

APPENDIX C – RMA RESPONSE – ENGINEERING ISSUES:

- **Road Widths**
- **Service (Sewer) Easements**

RMA ENGINEERS

RECEIVED
16.03.2020
TOOWOOMBA
REGIONAL COUNCIL



18 November 2019

Precinct Urban Planning
PO Box 3038
TOOWOOMBA VILLAGE FAIR QLD 4350

Attention: Andrew Bullen

Project Name: Subdivision at 802 McDougall Street
Project No: 9829

Dear Andrew,

Please find below our responses to Engineering Issues 3.2 and 4.1 as raised by Council in their letter dated 27 March 2018 and clarified at the meeting on 7 November 2018, for inclusion in your overall response to Council. The issues have been numbered as per Council's letter for ease of reference.

ENGINEERING

3. Road Hierarchy and Road Widths

Issue

The proposed PAD does not appropriately reflect the road standards and requirements of the Toowoomba Regional Planning Scheme 2012.

It is also noted that the proposed PAD incorrectly states that only distributor and sub-arterial roads surround the subject site. Boundary Street is a regional arterial road in the Toowoomba Regional Planning Scheme 2012 road hierarchy.

Further Information Required

3.2. The applicant is requested to amend the proposed development plans to show a 4.5m widening in lieu of the proposed 2m widening to the Boundary Street frontage;

Response

The applicant has considered Council's request and undertaken further investigation in relation to the existing road and electrical infrastructure located within the Stage 1 Boundary Street frontage.

The existing watermain is on the western side of Boundary Street for the frontage of the site.

Drawing CSK117 has been prepared showing the location of the significant power poles along the frontage. Figure 1 below shows the existing pole located near the northern end of the Stage 1 Boundary Street frontage. Figure 2 below shows the existing power pole and an existing transformer located near the southern end of the Stage 1 Boundary Street frontage.

The location of the power poles and the significant cost of relocation suggest they are a constraint on the future design of Boundary Street.

Assuming Boundary Street is widened in the future, the location of the eastern kerb alignment would need to be a minimum 1.0m to the west of the existing power poles. Any additional widening of the pavement (and road reserve) would need to occur on the western side of Boundary Street due to the location of the significant power poles.

Based on a future eastern kerb alignment at 1.0m to the west of the power poles and a 2.0m road dedication as part of Stage 1, a verge width of at least 6.6m will result along the Stage 1 Boundary Street frontage. This width is more than adequate to accommodate the existing electrical infrastructure and proposed footpath.

We believe that Council's latest request to provide a further 2.5m widening to the road reserve (4.5m in total) is not necessary to achieve a suitable verge profile and contain the required infrastructure. The additional reserve width would only result in the loss of residential land for no real benefit. The applicant remains firm on their position that only a 2.0m road reserve dedication width is reasonable and relevant to the development proposal.



Figure 1: Northern Boundary St pole



Figure 2: Southern Boundary St pole and transformer

4. Service Easements

Issue

The proposed service easements on Lots 51, 52, 37 and 38, are not continuous to a street frontage. One of the purposes of the easements is to facilitate access to the proposed sewer infrastructure.

Further Information Required

4.1. The applicant is requested to demonstrate how the proposed rear easements will functionally provide access through neighbouring property.

Note: The applicant may extend the proposed easement through adjoining allotments to provide the necessary continuous access to the proposed Road 2 and Road 3.

Response

Refer attached drawing CSK106. The sewerage layout has been reconfigured to relocate the sewer from the rear of the small lots, removing the requirement for any easements within the allotments.

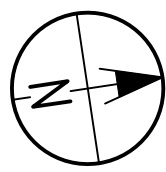
Council can still apply a standard condition to the approval requiring easements for sewers in small lots in accordance with Planning Scheme Policy No. 3, if the situation arises at operational works phase that a sewer in the rear or side of a small lot is required.

Yours sincerely,

Stuart Doyle
Director | Principal Engineer | RPEQ
RMA ENGINEERS PTY LTD

Enclosures:

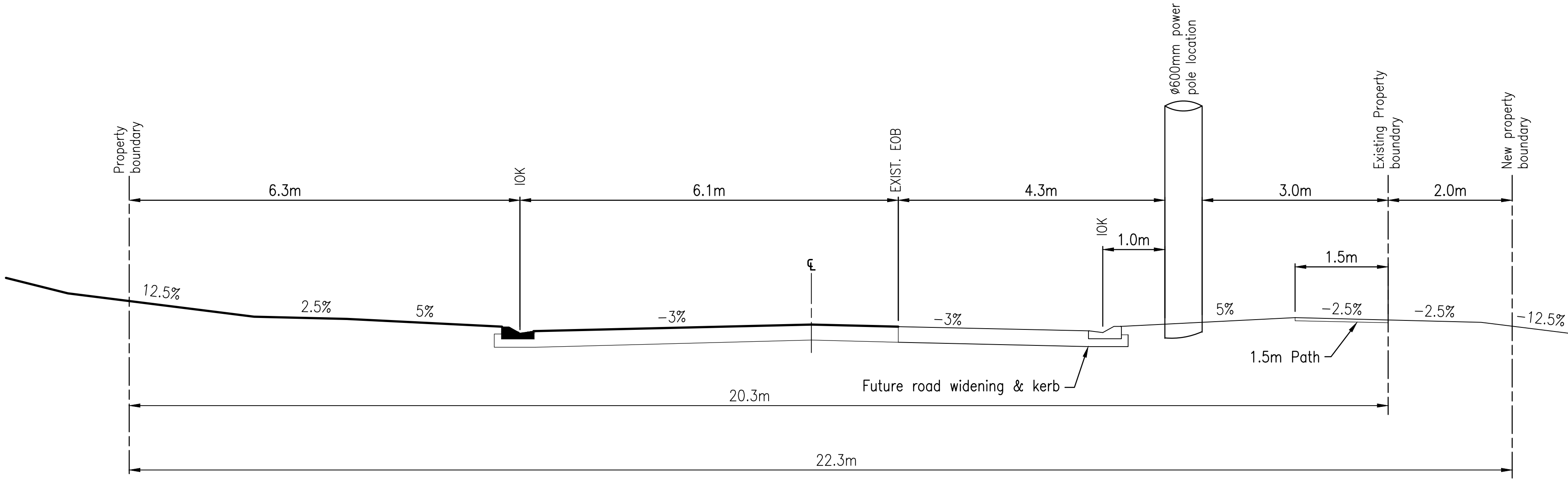
RMA Drawing 9829 CSK106 Preliminary Sewerage Layout Stages 1 and 2
RMA Drawing 9829 CSK117 Typical Road Section - Boundary Street



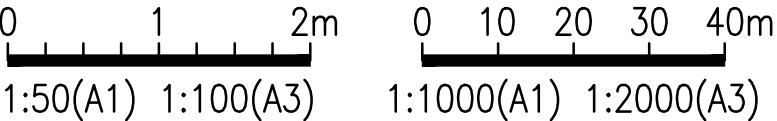
PLAN – BOUNDARY STREET
Scale 1:1000 (A1)

- LEGEND:
- Cadastral Boundary
 - Stage 1 Road Dedication

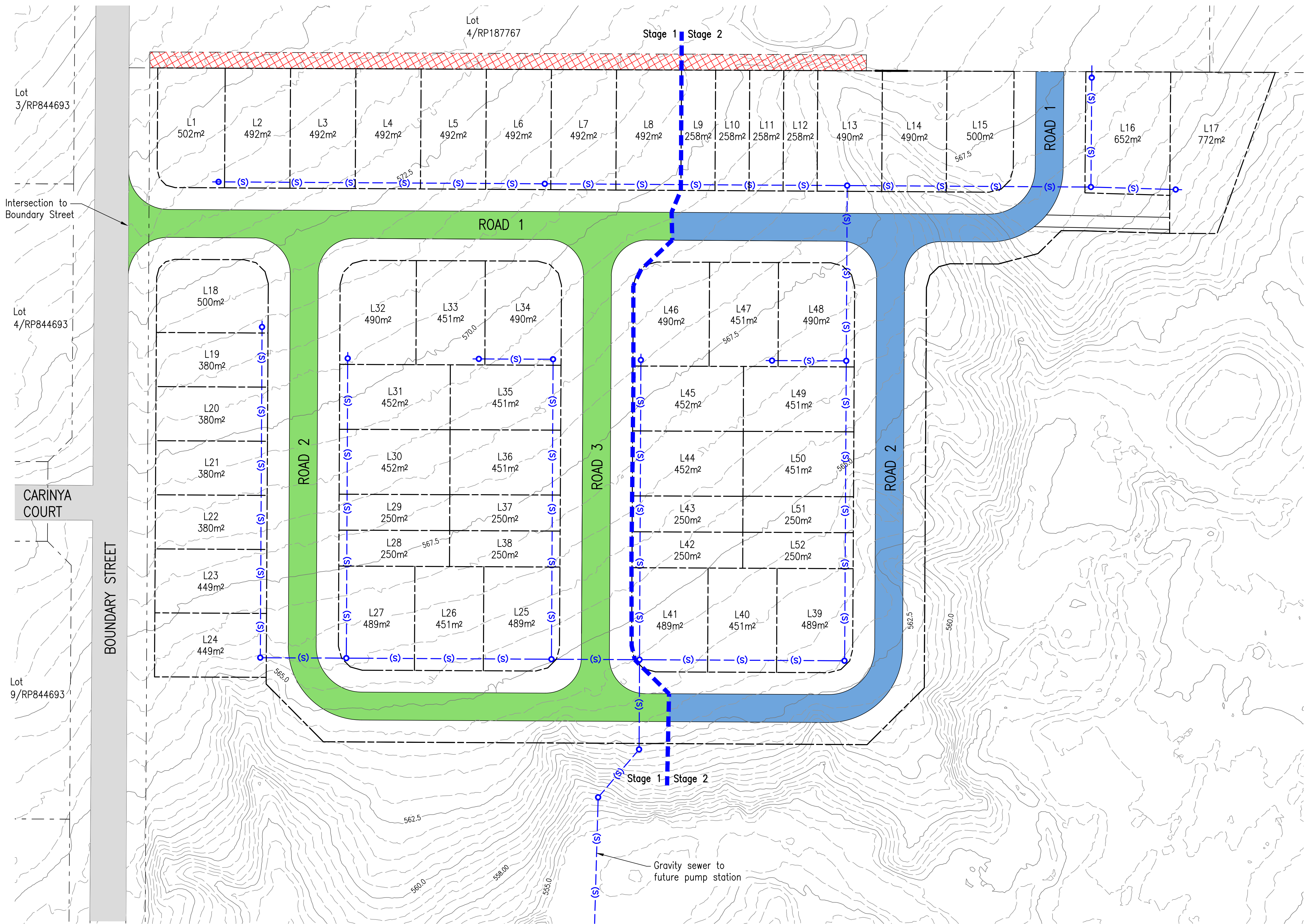
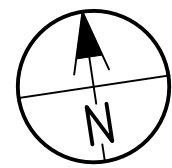
NOTES:
1. All measurements are approximate and subject to detail survey.



TYPICAL ROAD SECTION – BOUNDARY STREET
Scale 1:50(A1)



				NOTE: FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH RMA ENGINEERS PTY. LTD.			 www.rmaeng.com.au	CLIENT TEEDALE PTY LTD & DOUGLAS PROPERTY GROUP PTY LTD	JOB EUSTONDALE ESTATE	Drawn: JRB Designed: JRB Checked: ASO			R.P.E.Q. THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED AND A DIGITAL SIGNATURE PROVIDED IN ITS PLACE	JOB NO. 9829
								TITLE TYPICAL ROAD SECTION - BOUNDARY STREET					DATE MAR '17	
												DRAWING NO. CSK117	ISSUE B	

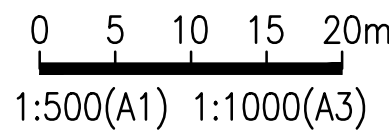


LEGEND:

- Proposed Property Boundary
- DCDB Property Boundary
- Existing Road Pavement Indicative Only
- Proposed Stage 1 Road Pavement
- Proposed Stage 2 Road Pavement
- Proposed Building Potential
- Existing Easement
- Proposed Easement
- Proposed Easement Boundary
- Proposed Sewer Main
- Stage Boundary
- Major Contour
- Minor Contour

CONTOUR NOTE:
Intervals between contours – 0.5m
Contours are existing surface levels.

PRELIMINARY SEWER LAYOUT – STAGE 1 & 2
Scale 1:500 (A1)



ISSUE	DESCRIPTION	DATE	DWN	CHK	APP
7	TRC - RFI RESPONSE	08/11/19	MDL	BSD	BSD
6	TRC - OUTSTANDING ISSUES	03/11/17	NGT	DJG	
5	TRC - OUTSTANDING ISSUES	13/10/17	NGT	DJG	
4	TRC - RFI RESPONSE	24/05/17	TJB	ASO	
3	TRC - RFI RESPONSE	05/04/17	JRB	DJG	
2	TRC - RFI RESPONSE	21/03/17	TJB	ASO	
1	ORIGINAL ISSUE	31/05/16	TJB	ASO	

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JOB
EUSTONDALE ESTATE

TITLE
PRELIMINARY SEWER LAYOUT - STAGES 1 & 2

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JOB NO.
9829
DATE
MAY '16
DRAWING NO.
CSK106
ISSUE
7