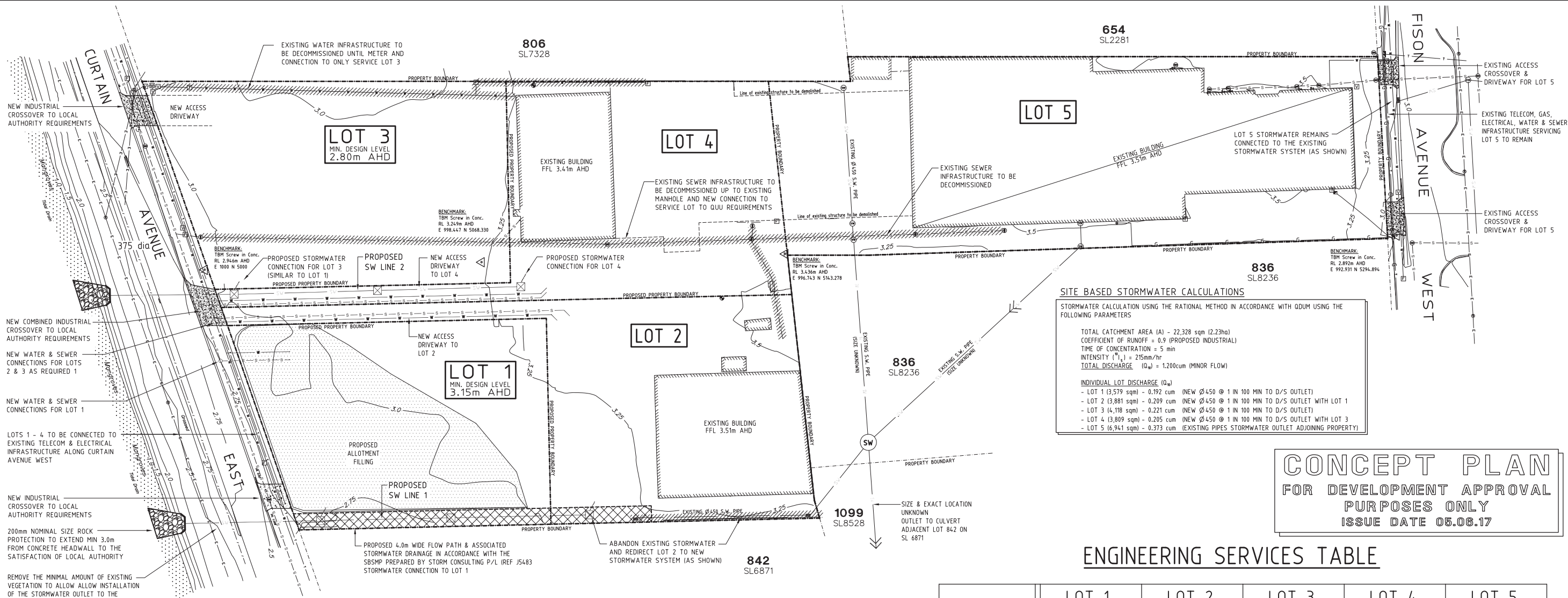




SITE BASED STORMWATER CALCULATIONS	
STORMWATER CALCULATION USING THE RATIONAL METHOD IN ACCORDANCE WITH QDM USING THE FOLLOWING PARAMETERS	
TOTAL CATCHMENT AREA (A)	22.328 sqm (2.23ha)
COEFFICIENT OF RUNOFF = 0.9 (PROPOSED INDUSTRIAL)	
TIME OF CONCENTRATION = 5 min	
INTENSITY (I_{10}) = 215mm/hr	
TOTAL DISCHARGE (Q_w) = 1.200cum (MINOR FLOW)	
INDIVIDUAL LOT DISCHARGE (Q_w)	
- LOT 1 (3,579 sqm) - 0.192 cum (NEW Ø450 @ 1 IN 100 MIN TO D/S OUTLET)	
- LOT 2 (3,881 sqm) - 0.209 cum (NEW Ø450 @ 1 IN 100 MIN TO D/S OUTLET WITH LOT 1)	
- LOT 3 (4,118 sqm) - 0.221 cum (NEW Ø450 @ 1 IN 100 MIN TO D/S OUTLET)	
- LOT 4 (3,809 sqm) - 0.205 cum (NEW Ø450 @ 1 IN 100 MIN TO D/S OUTLET WITH LOT 3)	
- LOT 5 (6,941 sqm) - 0.373 cum (EXISTING PIPES STORMWATER OUTLET ADJOINING PROPERTY)	

CONCEPT PLAN
FOR DEVELOPMENT APPROVAL
PURPOSES ONLY
ISSUE DATE 05.08.17

ENGINEERING SERVICES TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ACCESS	NEW ACCESS CROSSOVER & DRIVEWAY FROM CURTAIN AVE. WEST	COMBINED NEW CROSSOVER WITH LOT 4 WITH SEPARATE DRIVEWAY	NEW ACCESS CROSSOVER & DRIVEWAY FROM CURTAIN AVE. WEST	COMBINED NEW CROSSOVER WITH LOT 2 WITH SEPARATE DRIVEWAY	EXISTING CROSSOVER & DRIVEWAY FROM FISON AVE. WEST
SEWER	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING CONNECTION FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING INFRASTRUCTURE FROM FISON AVE. WEST.
STORM WATER	NEW DRAINAGE EASEMENT & ROAD CROSSING TO NEW OUTLET TO EXISTING OPEN DRAIN	NEW DRAINAGE EASEMENT & ROAD CROSSING TO NEW OUTLET TO EXISTING OPEN DRAIN	NEW DRAINAGE INFRASTRUCTURE & ROAD CROSSING TO NEW OUTLET TO EXISTING OPEN DRAIN	NEW DRAINAGE INFRASTRUCTURE & ROAD CROSSING TO NEW OUTLET TO EXISTING OPEN DRAIN	EXISTING INFRASTRUCTURE TO BE UTILISED (ADJOINING OWNERS' CONSENT REQ'D)
WATER	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING CONNECTION FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING INFRASTRUCTURE TO BE UTILISED
ELECTRICITY	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING INFRASTRUCTURE TO BE UTILISED
GAS	N/A	N/A	N/A	N/A	EXISTING INFRASTRUCTURE TO BE UTILISED
DEMOLITION WORKS	VARIOUS ANCILLARY STRUCTURES TO BE DEMOLISHED	VARIOUS ANCILLARY STRUCTURES TO BE DEMOLISHED	N/A	DEMOLITION OF WAREHOUSE WHICH IS BETWEEN PROPOSED LOTS 4 & 5.	DEMOLITION OF WAREHOUSE WHICH IS BETWEEN PROPOSED LOTS 4 & 5.
TELECOM	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	NEW CONNECTION TO BE SUPPLIED FROM INFRASTRUCTURE ALONG CURTAIN AVE. WEST	EXISTING INFRASTRUCTURE TO BE UTILISED

LEGEND

2.75 — EXISTING SURFACE LEVEL FROM SURVEY DRAWINGS

LOT 1 — PROPOSED LOT NUMBER

--- NEW LOT BOUNDARIES

W — WATER SERVICE (NEW CONNECTIONS SHOWN BOLD)

S — SEWER SERVICE (NEW CONNECTIONS SHOWN BOLD)

SW — STORMWATER SERVICE (NEW CONNECTIONS SHOWN BOLD)

G — GAS SERVICE

T — TELECOM SERVICE

PROPOSED 2-5 LOT INDUSTRIAL SUB-DIVISION ENGINEERING SERVICES PLAN

0 10 20m 30m

SCALE 1: 500 AT A1 SIZE

R.P. DESCRIPTION
LOT 655 ON SL 4010 &
LOT 724 ON SL 8236
PARISH OF TOOMBUL
COUNTY OF STANLEY

EXISTING SERVICES NOTE:

- NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

NOTE:

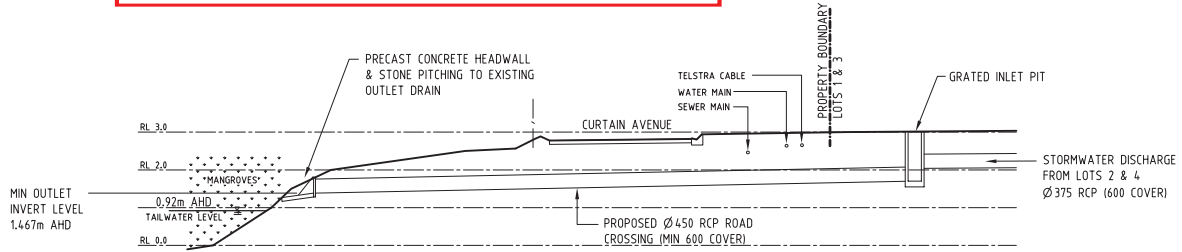
- SURVEY, SETOUT & EXISTING SERVICES SHOWN ON THIS DRAWING HAVE BEEN EXTRACTED FROM RECORDS ONLY & SHOULD BE CONFIRMED ON SITE BY BUILDER PRIOR TO CONSTRUCTION

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2017/827

Date: 24 August 2017

Queensland Government



PROPOSED STORMWATER OUTLET (LOT 1 TO 4)

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DATE	EVENT	DETAIL	INITIAL
05.06.17	H	PIPE SIZE MODIFIED & DESIGN MINOR FLOW ADJUSTED TO Q10	
02.06.17	G	LOTS 1-4 STORMWATER REDIRECTED TO NEW OUTLETS	
23.05.17	F	REFINEMENT OF SITE BASED STORMWATER OUTLETS	

ROOFBROOK
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ENGINEERING SERVICES PLAN

SURVEYOR
Veris (Queensland Surveying)
Ph. (07) 3666 4700 Job Ref. 31693

PROPOSED INDUSTRIAL SUBDIVISION AT 364 CURTAIN AVE WEST, EAGLE FARM for EPOCA GROUP P/L

SCALE 1:500	DATE JAN'17
DRAWN D.M.T.	SHEET 1 OF 1
2755	ES1 H
JOB No.	DRG. No.
CHECKED	APP.