LEGEND

1. Levels are to an Assumed Datum.
2. × 8.670 — Spot Levels.
3. —15— Contour Lines.
4. Downpipe.
5. Stormwater Drainage line
6. Stormwater Drainage line discharging to tank.
7. (600) Approx height 600mm retained soil or blockup/formed up base. To be confirmed on site. Advise this firm of any variations for possible redesign.
8. • 100.300 Pavement design levels.
9. • 100.300 Landscaping design levels.

KERB AND CHANNEL NOTE
CONFIRM ALL NOMINATED EXISTING KERB AND CHANNEL HEIGHTS AND LEVELS ON SITE. VARY THE NOMINATED DRIVEWAY LEVELS IF/AS REQUIRED TO NEATLY TRANSITION THE JOINT BETWEEN THE DRIVEWAY AND THE BACK OF KERB.

FOR DEVELOPMENT ASSESSMENT PURPOSES ONLY - SUBJECT TO FINAL OPERATIONAL WORKS DESIGN

RECEIVED
09/11/2026
TOOWOOMBA REGIONAL COUNCIL

GENERAL NOTES:

1. STORMWATER CALCULATIONS HAVE BEEN BASED ON RAINFALLS FOR THE 'TOOWOOMBA' REGION WITH A RETURN PERIOD OF:
   a. Q_2 5 minutes = 121mm/hour
   b. Q_{20} 5 minutes = 202mm/hour
   c. Q_{100} 5 minutes = 266mm/hour
2. FLOW VALUE "Q" SHOWN ON PIPEWORK IS IN LITRES/SECOND. ALL PIPEWORK SHALL BE PVC OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE ON PLAN.
3. FINISHED SURFACE LEVELS ARE SHOWN AS PER LEGEND.
4. BUILDING SURFACE LEVELS SHALL BE CHECKED BY THE ARCHITECTURAL DESIGNER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
6. UNDERGROUND SERVICES ARE SHOWN WHERE KNOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL SERVICES, PRIOR TO CONSTRUCTION.
7. WHEN APPLICABLE, ALL CARPARKS ARE TO BE WHITELINED WITH 100mm WIDE PAINTED LINES USING APPROVED LINEMARKING PAINT.
8. ALL WORK EXTERNAL TO THE SITE SHALL COMPLY WITH APPLICABLE LOCAL AUTHORITY SPECIFICATIONS.
9. INTERNAL DRAINAGE HAS BEEN DESIGNED IN ACCORDANCE WITH QUDM REQUIREMENTS.
10. CONFIRM DOWNPIPE REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
11. THE FINAL SURFACE LEVEL & LOCATION OF THOSE DRAINAGE PITS WHICH ARE LOCATED IN GARDEN, LANDSCAPING & SIMILAR AREAS SHALL BE DETERMINED ON SITE TO ADDRESS THE PARTICULAR REQUIREMENTS OF THE FINAL LANDSCAPING DESIGN. INVERT LEVELS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THIS FIRM.
12. ALTERNATIVE STORMWATER DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR CONSIDERATION PRIOR TO CONSTRUCTION.
13. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT DIMENSIONS.
14. ALL STORMWATER PIPES WHICH DO NOT HAVE A MINIMUM OF 300mm OF SOIL COVERAGE AND ARE NOT COVERED BY SLABS SHALL BE CLASS SN8 MINIMUM UNLESS NOTED OTHERWISE.
15. THE CONTRACTOR SHALL VERIFY THAT THE NOMINATED SURFACE LEVEL OF ANY EXISTING OR NEW STORMWATER OR SEWER MANHOLES COINCIDES WITH THE PROPOSED GROUND LEVELS. ALLOW TO VERIFY SPECIFIED HEIGHTS TO ENSURE THAT ALL SITE CONSTRAINTS ARE ADDRESSED AND ALLOW TO ADJUST SURFACE LEVELS AND/OR MANHOLE SURFACE HEIGHTS IN ACCORDANCE WITH LOCAL AUTHORITY.
16. THE CONTRACTOR SHALL CHECK ALL NOMINATED LEVELS AND SHALL MAKE WHATEVER (MINOR) ADJUSTMENTS THAT MAY BE REQUIRED TO ENSURE FREE DRAINAGE TO ALL LOCATIONS (NO PONDING SHALL BE ALLOWED).
17. ALL HEIGHTS, GRADIENTS AND RETAINING WALL REQUIREMENTS SHALL BE CONFIRMED ON SITE BY THIS FIRM PRIOR TO/DURING CONSTRUCTION. THIS FIRM IS NOT RESPONSIBLE FOR WALL SETOUT DIMENSIONS ETC. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER.

MULTIPLE SERVICES IN ROAD RESERVE AND FOOTPATH AREA INCLUDING, GAS, WATER, NBN AND TELSTRA NETWORK. DEPTHS AND LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

NEIGHBOURING HOUSE

450sq PIT
S.L. 624.450
I.L. 623.900
REFER NOTE 11.

STORMWATER PIPEWORK TO FUTURE DETAIL.

STAND UP KERB & CHANNEL.
GAYDON STREET

EXISTING OVERHEAD POWER LINES. TYPICAL.

DN100 PVC LAID AT 1% MIN.

PROPOSED UNIT 1
F.F.L. 624.900
F.P.L. 624.600
Q_2 (TOTAL ROOFED AREA) = 5 L/s

ADJUST EXISTING CROSSOVER TO SUIT NEW CROSSOVER.

JENKINS STREET
STAND UP KERB & CHANNEL.

1000 CLEAR

450sq PIT
S.L. 624.450
I.L. 624.050
Q2= 1.0 l/s
REFER NOTE 11.

RELOCATE TELSTRA PIT.

PIPEWORK LAID AT 1% MIN.

300sq PIT
S.L. 624.400
I.L. 624.100
Q2= 1.7 l/s

ROOF DRAINAGE TO FUTURE DETAIL.

PIPEWORK LAID AT 0.75% MIN.

PROPOSED UNIT 2
F.F.L. 625.000
F.P.L. 624.700
Q_2 (TOTAL ROOFED AREA) = 5.0 L/s

PROPOSED UNIT 3
F.F.L. 624.950
F.P.L. 624.650
Q_2 (TOTAL ROOFED AREA) = 5.0 L/s

PROPOSED UNIT 4
F.F.L. 624.750
F.P.L. 624.450
Q_2 (TOTAL ROOFED AREA) = 4.8 L/s

INDICATES HEIGHT OF BRICK UP BASE.

450sq PIT
S.L. 624.800
I.L. 624.450
Q2= 4.7 l/s

300sq PIT
S.L. 624.600
I.L. 624.230
Q2= 2.7 l/s

NEIGHBOURING HOUSE

EXISTING CARPORT

PROBABLE RAISED GARDEN OVER TO ACHIEVE MINIMUM PIPE COVER. EXTENT TO BE CONFIRMED DURING FINAL DESIGN.

PROBABLE LANDSCAPE WALL TO FUTURE DETAIL.

EXISTING COUNCIL MANHOLE AND SEWER LINE TO BE ABANDONED

NEW SEWER CONNECTION STUB.

NEW DN1050 SEWER MANHOLE. APPROX. IL 622.935

300Sq PIT TO FUTURE DESIGN AND DETAIL.

ROOF DRAINAGE TO FUTURE DETAIL. TYPICAL.

PROPOSED UNIT 5
F.F.L. 625.120
F.P.L. 624.820
Q_2 (TOTAL ROOFED AREA) = 5.1 L/s

300sq PIT
S.L. 624.870
I.L. 624.470
Q2= 5.0 l/s
REFER NOTE 11.

RAISED EDGE. REFER DETAIL. TYPICAL.

PROPOSED UNIT 6
F.F.L. 625.050
F.P.L. 624.750
Q_2 (TOTAL ROOFED AREA) = 5 L/s

PATH FOR Q100 DRAINAGE RELIEF PURPOSE.

450sq PIT
S.L. 624.850
I.L. 624.550
Q2= 4.6 l/s
REFER NOTE 11.

450sq PIT
S.L. 624.850
I.L. 624.470
Q2= 4.5 l/s
REFER NOTE 11.

450sq PIT
S.L. 625.950
I.L. 624.650
Q2= 7.8 l/s

USE SN6 PIPEWORK WHERE COVER IS LESS THAN 300. TYPICAL.

CONCRETE PATHWAY SLAB RECOMMENDED IN THIS AREA DUE TO TIGHT SITE CONSTRAINTS AND FOR SITE DRAINAGE REASONS.

DENOTES PROPOSED RETAINING WALL. TYPICAL.

EXISTING SHED

EXISTING SHED

EXISTING SHED

UPPER CATCHMENT FLOWS
Q_2 = 17.8L/s
Q_{20} = 37.1 L/s

UPPER CATCHMENT FLOWS
Q_2 = 9.1L/s
Q_{20} = 18.9 L/s

COPYRIGHT
COPYRIGHT EXISTS ON ALL PLANS & DESIGNS PRODUCED BY REID CONSULTING ENGINEERS Pty Ltd. THESE DRAWINGS SHALL NOT BE REPRODUCED IN PART OR IN FULL WITHOUT WRITTEN APPROVAL FROM THIS COMPANY.
ORIGINAL COPY OF DRAWING HAS BEEN PRODUCED AT A1 SIZE. DRAWINGS REPRODUCED AT A DIFFERENT SIZE ARE NOT TO SCALE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK.

PLOT SCALE 1:100
PLOT DATE 02/02/26
FILES: 28030_03C.dwg

No	DATE	DRAFTER	AMENDMENT
C	27/07/26	BMM	COUNCIL INFORMATION REQUEST
B	02/02/26	DKS	REVISED ARCHITECTURAL PLANS
A	29/09/25	BMM/DKS	INITIAL ISSUE

Reid
CONSULTING ENGINEERS
OFFICE 106 Herries Street Toowoomba Qld 4350
POSTAL PO Box 614 Toowoomba Qld 4350
DIRECTORS Lindsay B. Reid BE(Hons1), MIEAust, RPEQ, CPEng, NER, APEC Engineer, IntPE(Aus)
Shayne P. Cleary
PHONE 07 4639 2800
MOBILE 0408 392 000 (Lindsay B. Reid)
0417 050 173 (Shayne P. Cleary)
EMAIL mail@reidconsulting.com.au
WEB www.reidconsulting.com.au
ABN 77 096 964 493

CLIENT: JIM GLEESON

DESIGNED	DRAWN	CHECKED
LBR	BMM/DKS	LBR
DATE 29/09/25	APPROVED RPEQ 2014	

TITLE
PROPOSED DEVELOPMENT AT No. 18-20 JENKINS STREET, NEWTOWN - TOOWOOMBA
CONCEPTUAL STORMWATER MANAGEMENT PLAN

SCALE A1 – 1:100, A3 – 1:200 | DRAWING No 28030 | No IN SET 3 | AMDT C | A1