

# PROPOSED MULTI-RESIDENTIAL DEVELOPMENT 9 OVEREND STREET & 31-33 WELLINGTON ROAD, EAST BRISBANE - SEWER CONNECTION

## GRAVITY SEWER NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH EAST QUEENSLAND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE QUU SEWERAGE SYSTEM.
- ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE DEVELOPER / APPROVED CONTRACTOR UNDER THE SUPERVISION OF URBAN UTILITIES.
- ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
- EACH ALLOTMENT SHALL BE SERVED BY A DN110 PE PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN160 PE PROPERTY CONNECTION SHALL BE PROVIDED.
- PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY SHOWN IN THE DRAWINGS.
- PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300mm AND A MAXIMUM OF 750mm.
- 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 A.S. 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SEQ SERVICE PROVIDER UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER, BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- SEWERS SHALL BE DISUSED/ ABANDONED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.
- EXISTING ALLOTMENTS REQUIRING A PROPERTY CONNECTION FROM EXISTING SEWERS SHALL BE PROVIDED BY A QUALIFIED CONTRACTOR AT THE DEVELOPER'S COST.
- THE UNDERSIDE OF ALL MAINTENANCE HOLES APROS MUST BE PE LINED AS PER STANDARD DRAWING SEQ-SEW-1301-26
- CONCRETE FOR MH CONSTRUCTION SHALL BE SPECIAL CLASS TO WSA PS-358 WITH CALCAREOUS AGGREGATE.

## SEWER NOTES

- CONSTRUCT EMBEDMENT AND TRENCHFILL TO SEQ-SEW-1200-2, 1201-1 TO 1205-1 (TYPE 4 SUPPORT UNLESS GEOTECHNICAL INVESTIGATIONS DEMONSTRATE THAT TYPE 3 SUPPORT IS ADEQUATE. TYPE 4 SUPPORT TO BE USED WHERE MIGRATORY NATIVE SOILS (OR SAND OR FINE CLAY MATERIAL) ARE ENCOUNTERED ADJACENT TO THE EMBEDMENT ZONE AND SINGLE SIZED AGGREGATE IS USED) AND COUNCIL STANDARDS FOR ROAD ROADWAYS, WHICHEVER IS MORE ONEROUS.
- CONSTRUCT BULKHEADS & TRENCH STOPS TO SEQ-SEW-1206-1 AND TRENCH DRAINS TO SEQ-SEW-1207-1.
- CONSTRUCT MHS TO SEW-SEW-1301-1, 1301-2 TO -5 (TYPE G), 1301-8 TO -11 (TYPE F), 1301-14 TO -25 (TYPE X), 1301-26 (TOP SLABS), 1301-27 (LADDERS), 1304-1, 1305-1, 1307-4 (SUB CUT-IN), 1313-1 (CONNECTION) AND 1502-1 (INSERTION MH AND REPAIR SYSTEM).
- CONSTRUCT MS'S TO 1315-1 AND 1316-1 AND 1502-1 (INSERT MS).
- INSTALL MH/MS TYPE B COVERS TO SEQ-SEW-1308-2 TO 1308-7.
- INSTALL MH/MS TYPE D COVERS TO SEQ-SEW-1308-8 TO 1308-11.
- CONSTRUCT PROPERTY CONNECTIONS TO SEQ-SEW-1106-1 TO 1106-6.
- INSTALL DETECTABLE MARKER TAPE ON ALL SEWER MAINS AND PROPERTY CONNECTIONS.

## VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE, TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4 m OF TREES, RUBBER OR HARDWOOD GIRDLES SHALL BE CONSTRUCTED WITH 1.8 m 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 TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
- ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

## REHABILITATION

- PREDISTURBANCE SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- PREDISTURBANCE VEGETATION PATTERNS SHALL BE RESTORED.

## SAFETY

- THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.

CONTRACTOR LIVE WORKS TABLE										
No.	DESCRIPTION	DIA. SEWER	EXISTING ASSET ID	MH/MS TYPE	COVER TYPE	LOT No.	F.S.L	E.S.L.	I.L.	DEPTH TO INVERT
1(a)	CONTRACTOR TO LAY NEW SEWER PROPERTY CONNECTION FROM EXISTING MAINTENANCE HOLE	DN225	-	-	-	-	-	-	-	-
1(b)	CONTRACTOR TO CORE INTO EXISTING MAINTENANCE HOLE AND MAKE LIVE CONNECTION UPON SUCCESSFUL 'ON MAINTENANCE' INSPECTION	DN300 EW	MH166080	F	D	-	4.828	4.828	0.31	4.518

## SCHEDULE OF PROJECT DRAWINGS

DRG. No.	DRAWING TITLE
OSK6557-S000	SEWER COVER SHEET, LOCALITY PLAN AND NOTES
OSK6557-S001	SEWER CONNECTION PLAN

ALL LIVE WORKS TO BE UNDERTAKEN BY THE CONTRACTOR IN ACCORDANCE WITH A VALID NETWORK ACCESS PERMIT UNDER THE SUPERVISION OF URBAN UTILITIES, AT THE DEVELOPERS EXPENSE.

ALL WATER AND SEWER CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF WORKPLACE HEALTH AND SAFETY FOR INFORMATION PHONE 1300 362 128.

**Urban Utilities  
Certification Scheme Endorsed Consultant**

(Plans submitted are to Urban Utilities' standards and satisfy the Water Approval Conditions)  
Water Approval ref. number: 24-PNT-74453

Endorsed Consultant: **OSKA CIVIL CONSULTANTS**

Nominated RPEQ: **THAI LONG (33762)**

RPEQ Signature: 

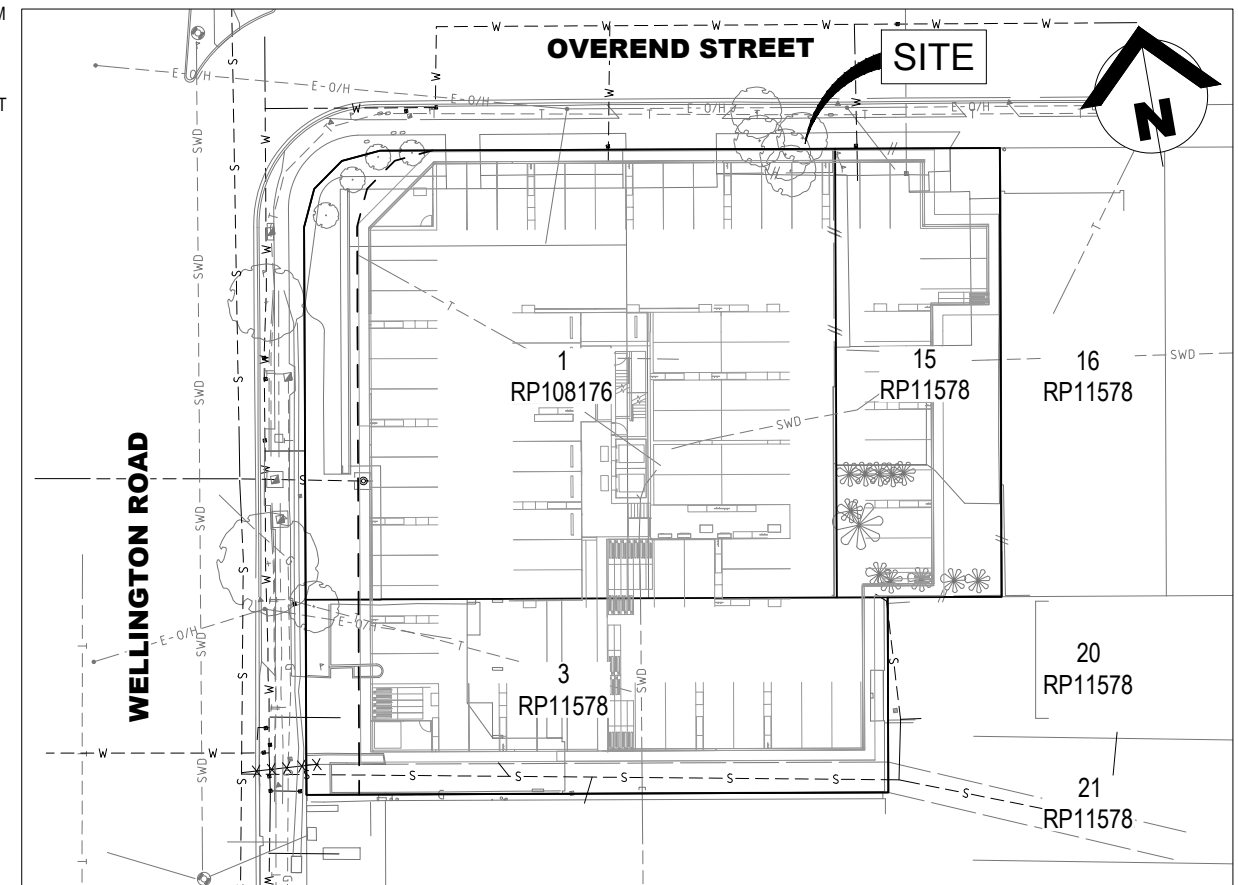
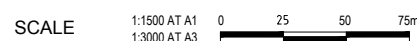
RPEQ Contact Details: **07 5580 9777**

DATE:



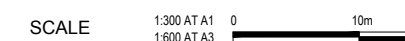
LOCALITY PLAN

SCALE: 1:1500 (A1)



SITE PLAN

SCALE 1:300 (A1)



CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

REV NO	DATE	REVISION PURPOSE / DESCRIPTION	DRAWN	RPEQ	RPEQ No	CHECKED	INITIALS	DATE
B	17-04-25	ISSUED FOR APPROVAL	KB	TL	33762	KB	TL	17-04-25
A	18-12-24	PRELIMINARY ISSUE	KB	DC	26353	DC	DC	17-04-25



HUTCHINSON BUILDERS

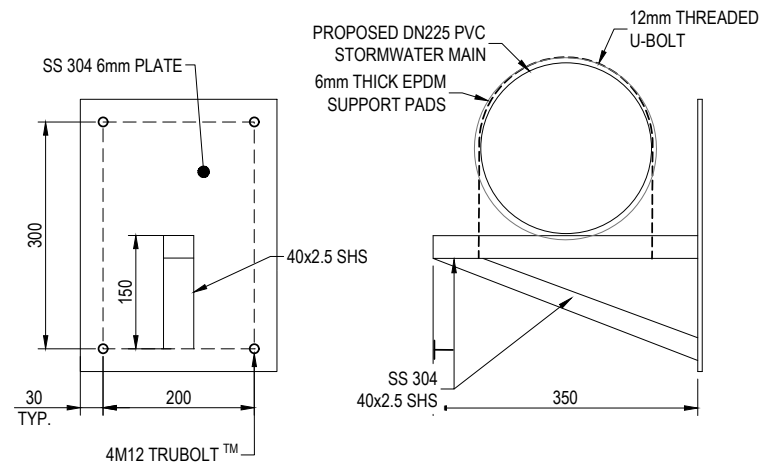
BCC DS  
LOGGED  
02/05/2025  
APPLICATION REF  
A006764760

9 OVEREND STREET & 31-33 WELLINGTON ROAD, EAST BRISBANE -  
PROPOSED RESIDENTIAL DEVELOPMENT

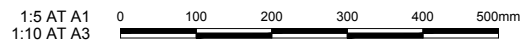
SEWER COVER SHEET, LOCALITY PLAN AND NOTES

DRAWING STATUS	
<b>FOR APPROVAL</b>	
SHEET 1 OF 2 SHEETS	REV.
DRAWING NO. OSK6557-S000	B





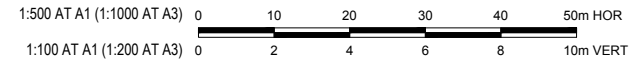
WALL BRACE SUPPORT DETAIL  
SCALE 1:5 (A1)



STRUCTURE NAME	1/1	2/1	3/1	4/1	5/1	6/1	7/1	EX 8/1	1/2	2/2	6/1
STRUCTURE DESCRIPTION	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT REFER BSD-8091	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT REFER BSD-8091	90° BEND REFER DETAILS THIS SHEET	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT HEEL SAFE GRATE - REFER BSD-8091	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT HEEL SAFE GRATE - REFER BSD-8091	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT HEEL SAFE GRATE - REFER BSD-8091	BCC MANHOLE 1000mm DIA	EXISTING Ø1050 MANHOLE	STORMWATER TANK REFER TO SW003 FOR DETAILS.	45° BEND	BCC FIELD INLET - TYPE 2 900 X 600 GRATED INLET PIT HEEL SAFE GRATE - REFER BSD-8091
PIPE SIZE (mm)	225	225	225	300	300	375	450		300	300	
PIPE CLASS	uPVC SN10	uPVC SN10	uPVC SN10	uPVC SN10	uPVC SN10	RCP	RCP		uPVC SN10	uPVC SN10	
PIPE GRADE (%)	1.75%	1.75%	1.75%	2.00%	2.00%	0.50%	0.50%		1.00%	1.00%	
PIPE SLOPE (1 in X)	57.1	57.1	57.1	50.0	50.0	200.0	200.0		100.0	100.0	
PIPE FLOW (cumecs)	0.053	0.052	0.052	0.051	0.051	0.168	0.167		0.128	0.128	
CAPACITY FLOW (cumecs)	0.059	0.059	0.059	0.137	0.137	0.124	0.202		0.097	0.097	
FULL PIPE VELOCITY (m/s)	1.32	1.31	1.30	0.73	0.72	1.52	1.05		1.82	1.82	
NORMAL DEPTH VELOCITY (m/s)	1.69	1.68	1.68	1.80	1.79	1.52	1.42		1.82	1.82	
DATUM RL	-12.000										
HGL ELEVATION	5.740	5.634	5.290	4.705	4.685	4.632	4.533	4.484	4.484	4.484	4.484
DEPTH TO INVERT	1.301	1.351	0.970	1.148	1.148	1.317	1.337	1.880	1.993	1.981	1.981
INVERT LEVEL OF DRAIN	4.439	4.283	4.320	3.557	3.537	3.315	3.200	2.604	2.491	2.503	2.503
DESIGN (& EXISTING) SURFACE LEVEL	6.101	6.102	5.407	5.416	4.985	4.973	4.788	4.384	4.304	4.771	4.758
SETOUT COORDINATES	994.548E	4894.983N	991.579E	4877.444N	993.199E	4876.868N	990.838E	4865.183N	976.411E	4863.454N	940.554E
CHAINAGE	0.000	17.788	17.788	8.548	26.336	13.880	40.216	2.978	43.194	38.395	81.589
									13.495	95.084	13.495
									102.229	95.084	102.229

LINE 1 2

STORMWATER DRAINAGE LONGITUDINAL SECTION  
SCALE 1:500 HORIZONTAL, SCALE 1:100 VERTICAL (A1)



CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

STAGE / PHASE FOR APPROVAL FOR CONSTRUCTION ONCE STAMPED APPROVED BY COUNCIL

ISSUE No.	DATE	AMENDMENT
D	17-04-25	ISSUED FOR APPROVAL
C	31-03-25	ISSUED FOR APPROVAL
B	04-12-23	ISSUED FOR APPROVAL
A	22-11-23	ISSUED FOR APPROVAL



CLIENT  
J.HUTCHINSON PTY LTD

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT  
9 OVEREND STREET & 31-33 WELLINGTON ROAD  
EAST BRISBANE, QLD, 4169

DESIGN KB  
DRAWN KB  
APPROVED TL  
THAI LONG - R.P.E.Q. NUMBER 33762  
SIGNED DATE 17-04-25

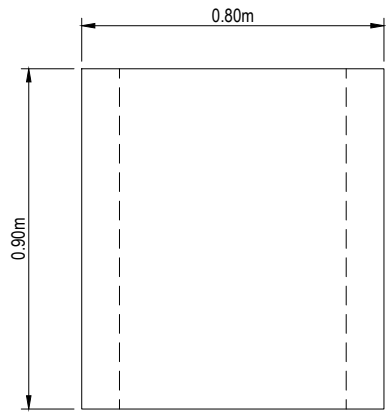
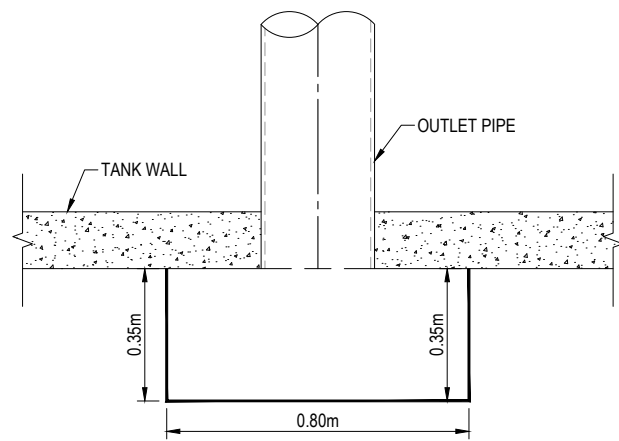
TITLE  
STORMWATER DRAINAGE LONGITUDINAL SECTION  
SCALE AS SHOWN

BCC DS  
LODGED  
02/05/2025  
APPLICATION REF  
A006764760

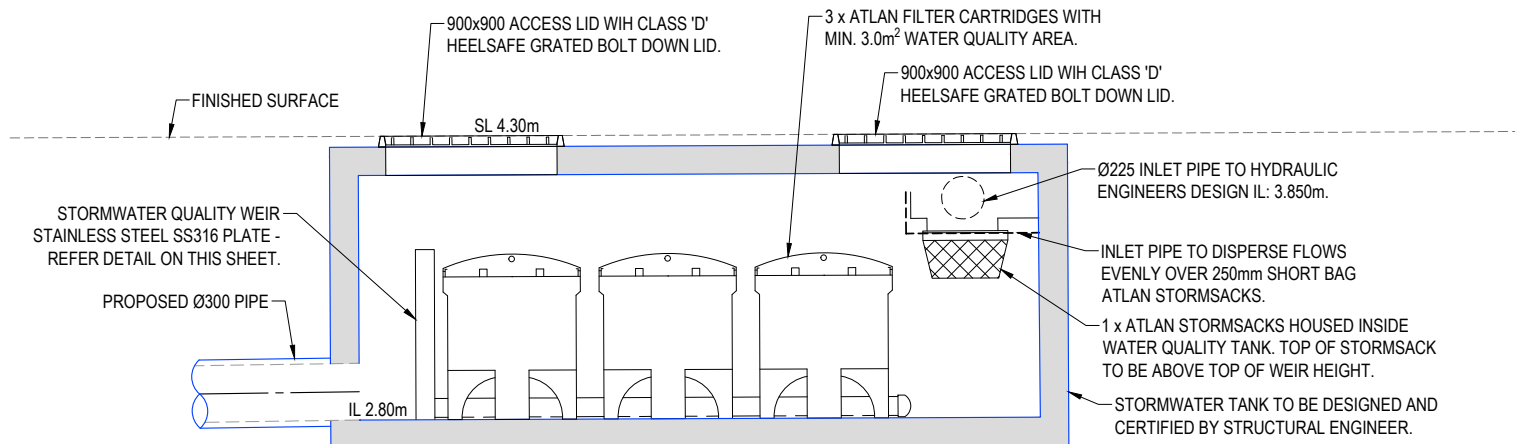
PROJECT NO.  
OSK6557  
DWG NO. SW002  
ISSUE D

LOCATION		SUB-CATCHMENT RUNOFF					INLET DESIGN					DRAIN DESIGN										HEAD LOSSES							PART FULL		DESIGN LEVELS					
STRUCTURE No.	DRAIN SECTION	Tc	I	A	CA	Qc	Qa	CA	Qrat	Q	L	S	PIPE	PIPE	Vf=Q/A	Qcap	Vcap	Vt	CHART(S) USED	Vf/2g	Ku	hu	Kw	hw	Sf	hf	dn	Vn	PIPE U/S I.L.	PIPE D/S I.L.	PIPE U/S H.G.L.	PIPE D/S H.G.L.	W.S.E	GRATE LEVEL	STRUCTURE No.	
		min	mm/h	ha	ha	L/s	(INC. BYPASS) L/s	HA	L/s	L/s	m	%	mm	mm	m/s	L/s	m/s	m/s		m	COEFFICIENT	U/S HEAD LOSS	U/S HEAD LOSS	CHANGE IN W.S.E	PIPE FRICTION SLOPE	PIPE FRICTION HEAD LOSS	m	m/s								m
1/1	1/1 to 2/1	6	202	0.109	0.094	53	53		53	53	17.788	1.75	225	uPVC SN10	1.32	59	1.49	1.32	G1	0.089	2.31	0.206		0.206	1.37	0.244	0.165	1.69	4.75	4.437	5.534	5.29	5.74	6.101	1/1	
2/1	2/1 to 3/1	0	0	0	0	0	0		0	0			600x900 FI					T10	0.087	1.52	0.133	1.92	0.168	1.34	0.115	0.163	1.68	4.417	4.268	5.157	5.042	5.325	5.407	2/1		
3/1	3/1 to 4/1	0	0	0	0	0	0		0	0			BEND							0.086	2	0.173		0.173	1.33	0.184	0.163	1.68	4.268	4.025	4.869	4.685	5.042	5.416	3/1	
4/1	4/1 to 5/1	0	0	0	0	0	0		0	0			600x900 FI					T9/T10	0.027	1.65	0.044	2.4	0.064	0.28	0.008	0.127	1.8	3.716	3.656	4.64	4.632	4.705	4.955	4/1		
5/1	5/1 to 6/1	0	0	0	0	0	0		0	0			600x900 FI					T6	0.027	1.54	0.041	1.57	0.042	0.28	0.107	0.127	1.79	3.636	2.868	4.591	4.484	4.633	4.973	5/1		
6/1	6/1 to 7/1	0	0	0	0	0	0		0	0			600x900 FI					T3/T6	0.118	1.17	0.138	1.31	0.155	0.92	0.124	0.375	1.52	2.718	2.651	4.345	4.222	4.5	4.758	6/1		
7/1	7/1 to 8/1	0	0	0	0	0	0		0	0			MH1050 EX MH					T10	0.056	1.62	0.091	2.02	0.114	0.34	0.024	0.312	1.42	2.631	2.595	4.13	4.106	4.244	4.364	7/1		
8/1													TANK																						8/1	
1/2	1/2 to 2/2	6	202	0.265	0.229	128	128		128	128	1	1	300	uPVC SN10	1.82	97	1.37	1.82	G1	0.011	1.84	0.021		0.021	0.12	0.001	0.3	1.82	2.8	2.79	4.772	4.771	4.793	4.793	1/2	
2/2	2/2 to 6/1												BEND							0.132	2	0.264		0.264	1.38	0.023	0.3	1.82	2.79	2.774	4.506	4.484	4.771	4.771	2/2	

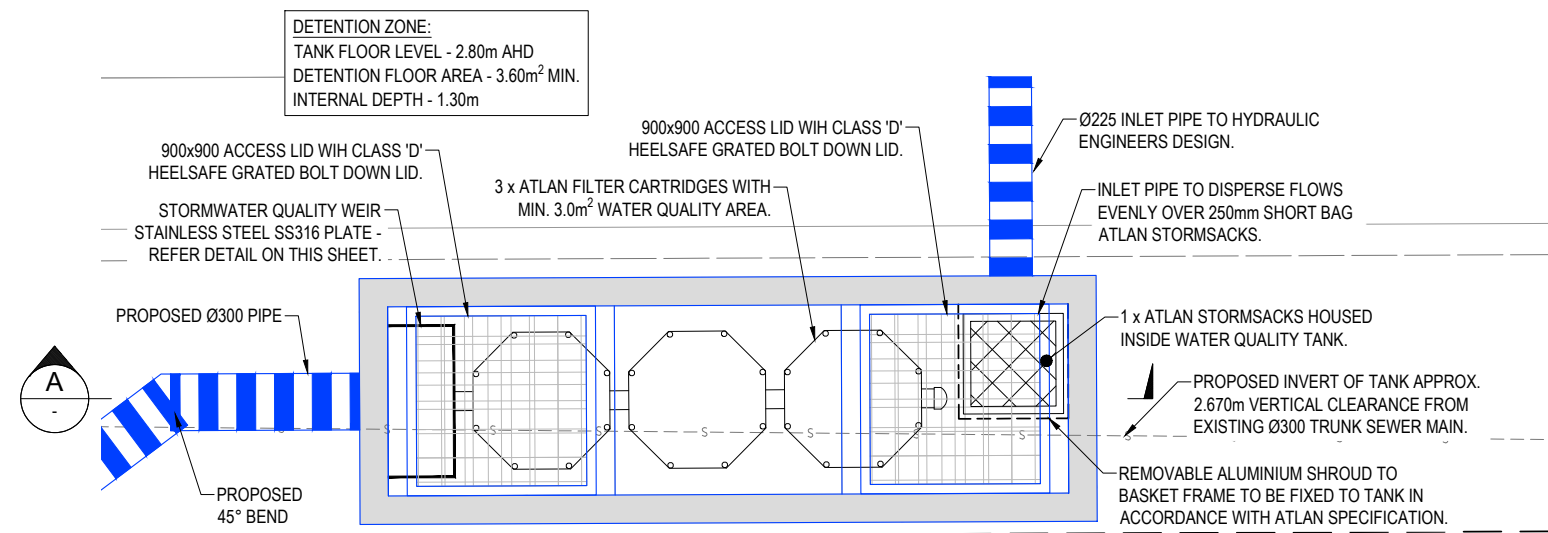
10% AEP



1:10 AT A1  
1:20 AT A3



DETENTION TANK DETAIL - SECTION A  
SCALE 1:20 (A1)



DETENTION TANK DETAIL - PLAN VIEW  
SCALE 1:20 (A1)

1:20 AT A1  
1:40 AT A3

CONTRACTOR TO DETERMINE AND LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

STAGE / PHASE FOR APPROVAL FOR CONSTRUCTION ONCE STAMPED APPROVED BY COUNCIL

BCC DS  
LODGED  
02/05/2025  
APPLICATION REF  
A006764760

			CLIENT J.HUTCHINSON PTY LTD	DESIGN KB	DRAWN KB	APPROVED TL	TITLE STORMWATER DRAINAGE CALCULATION TABLES & TANK DETAILS	PROJECT NO. OSK6557	
C	17-04-25		ISSUED FOR APPROVAL	PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 9 OVEREND STREET & 31-33 WELLINGTON ROAD EAST BRISBANE, QLD, 4169	THAI LONG - R.P.E.Q. NUMBER 33762			DWG NO. SW003	ISSUE C
B	31-03-25		ISSUED FOR APPROVAL				SCALE		
A	23-11-23		ISSUED FOR APPROVAL		17-04-25				
ISSUE No.	DATE		AMENDMENT		SIGNED		DATE		