

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/46-2022

Dated: 15 September 2022



IMPORTANT NOTE

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

Edenbrook Land Pty Ltd
A.B.N. 112 588 182

project

38 Wirraway Drive,
Parkhurst

plan of

Reconfiguration Plan
(2 Lots into 2 Lots Realignment)

rpd

Lots 233 & 255
on SP325466

lga

Rockhampton Regional Council

issue	date	details	authorised
A	4-04-2022	Initial Issue	RJKF

created



scale
1:8000 @ A3

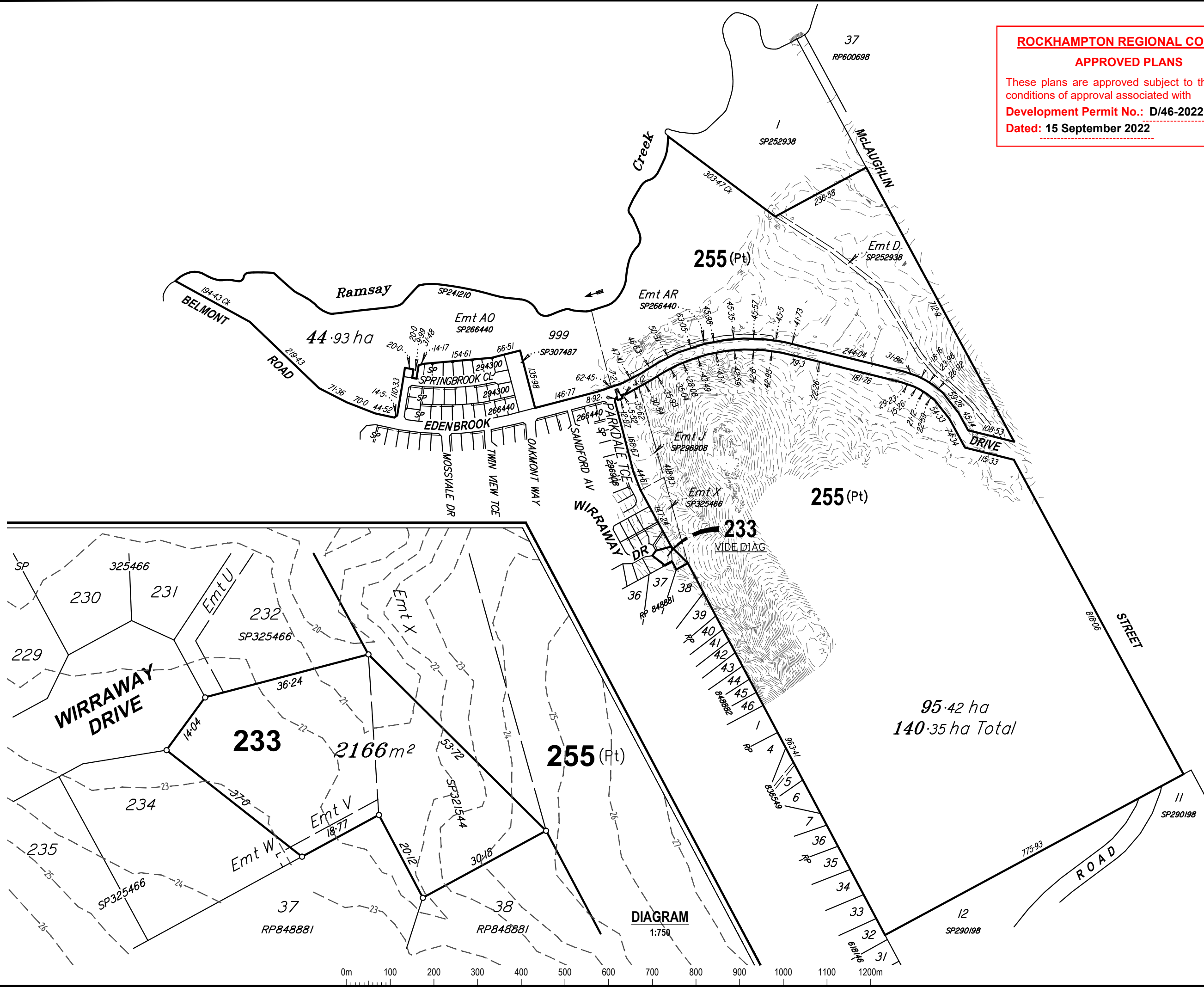
sheet no.
1 of 1

plan no.
6650-21-ROL

datum
AHD

cad file
6650-21-ROL-A

issue
A



10/8/2022

Development Assessment Section
Rockhampton Regional Council
PO Box 1860, ROCKHAMPTON QLD 4700

Dear Sir/Madam

**RESPONSE TO INFORMATION REQUEST
DEVELOPMENT APPLICATION D/46-2022 FOR
RECONFIGURING A LOT, BOUNDARY REALIGNMENT (TWO
LOTS INTO TWO LOTS) – SITUATED AT 38 WIRRAWAY DRIVE
AND LOT 255 EDENBROOK DRIVE, PARKHURST – DESCRIBED
AS LOTS 233 AND 255 ON SP325466, PARISH OF MURCHISON**

We acknowledge on behalf of the Applicant, receipt of Council's letter dated 26 April 2022 wherein further information is requested.

The Applicant has approved the following response:

- 1.0 *Please provide an overland flow path assessment report for the subject land, prepared and certified by a Registered Professional Engineer of Queensland that as a minimum includes:*
 - 1.1 *Identification of catchments of this flow path;*
 - 1.2 *An assessment of the peak discharge of a one percent (1%) Annual Exceedance Probability defined flood / storm event;*
 - 1.3 *How the overland flow from upstream catchment will be intercepted within proposed Lot 233 and discharge to lawful point, if area covered by Easement X on SP321544 is transferred as freehold land.*
 - 1.4 *Identification of all areas of the subject land to be provided as dedications / easements in favour of Council for the purpose of conveyance of the one percent (1%) Annual Exceedance Probability defined flood / storm event. These dedication / easement areas must be detailed on a suitably scaled and adequately dimensioned conceptual layout plan; and*
 - 1.5 *details of all calculations, assumptions and data files (where applicable).*

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/46-2022

Dated: 15 September 2022

1300 220 195



admin@hartecs.com.au
www.hartecs.com.au



Suite 8, Level 1 Tobruk House, 8 Archer St, Rockhampton, Qld, 4700
PO Box 3666, North Rockhampton, Qld, 4701
Office 26, Level 2, Cathedral Village, 115 Wickham St, Fortitude Valley, Qld, 4006



Response:

The area of freehold land within Lot 255 SP325466 that is proposed to be added to Lot 233 (id est the subject boundary realignment application) is currently entirely covered by Easement X.

It is not proposed to change this situation; Easement X will remain unchanged over this freehold land and remain in place after amalgamation.

To be clear, the area of freehold land within Lot 255 SP325466 that is proposed to be added to Lot 233 will still be entirely covered by Drainage Easement X in favour of Council.

Therefore, the overland flow from the upstream catchment will not be intercepted by or within proposed Lot 233 and will still discharge lawfully in an unchanged manner as it does now.

To reiterate, the land area covered by Easement X on SP321544 that is proposed to be transferred will be amalgamated to lot 233 with Easement X still entirely in place.

Therefore, it is un-necessary to provide an overland flow assessment for the subject land or assess the 1% AEP storm event as the existing situation with lawful discharge will remain unchanged with amalgamation of the small identified portion of lot 255 with lot 233.

The area of land currently dedicated as easement in favour of Council is the entire area of lot 255 that is proposed to be amalgamated. This easement area over freehold land is as detailed on the scaled and dimensioned proposal plan submitted with the subject application. A mark-up on this plan is attached to assist Council's understanding and assessment.

No works are required to complete the ROL; no services are required.

This is a complete response and Council is requested to proceed with the assessment.

Yours faithfully



Hartecs Group

Attachment

Appendix A Mark up on Capricorn Survey's proposal plan Drawing No 6650-21-ROL