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27.03.2020
TOOWOOMBA
REGIONAL COUNCIL



27th March 2020

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

Dear Lilly,

Overview

As communicated recently via email and over the phone with Matt Kronk, our client is applying for a modification to the 'Generally in Accordance' application lodged with Council late last year. 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

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 (R3).

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. 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, at the request of Gainsborough Lodge. David Waldock from RMA Engineers and Steve Holloway from LH Property Partners are acting for Gainsborough Lodge. They will be contacting Council shortly to organise a meeting, so they may discuss the Drayton Wellcamp Road gravity sewer pipe sizes in more detail.

A copy of the calculations supporting the increased pipe sizes, demonstrating that self-cleansing flow is achieved has previously been submitted to Council for approval. Please confirm via email if you require us to re-submit it.

Conclusion

The application primarily seeks to alter the alignment of the rising main through the Gainsborough Lodge development and upgrade the pipes along Drayton Wellcamp Road.

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

Yours sincerely,


Jason Wardle

Principal Engineer

RMA ENGINEERS PTY LTD

Enclosures:

1. *Design for Engineering Drawings for Operational Works – Design Certificate*
2. *Design Drawings (Full set including previously approved plans)*
3. *Sewer Rising Main Water Hammer Analysis*
4. *Drawing List Status Report*