REFER TO SWALE DETAILS.



PLAN

SCALE 1:200

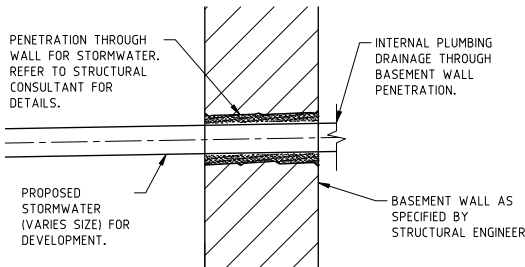
*NOTE: CONTRACTOR TO CONFIRM LOCATION AND LEVELS OF EXISTING SERVICES PRIOR TO CONSTRUCTION.

0 0.2 0.4 0.6 0.8 1.0m
SCALE 1:20 AT ORIGINAL SIZE

0 0.5 1.0 1.5 2.0 2.5m
SCALE 1:50 AT ORIGINAL SIZE

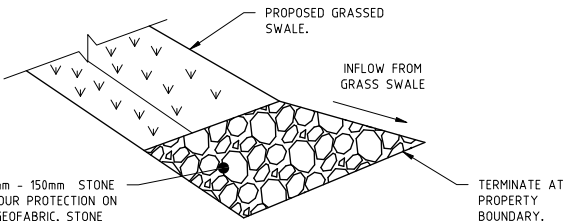
0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

0 25 50 75 100 125m
SCALE 1:2500 AT ORIGINAL SIZE



STORMWATER CONNECTION DETAIL

SCALE 1:20



SCOUR PROTECTION DETAIL

N.T.S

REAL PROPERTY DESCRIPTION

LOT No. 29
PLAN No. RP 23408

REAL PROPERTY DESCRIPTION

LOT No. 9
PLAN No. RP 23408

REAL PROPERTY DESCRIPTION

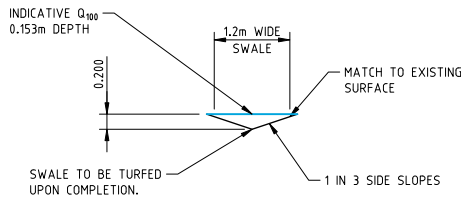
LOT No. 1
PLAN No. RP 55171

REAL PROPERTY DESCRIPTION

LOT No. 4
PLAN No. RP 23410

REAL PROPERTY DESCRIPTION

LOT No. 2
PLAN No. RP 44171



SWALE TYPICAL OVERLAND FLOW DETAIL

SCALE 1:50

SWALE CALCULATIONS

BASE WIDTH = 0.000m
FLOW DEPTH = 0.200m
LH SIDE SLOPE = 0.330
RH SIDE SLOPE = 0.330
GRADE = 1%
HYDRAULIC R. = 0.095m
MANNING'S 'n' = 0.035
CAPACITY = 0.079m³/s
Q₁₀₀ FLOW = 0.073m³/s
VELOCITY = 0.595m/s
DxV = 0.119m²/s

STORMWATER GRATED INLET NOTE

ALL GRATED CONCRETE INLET PITS SHALL BE TYPE 2 (WHERE APPLICABLE) IN ACCORDANCE WITH BCC STD DRG BSD-8091. GRATED CONCRETE INLET PITS SHALL HAVE THE FOLLOWING MAXIMUM DEPTHS AS PER THE TABLE BELOW:

MAXIMUM DEPTH TO INVERT (mm)	PIT SIZE
UP TO 600mm	450x450
600mm - 900mm	600x600
900mm - 1200mm	900x600
OVER 1200mm	1050 dia MANHOLE

THE MINIMUM COVER TO THE ROOFWATER PIPE SHALL BE 450mm EXCEPT WHERE REDUCED COVER IS NECESSARY TO EFFECT DISCHARGE TO KERB & CHANNEL. AT ALL DIRECTION CHANGES EXCEEDING 15° AND AT LINE TERMINATION STORMWATER STRUCTURES ARE REQUIRED.

STORMWATER DETENTION DEVICE NOTE

PROPOSED DETENTION TANK AND ORIFICE PLATE DESIGN HAVE BEEN PREPARED BASED ON THE APPROVED SITE BASED STORMWATER MANAGEMENT PLAN BY PROPERTY LINKED.

EXISTING TREES NOTES

ALL EXISTING TREES WITHIN THE SUBJECT DEVELOPMENT ARE ASSUMED TO REMOVED AND HAVE NOT BEEN SHOWN FOR CLARITY. EXACT LOCATION TO BE CONFIRM WITH DETAILED SURVEY AND ARBORIST.

EXISTING SERVICES NOTE

THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

FIRE ANT MOVEMENT CONTROLS

TO PREVENT THE SPREAD OF FIRE ANTS, THE QUEENSLAND GOVERNMENT HAS IMPLEMENTED MOVEMENT CONTROLS IN AREAS OF QUEENSLAND (BIOSECURITY ZONES) WHERE THIS PEST SPECIES HAS BEEN DETECTED. THESE CONTROLS APPLY TO INDIVIDUALS AND COMMERCIAL OPERATORS, AND RESTRICT THE MOVEMENT OF MATERIALS THAT COULD CARRY FIRE ANTS WHICH INCLUDE SOIL, TURF, POTTED PLANTS, MULCH, BALES HAD OR STRAW, ANIMAL MANURES, MINING OR QUARRY PRODUCTS.

CONTRACTOR'S NOTE - DAMAGE TO EXISTING

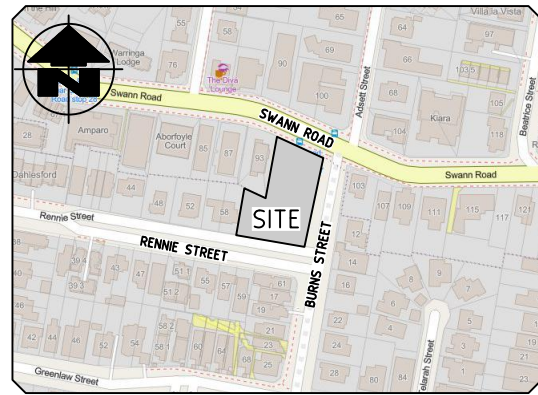
CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING KERB AND CHANNEL OR ROADWAY, INCLUDING THE REMOVAL OF CONCRETE SLURRY FROM FOOTWAYS, ROADS, KERB & CHANNEL, STORMWATER GULLIES AND DRAIN LINES)

DIAL BEFORE YOU DIG NOTE

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PH:1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

DISTURBED AREAS NOTE

ALL DISTURBED VERGE AREAS TO BE MINIMUM 75mm TOPSOILED AND TURFED UPON COMPLETION OF WORKS. RESTORATION WORKS PROFILE TO TIE INTO EXISTING.



LOCALITY PLAN

SCALE 1:2500

INSPECTION AND TEST REQUIREMENTS - STORMWATER

- THE MANDATORY HOLD POINTS REQUIRED FOR THE WORKS DEPICTED ON THIS PLAN ARE:
 - ☐ PRE-START MEETING.
 - ☒ PIPE LAID AND BEDDED IN TRENCH PRIOR TO BACKFILL.
 - ☒ AS-CONSTRUCTED SURVEY OF WORKS, PRIOR TO BACKFILL.
 - ☒ ON MAINTENANCE.
- CONTRACTOR IS TO PROVIDE TO THE CERTIFYING ENGINEER THE FOLLOWING PRIOR TO THE RELEASE OF AS CONSTRUCTED CERTIFICATION:
 - ☒ PIPE LAYER'S ACCREDITATION (DRAINER'S LICENSE).
 - ☒ TRENCH BACKFILL COMPACTION TEST RESULTS.
 - ☒ BEDDING MATERIAL GRADING (10mm DRAINAGE GRAVEL).
 - ☒ AS CONSTRUCTED SURVEY PREPARED BY A LICENSED SURVEYOR.
 - ☒ CCTV SURVEY (IN DUPLICATE).
 - ☒ PHOTOGRAPHIC EVIDENCE AT ALL STAGES OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE WORKS AND ASSOCIATED TESTING AND INSPECTION REQUIREMENTS.
- IN CASES WHERE THE AS CONSTRUCTED SURVEY IS NOT PART OF THE CONTRACTOR'S SCOPE OF WORKS, THE CONTRACTOR MUST COORDINATE ITS WORKS WITH THE NOMINATED SURVEYOR. THE CONTRACTOR SHALL GIVE THE SURVEYOR AS MUCH NOTICE AS PRACTICABLE TO PROGRAM SURVEY WORKS.

STORMWATER DRAINAGE NOTES

- LEVELS TO AHD.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
- MINIMUM COVER TO BE 450mm IN ALL PRIVATE PROPERTY U.N.O.
- ALL R.C.P. PIPES TO BE CLASS '2' U.N.O. AND ALL uPVC PIPES SHALL BE CLASS 'SN8' U.N.O. F.R.C. CLASS '2' PIPES MAY BE USED IN LIEU OF uPVC OR R.C.P. PIPES.
- ALL R.H.S. TO BE HOT DIPPED GALVANISED.
- ALL DRAINAGE EXCAVATION AND CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3500 AND THE APPLICABLE LOCAL AUTHORITY SPECIFICATIONS AND STANDARD DETAILS.
- ALL MATERIALS SHALL MEET THE REQUIREMENTS OF AS1254 AND AS1273.
- PIPES SHALL BE LAID AT Min. 1% GRADE UNLESS NOTED OTHERWISE.
- CONTRACTOR MUST VERIFY THAT ALL PIPE LEVELS AND GRADES CAN BE ACHIEVED PRIOR TO CONSTRUCTING DRAIN. ANY CONFLICT SHALL BE REFERRED TO THE SUPERINTENDENT FOR ANY NECESSARY ALTERATIONS PRIOR TO ANY CONSTRUCTION OF CONNECTING PIPEWORK.
- PIPES SHALL NOT BE LAID WITHIN THE ZONE OF INFLUENCE OF STRUCTURAL LOADINGS UNLESS BRIDGING OF THE LOAD IS PROVIDED. ANY BRIDGING IS TO BE DESIGNED BY A RPEQ.
- BENCHING OF PIT STRUCTURES SHALL HAVE A SMOOTH FINISHED SURFACE, AND PIPES SHALL NOT PROJECT INSIDE THE SHAFT OF THE PIT.
- ALL ROOFWATER INSPECTION MANHOLES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BCC STD DRG No. BSD-812.
- ALL ROOFWATER OUTLETS TO KERB TO BE MADE WITH FULL HEIGHT KERB ADAPTOR IN ACCORDANCE WITH BCC STD DRG. No. BSD-811A.
- DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
- FOOTPATHS AND PRIVATE PROPERTY SHALL BE REINSTATED TO THEIR ORIGINAL CONDITION.
- THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORKPLACE HEALTH AND SAFETY ACT 1995. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FULFILLED.

DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	05.05.26
B	ISSUE FOR APPROVAL	18.06.26

LEGEND

- 3.50--- EXISTING SURFACE CONTOURS
- PROPOSED STORMWATER
- EXISTING STORMWATER
- W EXISTING WATER MAIN
- W NEW WATER SERVICE
- WM EXISTING WATER METER
- S EXISTING SEWER
- S PROPOSED SEWER
- G EXISTING GAS MAIN
- T EXISTING TELSTRA
- E(OH) EXISTING OVERHEAD ELECTRICAL
- EP EXISTING ELECTRICITY POLE
- PROPOSED CONCRETE CROSSOVER
- PROPOSED CONCRETE FOOTPATH
- EXISTING CONCRETE TO BE REMOVED

BCC DS
RECEIVED

11-SEP-2026

APPLICATION REF

A007111599

ASSOCIATED CONSULTANT

PROJECT
97 SWANN ROAD
& 7-9 BURNS STREET
TARINGA

CLIENT
SWANN INDOOROPILLY
PTY LTD

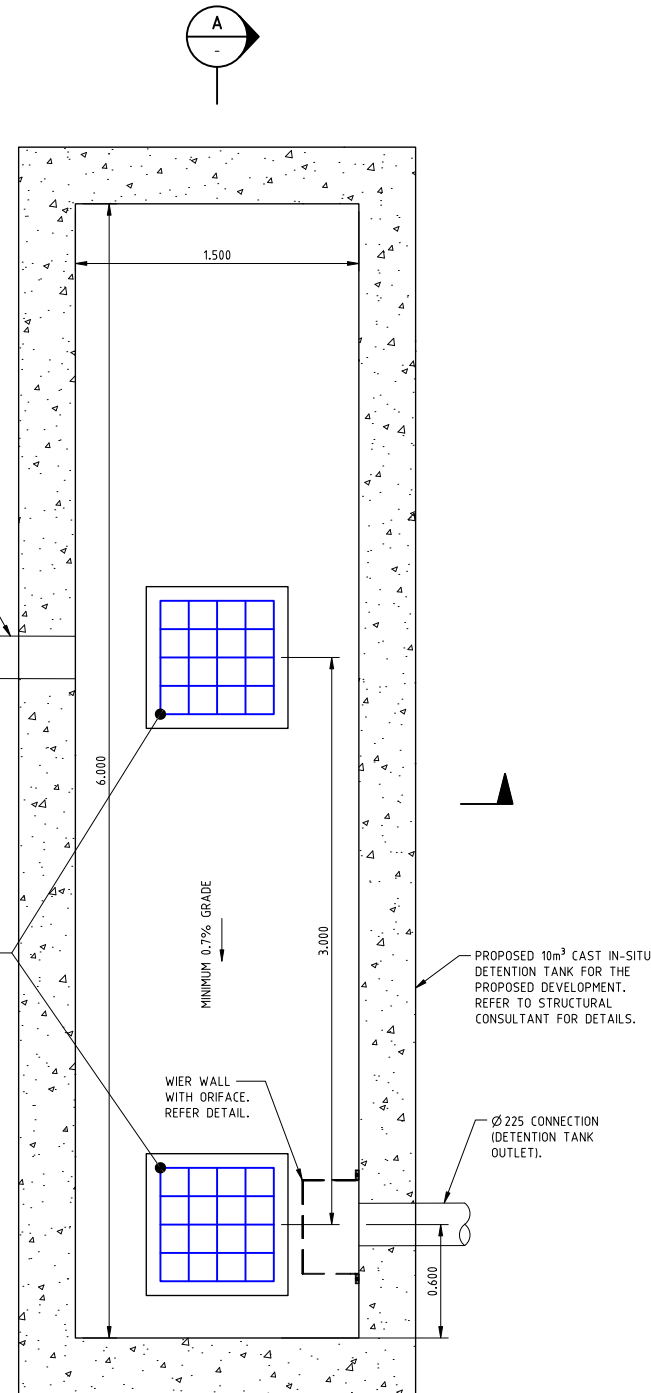
TITLE
STORMWATER DRAINAGE
PLAN

CIVILWORKS
ENGINEERS

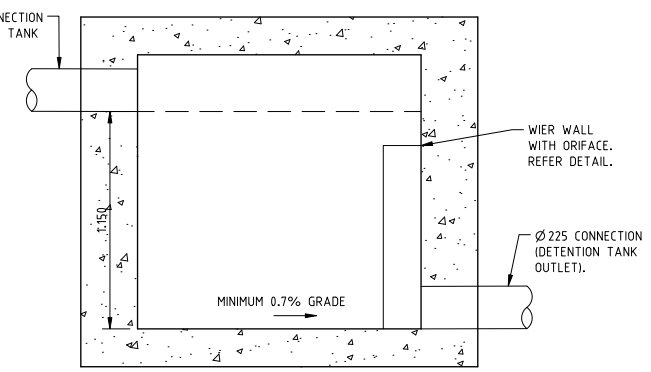
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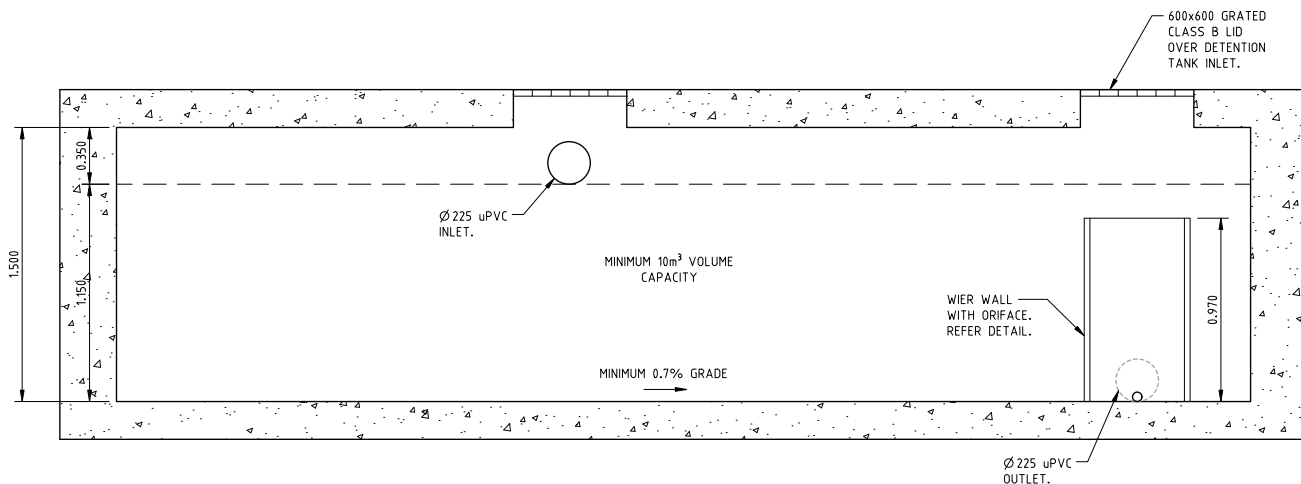
Designed	TD	Drawn	TD	Date	05.05.26
Approved	TD	Scale	AS SHOWN	Rev.	B
Drawing No.	CW25163-SW01				



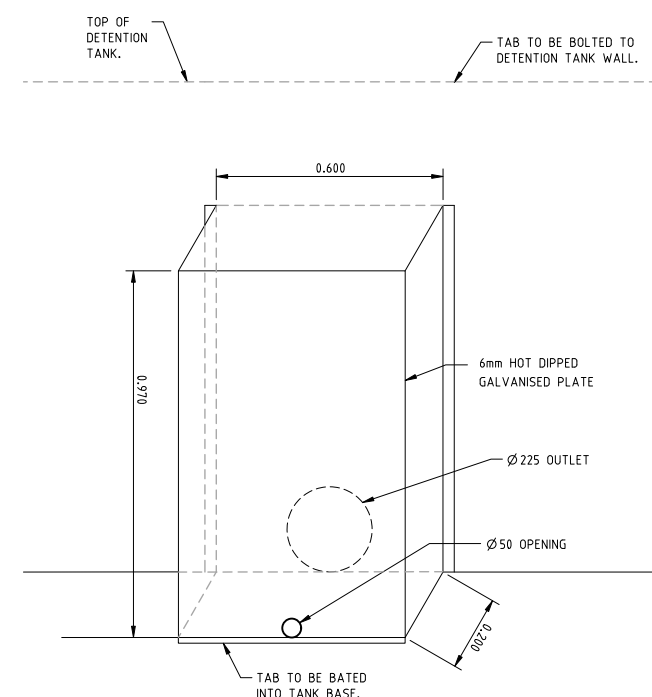
DETENTION TANK PLAN
SCALE 1:20



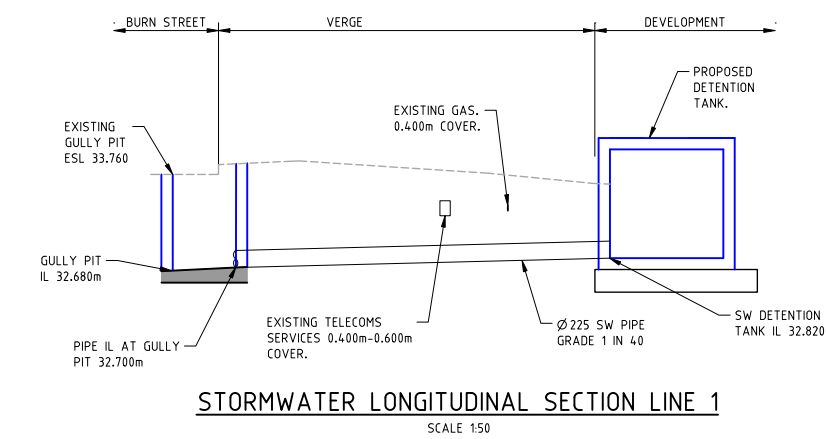
SECTION B
SCALE 1:20



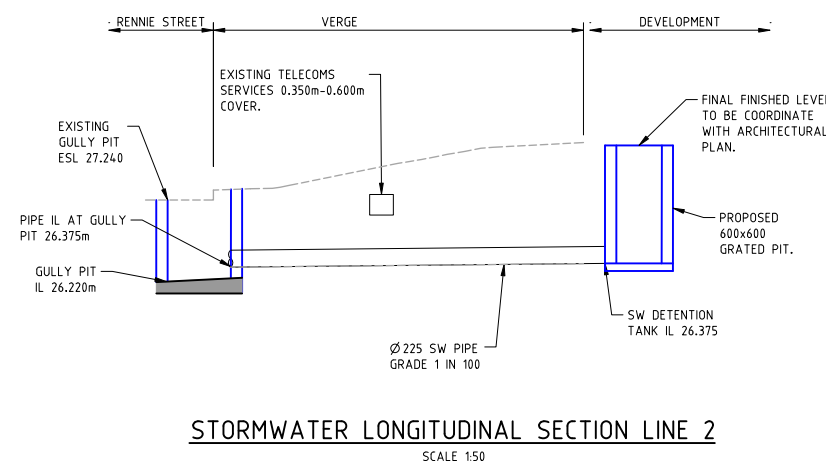
SECTION A
SCALE 1:20



ORIFICE PLATE DETAIL
SCALE 1:10



STORMWATER LONGITUDINAL SECTION LINE 1
SCALE 1:50



STORMWATER LONGITUDINAL SECTION LINE 2
SCALE 1:50

TABLE 8 - X STORM MODELLING RESULT FOR 9m ² BASE AREA					
DESIGN STORM (ARI)	PRE-DEVELOPMENT FLOWS (m ³ /s)	DISCHARGE BYPASSING TREATMENT (m ³ /s)	DETENTION DISCHARGE (m ³ /s)	MITIGATED FLOWS (m ³ /s)	FLOW REDUCTION (L/s)
Q2	0.069	0.064	0.006	0.069	0.000
0	0.118	0.093	0.013	0.104	-14,000
Q10	0.141	0.110	0.018	0.127	-14,000
Q20	0.163	0.127	0.025	0.151	-12,000
Q50	0.175	0.133	0.028	0.160	-15,000
Q100	0.195	0.147	0.034	0.180	-15,000

TABLE 9 OUTLET CONFIGURATION FOR 9m ² BASE & 1m WEIR			
DETENTION LOCATION	PRIMARY CHAMBER	OVERFLOW WEIR	EMERGENCY OVERFLOW
C1	50mm CIRCULAR LOW FLOW ORIFICE LOCATED AT TANK INVERT	1.0m WIDE TRANSVERSE WEIR SET 0.970m ABOVE TANK INVERT	GRADED TOP SHEET FLOWING TO BURNS STREET VIA LANDSCAPING

DEFECTS NOTE
NO MORE THAN TWO (2) WEEKS BEFORE ON-MAINTENANCE INSPECTION, THE CONTRACTOR SHALL UNDERTAKE A CCTV DEFECT/CONDITION INSPECTION WITH WINCAN REPORT (TO BE SUBMITTED TO COUNCIL) TO DEMONSTRATE THAT THE STORMWATER SYSTEM IS ACCEPTABLE TO COUNCIL.
UNACCEPTABLE DEFECTS ARE TO BE RECTIFIED BY THE CONTRACTOR AT THEIR OWN EXPENSE BEFORE ACCEPTANCE OF WORKS AT OFF-MAINTENANCE.

WEIR WALL ORIFICE PLATE NOTE
ORIFICE PLATES SHOULD BE MANUFACTURED FROM CORROSION RESISTANT STAINLESS STEEL PLATE WITH A MINIMUM THICKNESS OF 3mm, WITH A CENTRAL CIRCULAR HOLE MACHINED TO 0.5mm ACCURACY. THE PLATE SHOULD BE PERMANENTLY FIXED TO THE STRUCTURE WALL AND EPOXY SEALED TO PREVENT THE ENTRANCE OF WATER AROUND THE EDGES. THE PLATES SHOULD BE ENGRAVED WITH THE ORIFICE DIAMETER AND AN IDENTIFYING MARK, AND THE ORIFICE DIAMETERS CERTIFIED BY THE MANUFACTURER. OVERALL DIMENSIONS TO BE CONFIRMED ON SITE.

REAL PROPERTY DESCRIPTION
LOT No. 29
PLAN No. RP 234/08

REAL PROPERTY DESCRIPTION
LOT No. 9
PLAN No. RP 234/08

REAL PROPERTY DESCRIPTION
LOT No. 4
PLAN No. RP 234/10

REAL PROPERTY DESCRIPTION
LOT No. 1
PLAN No. RP 55171

REAL PROPERTY DESCRIPTION
LOT No. 2
PLAN No. RP 44171

DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1		
ISSUE	AMENDMENT	DATE
A	RESPONSE TO RFI	02.09.26

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APPLICATION REF
A007111599**

ASSOCIATED CONSULTANT

PROJECT
**97 SWANN ROAD
& 7-9 BURNS STREET
TARINGA**
CLIENT
**SWANN INDOOROPILLY
PTY LTD**
TITLE
**DETENTION TANK
LAYOUT AND DETAILS
PLAN**

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Approved	[Signature]			Scale	AS SHOWN	
Drawing No.	CW25163-SW02				Rev.	A