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Bundaberg
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9 Bowen St
Toowoomba Qld 4350
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RECEIVED
02/12/2019
TOOWOOMBA
REGIONAL COUNCIL

29 November 2019



Toowoomba Regional Council
The Chief Executive Officer
PO Box 3021
TOOWOOMBA QLD 4350

Attention: Lilly Paterson

Project Name: Subdivision - Trunk Infrastructure | Drayton Wellcamp Road | Glenvale
Project No: 14070, Council Ref: OW/2018/6323/A

Dear Lilly,

Overview

As discussed recently via email and over the phone, as well as touched upon in our cover letter dated 4th October 2019 accompanying the minor change application (OW/2018/6323/A), our client is applying for a 'Generally in Accordance with' application. The application is primarily seeking to change the proposed alignment of the sewer rising main through Lot 279 AG3110 (henceforth referred to as 'Gainsborough Lodge'). The application also involves some changes to the sewer gravity main in association with the rising main changes.

The proposed changes are a result of the commercial arrangements with our client and Gainsborough Lodge. It is understood that Gainsborough Lodge is aiming to submit a Development Application soon, with a view of subdividing the land. The rising main alignment, illustrated within our attached plans, has come directly from the Gainsborough Lodge development team and represents their desired alignment.

Sewer Rising Main

We have attached calculations to support the rising main alteration. As with the previous minor change application, the calculations have been based on an increase of 748 EP, which Aquatec also confirmed their acceptance of. Aquatec will provide updated drawings and documentation in association with our changes, but these have not been included within this application package. We have also included an updated Hammer Analysis report.

Vertically, the grading of the rising main through the Gainsborough Lodge development has generally been kept to Council's desired minimum and maximum cover of 1.1 – 1.5m. However there are instances where this could not be achieved due to competing requirements of the existing terrain and the potential future terrain associated with the Gainsborough Lodge development. We received a future design surface from the Gainsborough Lodge development team and have attempted to choose a vertical grading that is sympathetic to both the existing and the future terrain surface.

Drayton Wellcamp Road Gravity Sewer

The attached plans have also altered some of the gravity sewer pipe sizes within Drayton Wellcamp Road, notably as a result of including EP from outside the PIA. While we recognise that Council does not want to approve or be seen to tacitly approve any development from outside the PIA, we have included the additional EP to confirm/alter the pipe sizes as a result of the commercial agreement between our client and Gainsborough Lodge. Having said this, we have also included calculations supporting the increased pipe sizes, demonstrating that self-cleansing flow is achieved even without this additional EP from outside the PIA.

Conclusion

The application primarily seeks to alter the alignment of the rising main through the Gainsborough Lodge development. Within this application, we have included only those plans requiring updating from the previously stamped, Council approved drawings under previous approvals.

If there any queries in relation to this application, don't hesitate to contact our office.

Yours sincerely,



Matthew Kronk

Senior Engineer

RMA ENGINEERS PTY LTD

Enclosures:

1. *Design for Engineering Drawings for Operational Works – Design Certificate*
2. *Design Drawings*
3. *Rising Main Design Spreadsheet sizing confirmation*
4. *Gravity Sewer Main Design Spreadsheet*
5. *Sewer Rising Main Water Hammer Analysis*

DESIGN FOR ENGINEERING DRAWINGS FOR OPERATIONAL WORKS

We **RMA Engineers Pty Ltd**

Of **9 Bowen Street, Toowoomba QLD 4350**

Under the Professional Engineers Act 2002 (QLD) certify that the engineering drawings, specifications and supporting calculations as listed in The Schedule have been prepared in accordance with:

- The Conditions in any relevant Decision Notice issued by Toowoomba Regional Council
- Toowoomba Regional Council's Planning Scheme including Local Planning Policies
- Good engineering practice

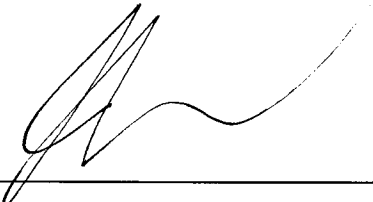
Description and location of works

Address of the site: Toowoomba Cecil Plains Road, Devine Road, Drayton Wellcamp Road, 689 Toowoomba Cecil Plains Road, 390 Drayton Wellcamp Road,
TOOWOOMBA QLD 4350

Real property description: Lot 10 on SP300552, Lot 11 on SP300552, Lot 12 on SP300552, Lot 13 on RP839447, Lot 279 on AG3110 and Lot 5 on A341

Name of owner: Glenvale Devine Road Development Pty Ltd c/- SMSF Property Australia

Address of owner: Level 1, 800 Kingsford Smith Drive, Eagle Farm QLD 4009



Signature of Registered Professional Engineer or approved signatory on behalf of

Jason Wardle – RPEQ No 7789

28/11/19

Full Name & RPEQ No.

Date

THE SCHEDULE

Document title	Reference	Revision
General Layout and Drawing Index Plan	C-G0101	6
Sewerage Notes, Locality Plan and Standard Details	C-S0101	4
Sewerage Master Plan	C-S0201	5
Sewer Catchment Plan – 1	C-S0202	3
Sewerage Layout Plan - 2	C-S0302	5
Sewerage Longitudinal Sections – 1	C-S0401	4
Sewerage Longitudinal Sections – 4	C-S0404	4
Sewerage Longitudinal Sections - 5	C-S0405	4
Sewer Rising Main Easement Extent Plan	C-S0604	3
Sewer Rising Main Master Plan	C-S0700	5
Pump Station Sections – 1	C-S0701	4
Sewer Rising Main Layout Plan and Long Section – 1	C-S0801	4
Sewer Rising Main Layout Plan and Long Section – 2	C-S0802	4
Sewer Rising Main Layout Plan and Long Section – 3	C-S0803	4
Sewer Rising Main Layout Plan and Long Section – 4	C-S0804	4
Sewer Rising Main Details	C-S0900	1



9 Bowen St, Toowoomba City, QLD 4350

PROJECT: Subdivision - Trunk Infrastructure | DATE: 2/12/2019
Drayton Wellcamp Road | Glenvale
14070

SUBJECT: Sewer GIA Application TRANSMITTAL ID: 0064

PURPOSE: For your approval VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Matt Kronk	RMA Engineers	matt.kronk@rmaeng.com.au	

TO

NAME	COMPANY	EMAIL	PHONE
development@tr.qld.gov.au		development@tr.qld.gov.au	

REMARKS: Hi Lilly,

As we have discussed previously, attached are some revised drawings for a 'generally in accordance' application seeking to alter the rising main alignment through the upstream neighbour's property. I have attached a covering letter briefly discussing the history of the revision, as well as some other pieces of supporting information. We have only included those drawings that have altered from the drawings previously stamped and approved by Council.

I believe Keith Cummins has been in contact with respect to payment of this application.

If there are any further queries, don't hesitate to get in contact.

Regards,
Matthew Kronk

Senior Engineer
B.Eng (Civil), MIEAust, CPEng, NER, RPEQ
M 0407 031 737



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Bundaberg T 07 4130 5646



Happy Christmas from all of us at RMA Engineers and RMA Soils.
Please note our offices shut down at 5pm on 20/12/2019 and re-open 8.30am on 06/01/2020.
Have a safe and happy holiday.

Transmittal

DATE: 2/12/2019
TRANSMITTAL ID: 0064

DESCRIPTION OF CONTENTS

RMA No.	REV.	TITLE	PDF NAME
C-G0101	06	General Layout and Drawing Index Plan	File: 14070-C-G0101-6.pdf
C-S0101	04	Sewerage Notes, Locality Plan and Standard Details	File: 14070-C-S0101-4.pdf
C-S0201	05	Sewerage Master Plan	File: 14070-C-S0201-5.pdf
C-S0202	03	Sewer Catchment Plan - 1	File: 14070-C-S0202-3.pdf
C-S0302	05	Sewerage Layout Plan - 2	File: 14070-C-S0302-5.pdf
C-S0401	04	Sewerage Longitudinal Sections - 1	File: 14070-C-S0401-4.pdf
C-S0604	03	Sewer Rising Main Easement Extent Plan	File: 14070-C-S0604-3.pdf
C-S0700	05	Sewer Rising Main Master Plan	File: 14070-C-S0700-5.pdf
C-S0701	04	Pump Station Sections - 1	File: 14070-C-S0701-4.pdf
C-S0801	04	Sewer Rising Main Layout Plan and Long Section - 1	File: 14070-C-S0801-4.pdf
C-S0802	04	Sewer Rising Main Layout Plan and Long Section - 2	File: 14070-C-S0802-4.pdf
C-S0803	04	Sewer Rising Main Layout Plan and Long Section - 3	File: 14070-C-S0803-4.pdf
C-S0804	04	Sewer Rising Main Layout Plan and Long Section - 4	File: 14070-C-S0804-4.pdf
C-S0404	04	Sewerage Longitudinal Sections - 4	File: 14070-C-S0404-4.pdf
C-S0405	04	Sewerage Longitudinal Sections - 5	File: 14070-C-S0405-4.pdf
Sewer Design Cert	02	Sewer Design Certificate for Operational Works	File: 191128 14070 Design Certificate.pdf
C-S0900	01	Sewer Rising Main Details	File: 14070-C-S0900-1.pdf
GIA Covering Letter	01	Generally in Accordance Covering Letter	File: 191128 14070 Sewer GIA Application Covering Letter.pdf

COPIES:

Jason Wardle
Lilly Paterson
Adam Gould
Matt Kronk
Keith Cummins

(RMA Engineers)
(Toowoomba Regional Council)
(Toowoomba Regional Council)
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(Venturecrowd Property Australia Pty Ltd)