

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/40-2019

Dated: 21 February 2020

place  
design  
group.

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PROJECT

ROCKHAMPTON  
RAILYARDS

CLIENT

AURIZON

KEY PLAN / NOTES

Lot Boundary

Indicative site access

Heritage building to be retained

Main building to be retained

Building awning to be retained

Building to be demolished

Building awning to be demolished

All main building and building awnings to be retained are in accordance with measured survey drawings, other building footprint information are not measured by surveyor. Carparking requirements layout design and heavy vehicle turning paths are subject to detailed design in accordance to future use of existing warehouse structures.

NOT FOR  
CONSTRUCTION

| ISSUE | CODE | ISSUE DESCRIPTION   | BY | CHK | DATE     |
|-------|------|---------------------|----|-----|----------|
| A     | PRE  | SUBDIVISION PLAN EP | CK |     | 30.01.19 |
| B     | PRE  | SUBDIVISION PLAN EP | CK |     | 05.02.19 |
| C     | PRE  | SUBDIVISION PLAN SC | SS |     | 25.02.19 |
| D     | PRE  | SUBDIVISION PLAN SC | SS |     | 15.03.19 |
| E     | PRE  | SUBDIVISION PLAN SC | SS |     | 30.04.19 |

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

PRELIMINARY  
SUBDIVISION  
PLAN

DESIGN : SS  
DOCUMENT : PRE  
PROJECT : 1118065  
SCALE : 1:2000@A1



SHEET NUMBER  
DNG-21

REVISION  
E

NOTE: This plan is subject to survey, detail design and relevant government approval.

PRELIMINARY

**Project No. 0911819**

**Date: 28-May-19**

**To:**  
Nick Holt  
Place Design Group  
Nick.h@placedesigngroup.com

**From:**  
Lachlan McMurtrie  
McMurtrie Consulting Engineers  
Lachlan@mcmengineers.com

**Re: Aurizon Rockhampton Workshop – Reconfiguration of a Lot (ROL)**

---

## Introduction

McMurtrie Consulting Engineers (MCE) have been engaged by Aurizon to provide a basic services plan that addresses sewer, water and stormwater as well as commentary on flooding and site access.

## Background

Aurizon is preparing a development application to subdivide their property at 380 Bolsover street into three lots. This memo is intended to form part of the Subdivision and Reconfiguration of a Lot (ROL) application, to provide a basic services plan that addresses the sewer, water and stormwater connections for each individual lot. In addition to this, a plan addressing how stormwater will be dealt with and addressed on site is required. Flooding has also been addressed and some commentary has been provided on how the site interacts with Q100 flood levels.

The proposed subdivision and new lot boundaries are shown in Figure 1 - Proposed Subdivision.

### **ROCKHAMPTON REGIONAL COUNCIL**

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**Dated: 21 February 2020**

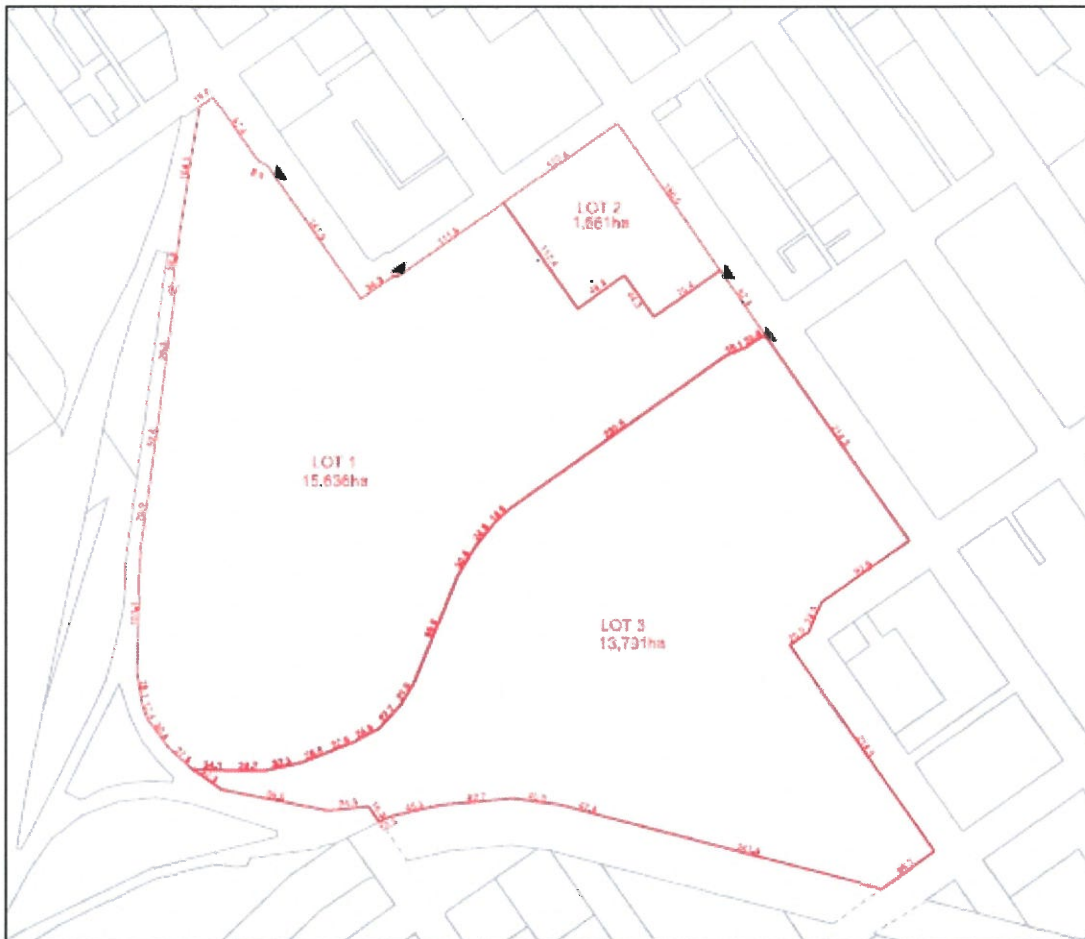


Figure 1 - Proposed Subdivision

## Flooding

A flood impact report of the ground levels for 338-380 Bolsover street was obtained from Rockhampton Regional Council. The report only considers the ground levels of the lot and does not report on how buildings may be impacted by flood levels.

The report indicates that Lots 1, 2 and 3 will all be impacted by a 1% AEP (Annual Exceedance Probability) flood of the Fitzroy River.

Lot 1 is impacted by flooding on the Denison and South St boundaries as well as on the south western boundary that adjoins lot 3 as shown in **Figure 2 – Flood Report**. The 1% AEP flood levels appear to impact some buildings on lot that are not planned to be demolished, however as the flood report only considers the ground levels, the level of inundation of the building cannot currently be determined.

Lot 2 is impacted by flooding on the South St and Bolsover St Boundaries as shown in **Figure 2 – Flood Report**. The 1% AEP flood levels appear to impact some buildings on lot that are not planned to be demolished, however as the flood report only considers the ground levels, the level of inundation of the building cannot currently be determined.

Lot 3 is impacted over the majority of the lot; however, the majority of Lot 3 is currently used as storage area and many of the structures seen on the aerial images appear to be shipping containers. The flood report show water impacting some of the permanent buildings, however the demolition plan shows that these buildings are awnings which are planned to be demolished. Therefore, as much of the site is used for storage and the existing awnings are planned to be demolished, the flood report does not appear to affect any of the existing permanent buildings.



Figure 2 – Flood Report

## Site Access

The existing lot currently has 9 existing formal access points consisting mainly of concrete driveways with steel gates and fencing all around. There are additional informal access locations, however it is presumed that access via these sites will be limited.

Lot 1 may be accessed at 249 and 271 Dennison Street, as well as at the intersection of Denison and South Street.

Lot 2 may be accessed at the intersection of Alma and South Street.

Lot 3 may be accessed at 331, 339, 349 and 363 Bolsover Street.

See Appendix D – Services Plan, for a map of the site accesses on the lots.

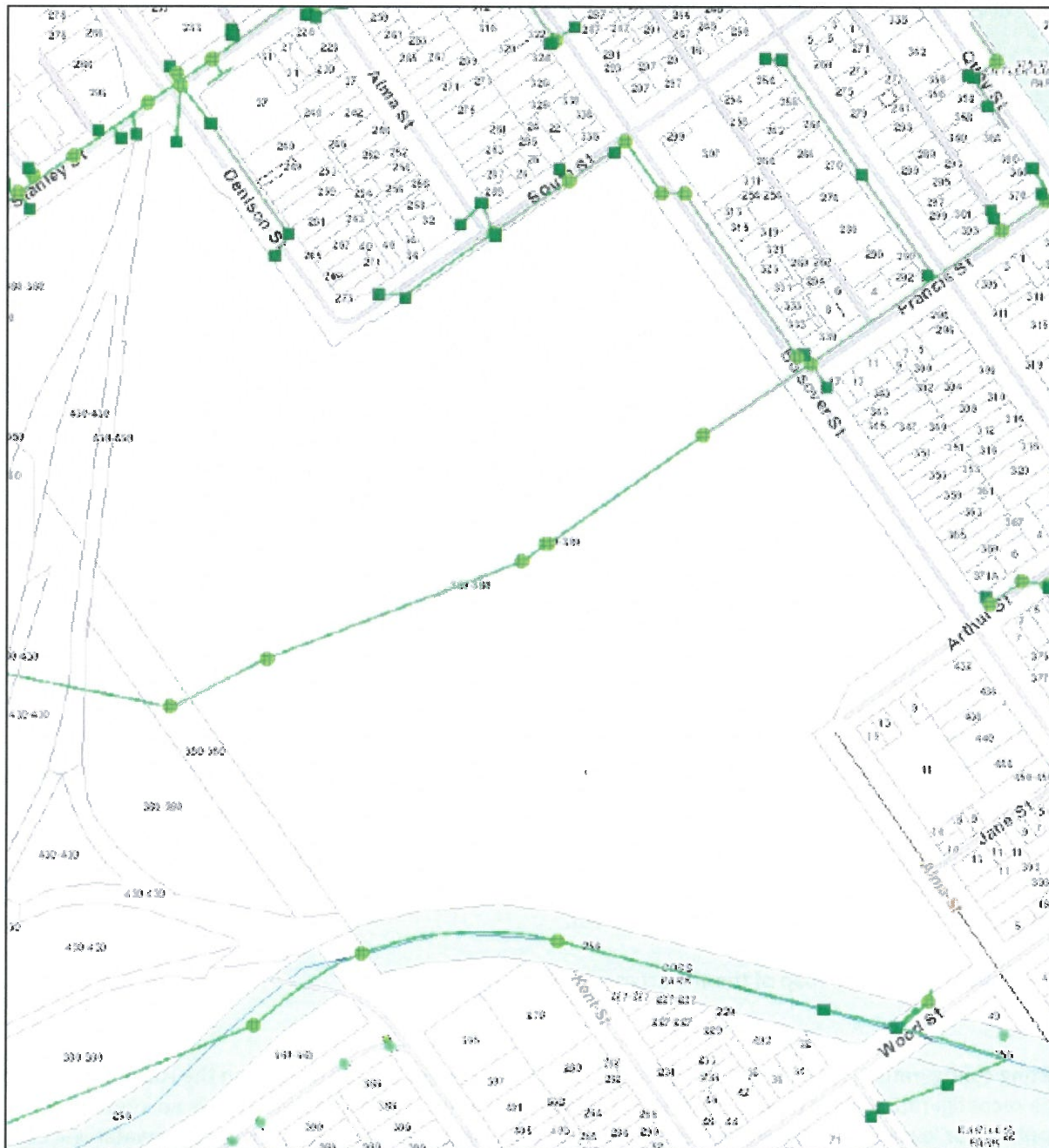
## Stormwater Assets

The lot in its existing configuration is currently free draining to the stormwater network located on the roads adjacent to the property. The reconfiguration of lot only considers the realignment of the boundaries and there is no intent or plans to change the contours or levels of the lot and therefore there is no foreseeable change to the way stormwater will be managed on site.

There is however existing stormwater infrastructure adjacent to the existing lot. For future development purposes, the reconfigured lots have the following infrastructure available:

- Lot 1 may connect to stormwater infrastructure at 261 Denison Street, 40 South Street and the intersection of Alma and South Street, to pits that are adjacent to the property boundary.
- Lot 2 may connect to stormwater infrastructure at 24 South Street, at the intersection of Bolsover and South Street and at 307 Bolsover Street, to pits that are adjacent to the property boundary.
- Lot 3 is naturally free draining to the south where excess stormwater is collected by a field gully at the Wood St boundary of the lot.

**Figure 3 – Existing Stormwater infrastructure shows the existing stormwater infrastructure adjacent to the lot.**



*Figure 3 – Existing Stormwater infrastructure*

## Water Services

The subdivided lots may be serviced by the existing connections provided to the site. Rockhampton Online Mapping Portal shows 4 existing connections to the site.

For future development purposes, the reconfigured lots have the following infrastructure available:

- Lot 1 – 150mm diam Cast Iron Pipe connected adjacent to 273 Denison St
- Lot 2 – 100mm diam AC pipe connected adjacent to 26 South St
- Lot 3 – 100mm diam MPVC pipe connected at Francis St
- Lot 3 – 150mm diam MPVC pipe connected at 365 Bolsover St

**Figure 4 - Existing Water Connections** shows the existing water connections as shown on the Rockhampton Online Mapping Portal.

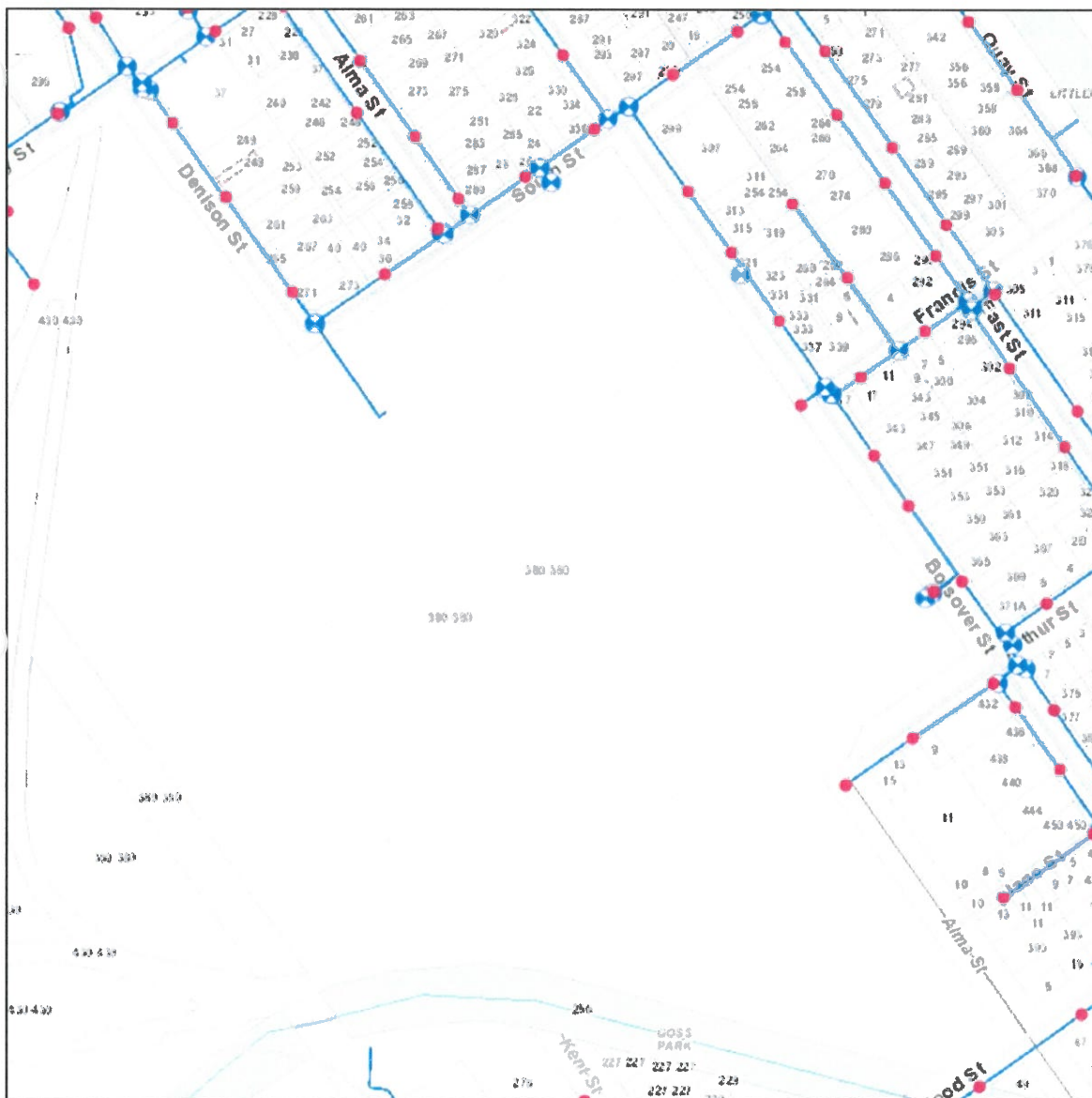


Figure 4 - Existing Water Connections

## Sewer Services

The existing buildings on the lot are currently connected to the sewer network, however the exact connection points are currently unknown.

For future development purposes the reconfigured lots have the following infrastructure available:

- Lot 1 may be connected at 253 Dennison Street by a 150 mm earthenware pipe.
- Lot 2 may be connected at 315 Bolsover Street by a 150mm earthenware pipe.
- There are no existing connections to the proposed Lot 3; however, the sewer may be connected to the 300 mm earthenware pipe that runs along Arthur St on the southern boundary of the lot.

Site specific investigation have been undertaken to determine the invert levels of the sewer manholes.

The invert level of the sewer manhole at 315 Bolsover St were not able to be determined as RRC staff were unable to access the site at the time of the investigation, however, as this sewer pit already services buildings on the lot, it may be assumed that Lot 1 and some of Lot 2 may be serviced by this pit. The Rockhampton Regional Council Online Mapping Portal does not show the connections on the public site, however, the connections between the buildings and the sewer pit have been confirmed by RRC Staff.

Site investigations of the sewer pit at 253 Denison St confirmed that the invert level of the 150mm Earthenware pipe is 2.040 m below the surface of the pit, therefore the approximate RL of the invert of this pit is estimated to be 5.96m. The design specifications set forth in CMDG, Sewerage Systems, D12 Design Guidelines dictate that for a 150mm sewer system, the maximum distance commanded by the pit is 246m. Therefore, based on the information provided by RRC, most of Lot 2 may be serviced by the sewer pit at 253 Denison St.

Site investigations of the sewer pit at 13 Arthur St confirmed that the invert level of the 300mm Earthenware pipe is 5.5m below the surface of the pit, therefore the approximate RL of the invert of this pit is estimated to be 0.5m. The design specifications set forth in CMDG, Sewerage Systems, D12 Design Guidelines dictate that the maximum depth to the invert of a reticulation sewer main is to be 3.5 m, hence for a 150mm sewer system, the maximum distance commanded by the pit is 465m. Therefore, based on the information provided by RRC, all of Lot 3 may be serviced by the sewer pit at 13 Arthur st.

The existing site is very flat across the whole of the lot and therefore the contours have not been taken into consideration when determining the area commanded by the sewer pits. Detailed investigation and surveys should be undertaken when planning for future buildings.

The sketch shown in Appendix G – RRC Sewer Assets shows what area may be serviced by the sewer pits at Arthur St and Denison St.

**Figure 5 - Existing Sewer Connections** shows the existing sewer connections to the existing lot and **Figure 6 – Area Commanded by Sewer Pits** shows the area commanded by the pits on Arthur St and Denison St

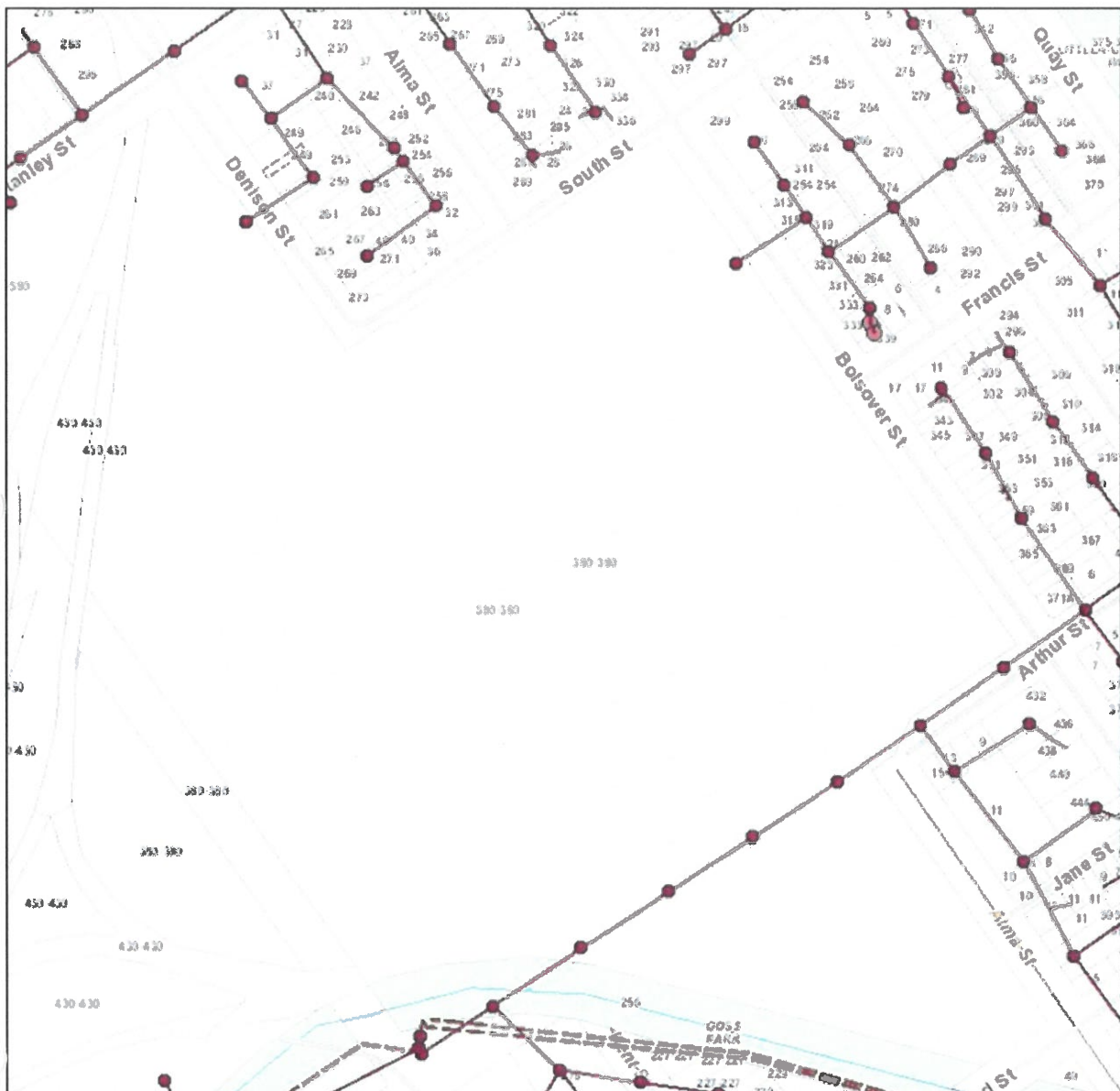




Figure 6 – Area Commanded by Sewer Pits

## Summary

Generally, the proposed ROL allows for each lot to be easily serviced with the opportunity for future developments to be connected to Water and Sewer infrastructure. The ROL ensures that each lot may be accessed through independent sites that connect to the RRC road network.

The ROL also does not change how stormwater is managed on site and flood reports provided by RRC show that the property is subject to limited impact of the flood plain during 1% AEP Flooding of the Fitzroy River.

Kind regards,



**Lachlan McMurtrie**  
Operations Manager

## Attachments

- Attachment A – Proposed Subdivision
- Attachment B – RRC Flood Report
- Attachment C – Services Plan
- Attachment D – RRC Stormwater Assets
- Attachment E – Water Reticulation Assets
- Attachment F – Sewer Assets

# ATTACHMENT A

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Proposed Subdivision

PROJECT  
ROCKHAMPTON  
RAILYARDS

CLIENT  
AURIZON

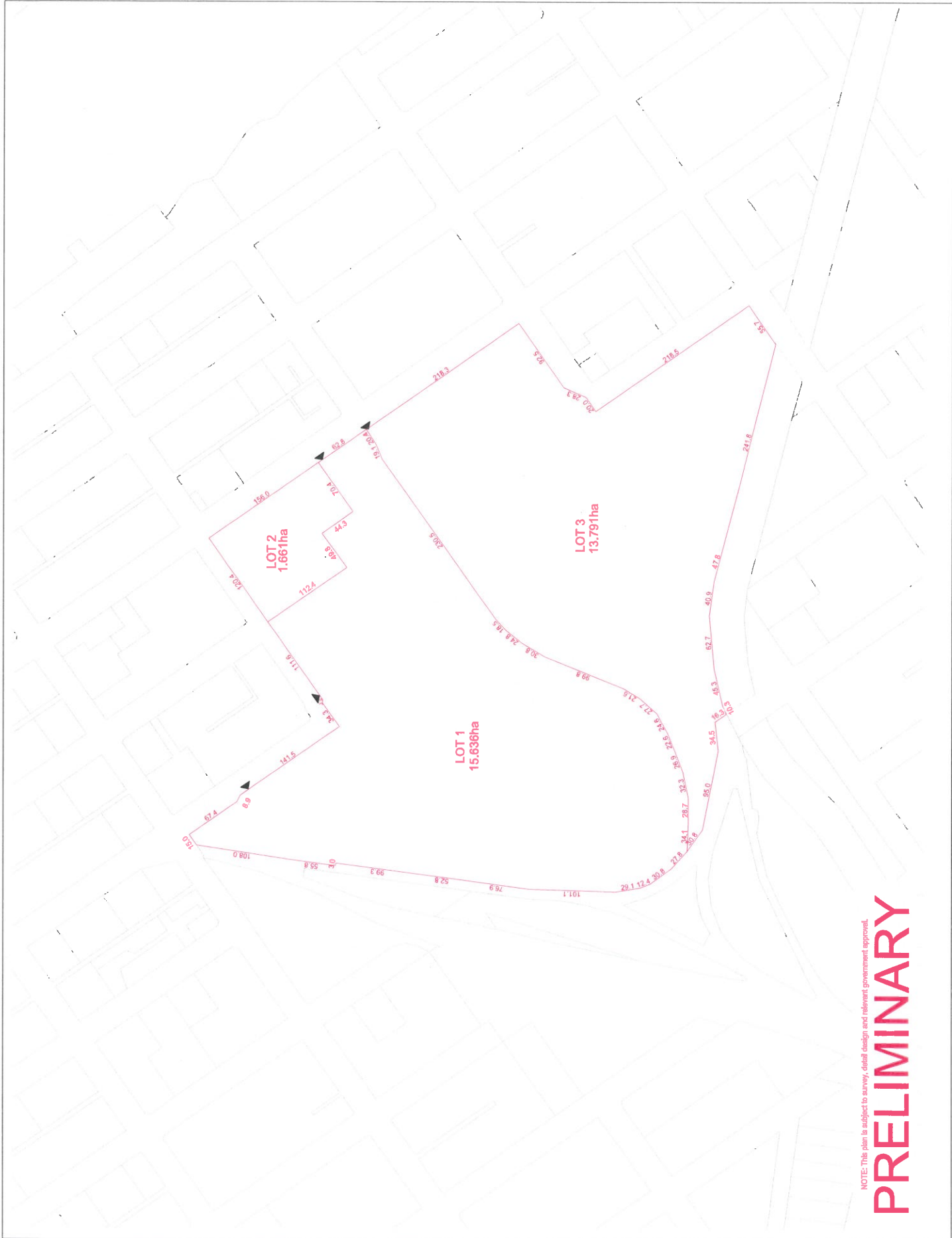
KEY PLAN / NOTES

NOT FOR  
CONSTRUCTION

DESIGN : SS  
DOCUMENT : PRE  
PROJECT : 1118063  
SCALE : 1:2500 @ 1/4"

NOTE: This plan is subject to survey, detail design and relevant government approval.

PRELIMINARY



PROJECT  
ROCKHAMPTON  
RAILYARDS

CLIENT  
AURIZON

KEY PLAN / NOTES

NOT FOR  
CONSTRUCTION

DESIGN : SS  
DOCUMENT : PRE  
PROJECT : 1118063  
SCALE : 1:2500 @ 1/4"

NOTE: This plan is subject to survey, detail design and relevant government approval.

PRELIMINARY

## **ATTACHMENT B**

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Demolition Plan



## **ATTACHMENT C**

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RRC Flood Report



**Rockhampton Office**  
232 Bolsover St, Rockhampton

**Gracemere Office**  
1 Ranger St, Gracemere

**Mount Morgan Office**  
32 Hall St, Mount Morgan

18 April 2019

Our Ref: 566441  
Telephone: 07 4936 8099 or 1300 22 55 77  
Email: [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au)

Mathev Mayur  
McMurtrie Consulting Engineers  
[mayur@mcmengineers.com](mailto:mayur@mcmengineers.com)

Dear Sir / Madam

**FLOOD INFORMATION REQUEST - 338-380 BOLSOVER STREET, DEPOT HILL - LOT 32 AND 33 ON SP131823**

Council is in receipt of your application dated 12 April 2019 requesting flood information for 338-380 Bolsover Street, Depot Hill and more properly described as Lot 32 and 33 on SP131823.

Council records show that the abovementioned land is affected by a 1% AEP flooding event in the Fitzroy River and Local Creeks.

Annual Exceedance Probability (AEP) is the probability of a flood event of a given magnitude being equalled or exceeded in any one year. A 1% AEP event means there is statistically a 1% (or 1 in 100) probability that an event of that magnitude will occur or be exceeded in any year.

Please find attached a Flood Search Property Report for your reference. Should you have any queries regarding this information please contact Council's Development Engineering section using the contact information above.

Yours faithfully

Mohit Paudyal  
Senior Development Engineer  
Planning and Regulatory Services

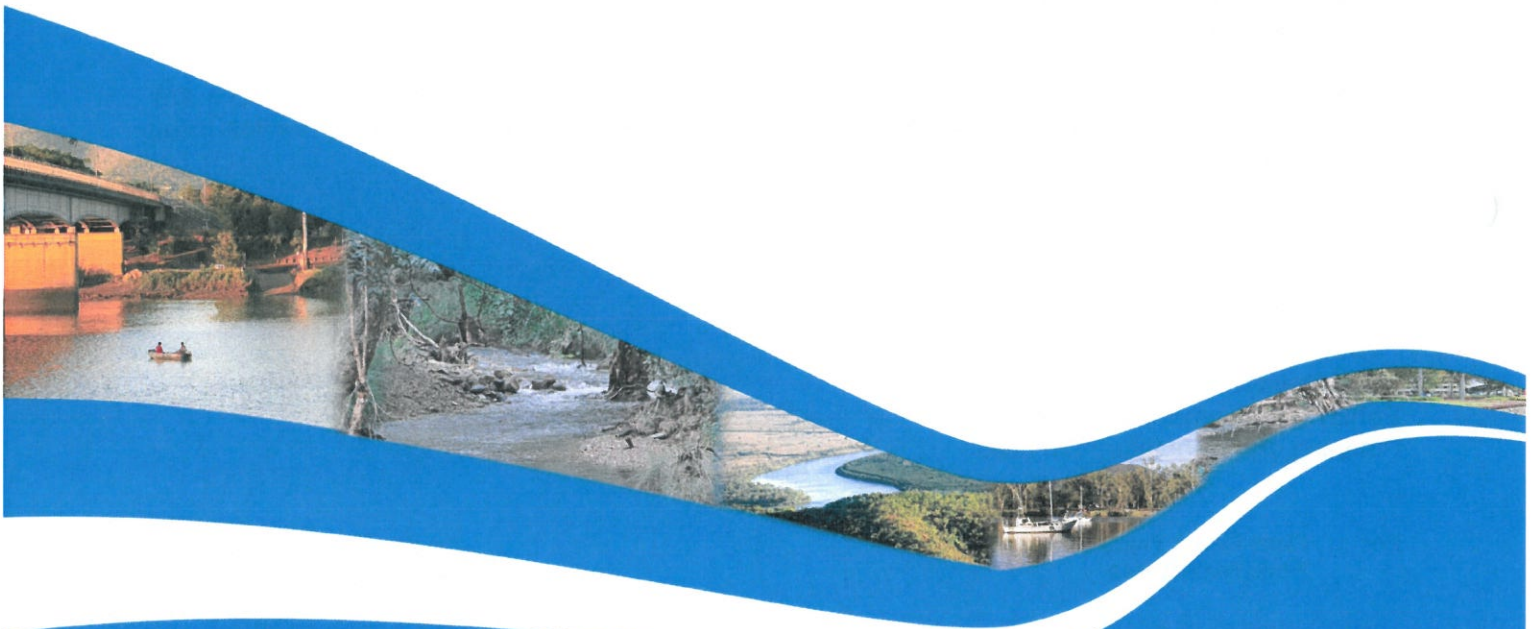
Enc Flood Search Property Report  
Flood Property Map

# Rockhampton Regional Council Flood Search Property Report

**Property Address:** 338-380 Bolsover Street,  
Depot Hill

**Lot Details:** Lot 32 and 33 on SP131823

**Date of Issue:** 18 April 2019



Planning and Regulatory Services - Engineering  
PO Box 1860, Rockhampton Q. 4700  
Phone: 07 4932 9000 or 1300 22 55 77  
Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)  
Web: [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)

  
**Rockhampton**  
Regional Council

# Flood Search Property Report Overview

Flood studies and associated modelling assist Council to better understand flooding and implement plans to avoid and mitigate its impacts on the community. Flood modelling of the Fitzroy River has been progressively refined over a long period of time. The flood modelling addresses riverine impacts on Rockhampton and surrounding areas, including Alton Downs, Pink Lily, Nine Mile, Fairy Bower, Midgee and Port Curtis. Local Creek Catchment Flood Studies model how local creek catchments are expected to respond during varying intensities and durations of rainfall events. Local Creek Catchment Flood Studies currently address urban creek catchments in North Rockhampton and Gracemere only.

Information provided in this report utilises information from flood studies available to Council at the date of issue of the report. As modelling will be refined and updated over time as better information is collected and modelling capabilities develop, report information may be subject to change.

Flood Studies are available on Council's website [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)

## When reading this report, please consider:

- If a property is affected by Fitzroy River and/ or Local Creek Catchment flooding, the highest maximum flood heights should be used to establish minimum building and development levels. For large property parcels there may be a significant difference between the minimum and maximum flood heights for a particular flood type. In these situations you may need to seek further advice from Council regarding the flood height that is appropriate for the exact location of the proposed building or development.
- Council does not provide flood height information for overland flow areas.
- The values provided do not provide any freeboard (i.e. tolerance above the modelled flood level). Refer to Council's Planning Scheme to determine the applicable freeboard requirements.
- The flood maps included with this report display flood extent only. All maps generated from the Flood Studies are available on Council's website.
- The flood maps provided only provide flood extents under existing climate and catchment conditions.
- If preparing a new building and/or development application, it is recommended that you confirm all flood related provisions within Council's Planning Scheme relevant to the property.

## What is flood modelling?

Flood modelling uses sophisticated computer software to estimate how rainfall of various intensities and duration produce stormwater flows along creek and river catchments.

Flood modelling is used to estimate:

- The inundation extents of the areas that may be flooded;
- The peak depths of flood waters; and
- The hazard related to the depth of water or how quickly the water flows (velocity).

Flood modelling estimates a range of design floods based on a statistical analysis of rainfall information provided by the Bureau of Meteorology. This information is used to establish the likelihood of a rainfall or flood event.

### Disclaimer

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## Property Details

**Address:** 338-380 Bolsover Street, Depot Hill  
**Lot and plan:** Lot 32 and 33 on SP131823

## Property Ground Levels:

Property ground levels can be found on the attached property flood report.

Should the extent of flooding at a property need to be more accurately predicted, then individual property level information (e.g. building floor levels) could be utilised in conjunction with Council's flood information. Council does not undertake this level of investigation or survey on behalf of property owners.

*For your information:*

*AHD (Australian Height Datum) is the National Mapping Datum used throughout Australia. The level of 0.0m AHD is approximately mean sea level.*

*Elevation Data Source: The digital elevation model used in the flood modelling is generated on a regional scale and utilises ground level elevations from aerial laser surveys performed in 2009 and 2010. The survey data used to determine the extent and depth of potential inundation is captured and updated periodically and may not reflect inundation of land that has recently been modified, such as a new subdivision.*

## Flood Information

**Riverine Flood:** Affected

The property is impacted by a Fitzroy River Flood. A property flood report displaying the 1% AEP (Annual Exceedance Probability) flood extent on the property is attached.

*For your information:*

*AEP (Annual Exceedance Probability) is the probability of a flood event of a given size occurring or being exceeded in any one year.*

*Information in relation to more or less likely floods and the full flood plain extent can be accessed on Council's website.*

**Creek Catchment Flood:** Not Affected

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## Property Flood Report

**Lot/Plan:** SP131823/32

**Location Address:** 338-380 Bolsover Street Depot Hill QLD 4700

**Land Use:** Transport Terminal

**Owners:**

Queensland Rail Limited

**Owner Address:**

C/- Rcc, PO BOX 243, ROCKHAMPTON QLD 4700



Printed from GeoCortex on 16/04/2019  
Units: m/AHD



|                        |        |                             |     |
|------------------------|--------|-----------------------------|-----|
| Ground Elevation (Min) | 4.042  | Creeks AEP 1% WSL Min       | N/A |
| Ground Elevation (Max) | 10.136 | Creeks AEP 1% WSL Max       | N/A |
|                        |        | Creeks AEP 1% Velocity Min  | N/A |
|                        |        | Creeks AEP 1% Velocity Max  | N/A |
| <b>Riverine</b>        |        | Creeks AEP 2% WSL Min       | N/A |
| AEP 1% WSL Min         | 7.8507 | Creeks AEP 2% WSL Max       | N/A |
| AEP 1% WSL Max         | 8.0611 | Creeks AEP 2% Velocity Min  | N/A |
| AEP 1% Velocity Min    | 0.0010 | Creeks AEP 2% Velocity Max  | N/A |
| AEP 1% Velocity Max    | 0.5684 | Creeks AEP 5% WSL Min       | N/A |
| AEP 2% WSL Min         | 7.4894 | Creeks AEP 5% WSL Max       | N/A |
| AEP 2% WSL Max         | 7.5131 | Creeks AEP 5% Velocity Min  | N/A |
| AEP 2% Velocity Min    | 0.0008 | Creeks AEP 5% Velocity Max  | N/A |
| AEP 2% Velocity Max    | 0.5614 | Creeks AEP 10% WSL Min      | N/A |
| AEP 5% WSL Min         | 7.0809 | Creeks AEP 10% WSL Max      | N/A |
| AEP 5% WSL Max         | 7.1012 | Creeks AEP 10% Velocity Min | N/A |
| AEP 5% Velocity Min    | 0.0001 | Creeks AEP 10% Velocity Max | N/A |
| AEP 5% Velocity Max    | 0.5618 | Creeks AEP 20% WSL Min      | N/A |
| AEP 10% WSL Min        | 6.1274 | Creeks AEP 20% WSL Max      | N/A |
| AEP 10% WSL Max        | 6.2440 | Creeks AEP 20% Velocity Min | N/A |
| AEP 10% Velocity Min   | 0.0000 | Creeks AEP 20% Velocity Max | N/A |
| AEP 10% Velocity Max   | 0.5592 |                             |     |

Riverine Catchment Fitzroy River 2014 Flood Study

Creek Catchment N/A

**Mitigation Area** N/A

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# Property Flood Report

**Lot/Plan:** SP131823/33

**Location Address:** 338-380 Bolsover Street Depot Hill QLD 4700

**Land Use:** Transport Terminal

**Owners:**

QRN Property Pty Ltd

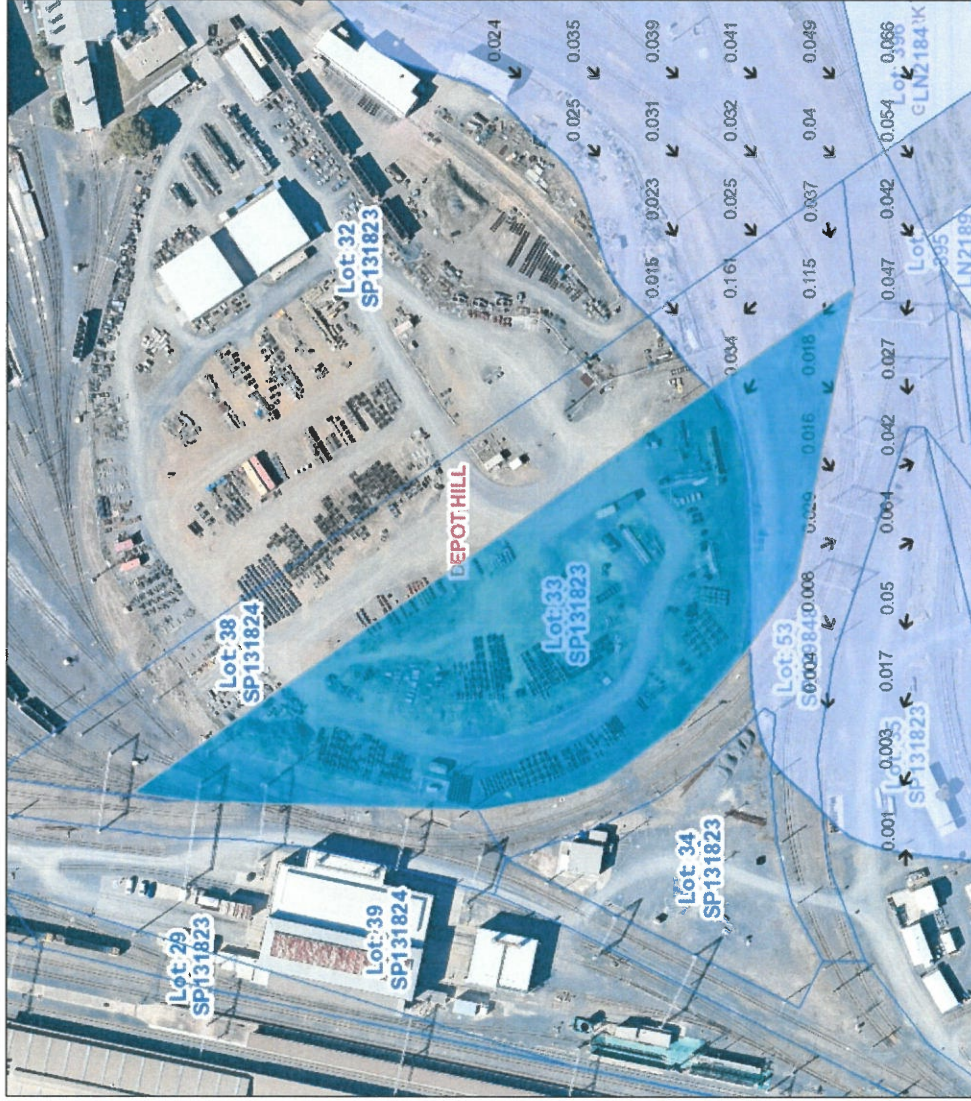
**Owner Address:**

1/305 Edward St, BRISBANE QLD 4000



Printed from GeoCortex on 16/04/2019

Units:mAHD



|                        |        |                             |     |
|------------------------|--------|-----------------------------|-----|
| Ground Elevation (Min) | 6.892  | Creeks AEP 1% WSL Min       | N/A |
| Ground Elevation (Max) | 10.754 | Creeks AEP 1% WSL Max       | N/A |
| Riverine               |        | Creeks AEP 1% Velocity Min  | N/A |
| AEP 1% WSL Min         | 7.8293 | Creeks AEP 1% Velocity Max  | N/A |
| AEP 1% WSL Max         | 7.8508 | Creeks AEP 2% WSL Min       | N/A |
| AEP 1% Velocity Min    | 0.0002 | Creeks AEP 2% WSL Max       | N/A |
| AEP 1% Velocity Max    | 0.2545 | Creeks AEP 2% Velocity Min  | N/A |
| AEP 2% WSL Min         | 7.4891 | Creeks AEP 2% Velocity Max  | N/A |
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| AEP 5% WSL Max         | N/A    | Creeks AEP 10% WSL Min      | N/A |
| AEP 5% Velocity Min    | N/A    | Creeks AEP 10% WSL Max      | N/A |
| AEP 5% Velocity Max    | N/A    | Creeks AEP 10% Velocity Min | N/A |
| AEP 10% WSL Min        | N/A    | Creeks AEP 10% Velocity Max | N/A |
| AEP 10% WSL Max        | N/A    | Creeks AEP 20% WSL Min      | N/A |
| AEP 10% Velocity Min   | N/A    | Creeks AEP 20% WSL Max      | N/A |
| AEP 10% Velocity Max   | N/A    | Creeks AEP 20% Velocity Min | N/A |
|                        |        | Creeks AEP 20% Velocity Max | N/A |

Riverine Catchment Fitzroy River 2014 Flood Study

Creek Catchment N/A

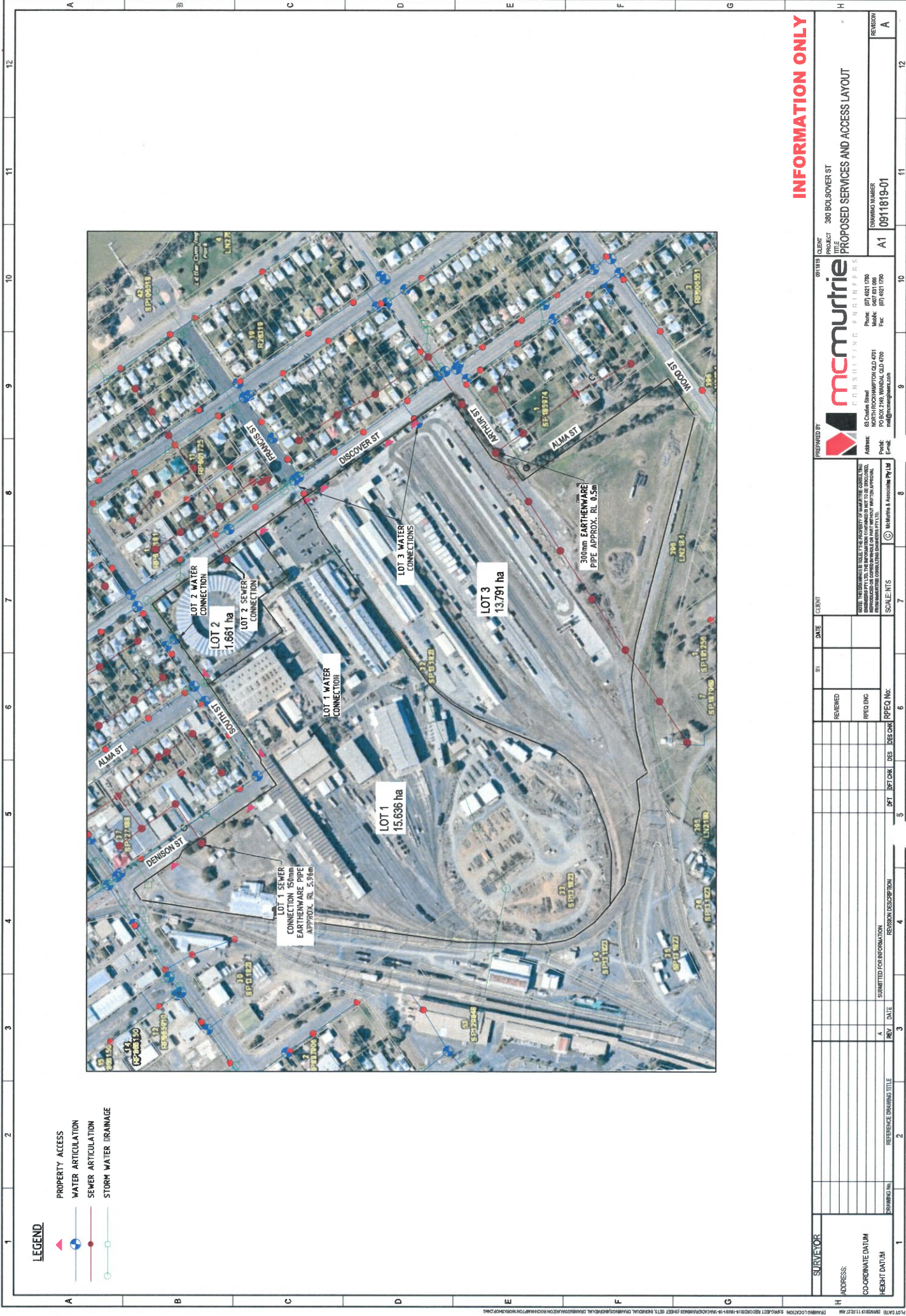
Mitigation Area N/A

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## ATTACHMENT D

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Services Plan



## ATTACHMENT E

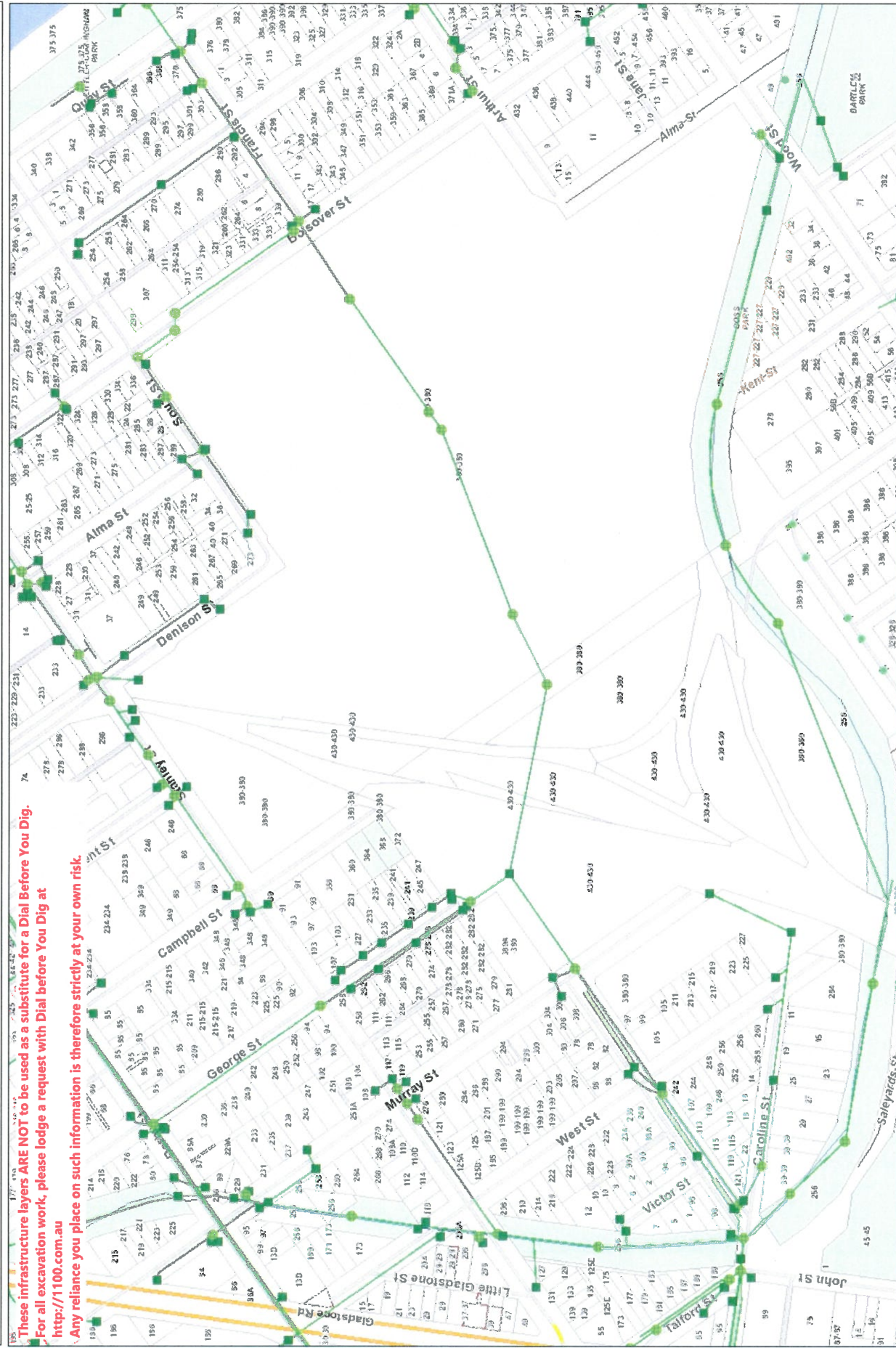
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RRC Stormwater Assets

# Stormwater Access - Aurizon Rockhampton Workshop ROL

A3 Page scale at 1: 4,000.00  
Date printed: 05/04/19

- Legend**
- Culverts
  - Stormwater Junctions
  - Stormwater Pipes
  - Open Channel
  - Main
  - Culvert Pipes
  - Inter-Allotment
  - Other
  - Roads2
  - Main Roads
  - Major Council Roads
  - Standard Council Roads
  - Access Roads
  - Private Roads
  - Unconstructed
  - Easements
  - Parcel Boundaries
  - Parks and Forests
  - National Park
  - Reserves
  - State Forest
  - Council Boundary
  - Rivers
  - Ocean



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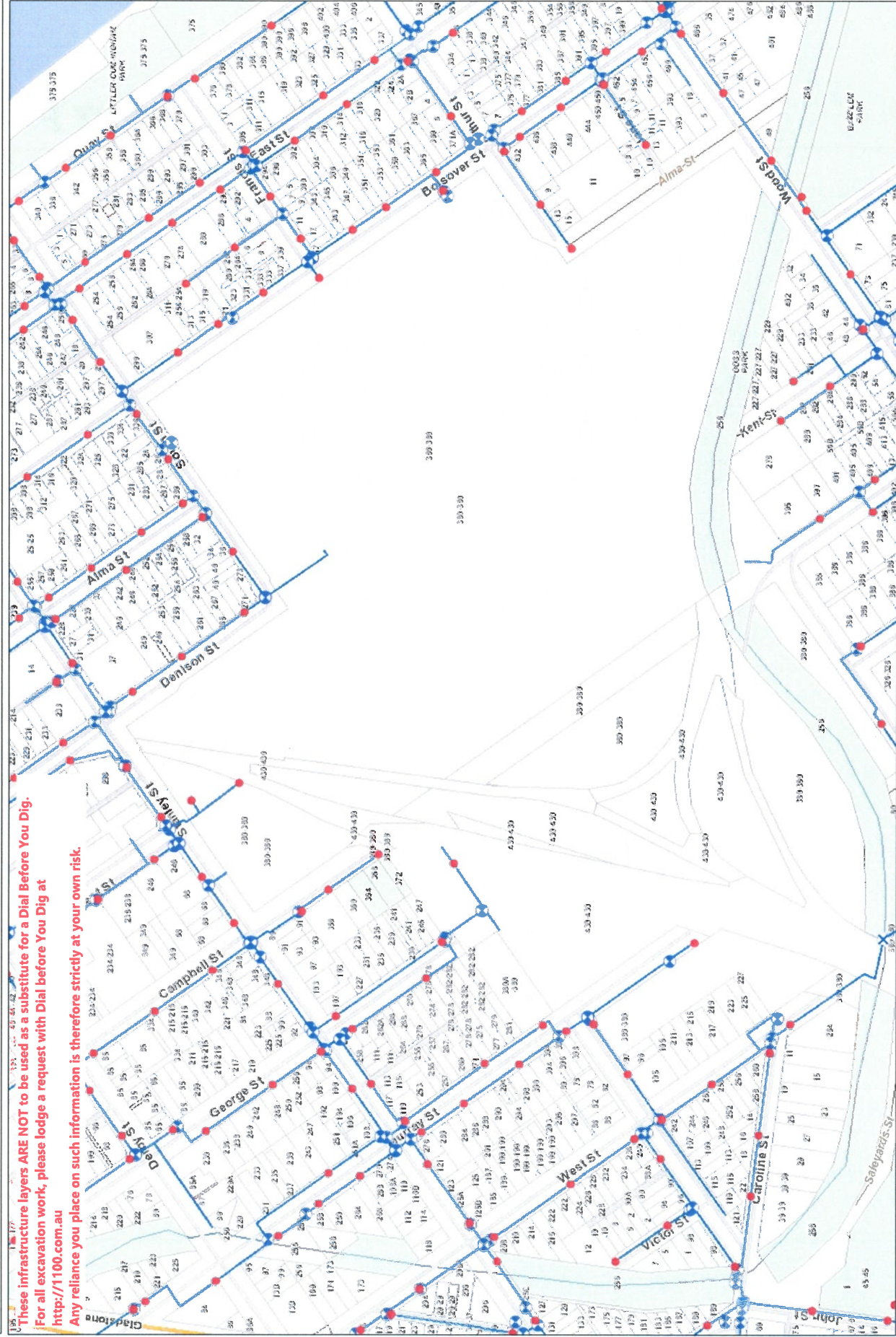
## ATTACHMENT F

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RRC Water Reticulation Assets

## Legend

- Hydrants
- Water Valves
  - Other Valve Type
  - Gate, Sluice, Butterfly
  - Air Valve
  - Ball Cock, Slip Cock
  - Ball Valve
  - Motor Sluice Valve
  - Non Return Valve
  - Pressure Reducing Valve
  - RPZ Valve
  - Reflex Valve
  - Sour Valve
  - Sluice Bypass Valve
  - Tap
- Water Mains
  - Other Main Type
  - Trunk Main
  - Reduction Main
  - Raw Water Main
  - Sour Line
- Roads2
  - Main Roads
  - Major Council Roads
  - Standard Council Roads
  - Access Roads
  - Private Roads
  - Unconstructed
- Easements
- Parcel Boundaries
- Parks and Forests
  - National Park
  - Reserves
  - State Forest
- Council Boundary
- Rivers
- Ocean



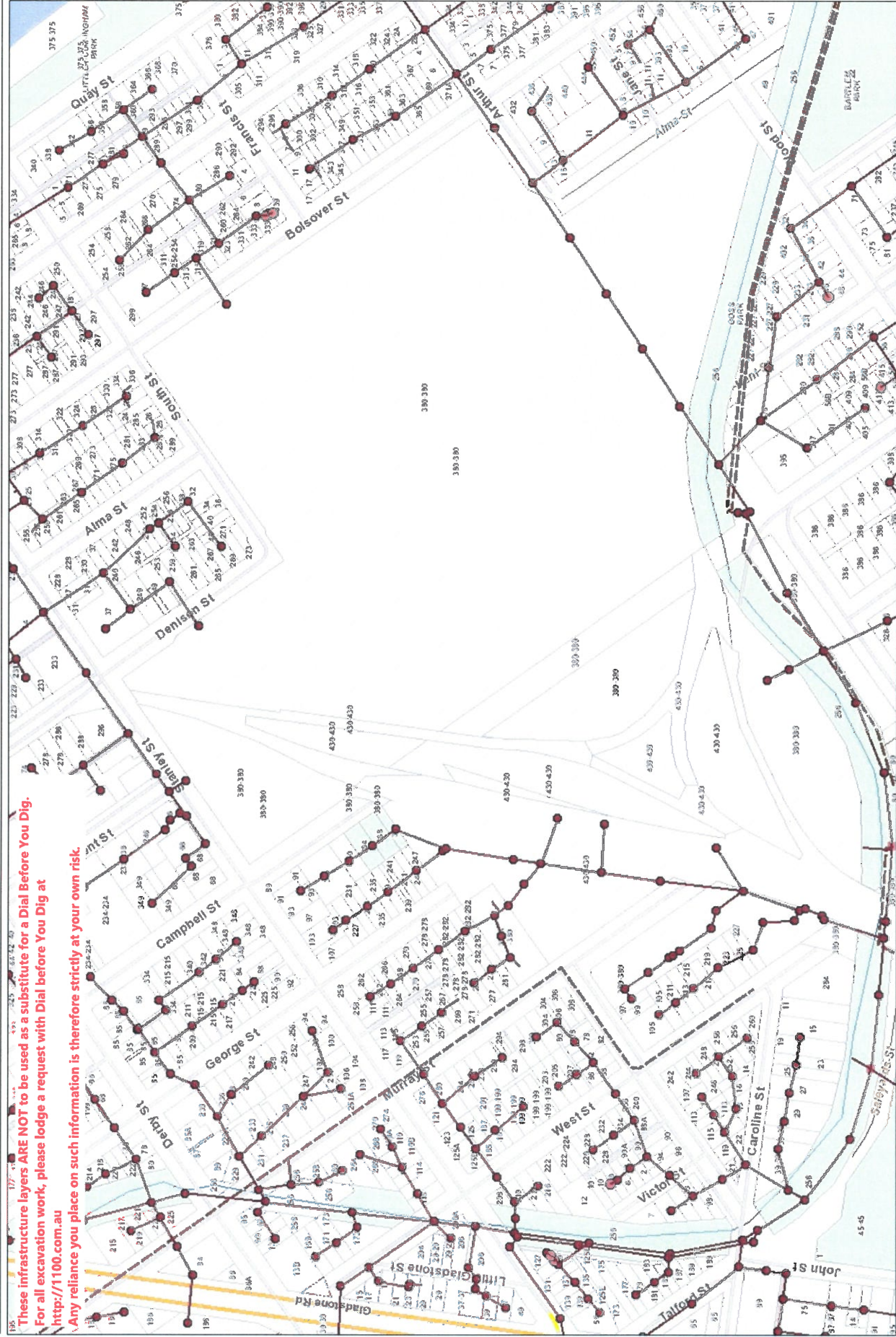
**These infrastructure layers ARE NOT to be used as a substitute for a Dial Before You Dig.**  
**For all excavation work, please lodge a request with Dial Before You Dig at**  
**<http://1100.com.au>**  
**Any reliance you place on such information is therefore strictly at your own risk.**

## ATTACHMENT G

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RRC Sewer Assets

- Legend**
- Sewer Gravity Mains
  - Sewer Rising Mains
  - Access Chambers
  - Roll Over
  - Lamp Hole / Inspection Opening
  - Overflow Chambers
  - Roads2**
  - Main Roads
  - Major Council Roads
  - Standard Council Roads
  - Access Roads
  - Private Roads
  - Unconstructed
  - Easements**
  - Parcel Boundaries**
  - Parks and Forests**
  - National Park
  - Reserves
  - State Forest
  - Council Boundary**
  - Rivers
  - Ocean



These infrastructure layers ARE NOT to be used as a substitute for a Dial Before You Dig.  
For all excavation work, please lodge a request with Dial before You Dig at <http://1100.com.au>

Any reliance you place on such information is therefore strictly at your own risk.

### LEGEND

- PROPERTY ACCESS  
WATER ARTICULATION  
SEWER ARTICULATION  
STORM WATER DRAINAGE

**INFORMATION ONLY**

[illegible]

**OUR AFFILIATIONS**



4 November 2019

Development Assessment Section  
Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700  
Via Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

Place Design Group Pty Ltd  
ACN 82370063  
131 Robertson Street  
Fortitude Valley, QLD 4006 Australia

Phone +61 7 3852 3922  
[brisbane@placedesigngroup.com](mailto:brisbane@placedesigngroup.com)  
[placedesigngroup.com](http://placedesigngroup.com)

creating great places

Attention: Bevan Koelmeyer

**RE: Response to Information Request for a development application involving the Reconfiguring a lot over land at 338 – 380 Bolsover Street, Depot Hill QLD 4700 (Council Reference: D/40-2019)**

Dear Bevan,

We write on behalf of our client, Aurizon Operations Limited, and provide a full response to the Information Request issued by Rockhampton Regional Council (Council) on 31<sup>st</sup> May 2019. Additionally, the items raised in Council's informal email dated 25<sup>th</sup> June 2019 have been addressed in this letter.

In accordance with section 13.2(a) of the Development Assessment Rules (DA Rules), responses to all items in Council's information request are enclosed, along with the following documentation:

- **Attachment A:** Engineering Response prepared by McMurtrie Consulting Engineers;
- **Attachment B:** Swept Paths prepared by McMurtrie Consulting Engineers; and
- **Attachment C:** Response from Thom Blake – Historian for Rockhampton Railyards application on behalf of Aurizon.

We trust that the enclosed information adequately addresses your request for further information and will assist with your ongoing assessment of the development application. Should you require any further information, please do not hesitate to contact our office on 07 3852 3922.

Kind Regards,  
Place Design Group



Laura Daly  
Senior Planner

**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/40-2019**

**Dated: 21 February 2020**

## Information Request

- Item 1 Existing Services**
- 1.1 Sewerage**
- Please confirm the location of the sewerage connection point(s) and internal sanitary drainage works for the site's existing buildings. Furthermore, please provide details as to what internal sanitary drainage works require relocation to ensure all trespassing services will be eliminated. Please note, the internal sanitary drainage of existing buildings must be wholly contained within the lot it services.
- 1.2 Stormwater**
- Please investigate the site's internal stormwater drainage system and provide further information to confirm all stormwater connections for each lot being serviced are wholly located within their respective lot boundaries. Please note, any connections and/or infrastructure which is not wholly located within the lot it is servicing, will require private stormwater easement(s) to be provided.
- Furthermore, with respect to the 600mm diameter stormwater main traversing through proposed Lot 1, it is preferred this infrastructure be dedicated to Council via an easement, please provide comments.

**Response** In terms of item 1.1, the proposed sewer connections for each proposed lot is as follows:

- Proposed Lot 1:
  - Manhole at 253 Denison Street via existing connections, and;
  - Manhole at 315 Bolsover Street via existing connections,
- Proposed Lot 2:
  - Manhole at 315 Bolsover Street via existing connections,
- Proposed Lot 3:
  - Manhole at 13 Arthur Street via new connection.

For further details, refer to the attached response prepared by McMurtrie Consulting Engineers which addresses the sewer connections for each proposed allotment (**Attachment A**).

With respect to the stormwater (item 1.2), Building and Plumbing Records provided by Rockhampton Regional Council show the stormwater connections for each lot, all of which are connected to the 600 RCP which runs through Lot 1 and along the boundary of Lot 3. It is proposed that an easement would be provided over the existing infrastructure, in favour of Council. Refer to the Engineering Response in **Attachment A** for further details on the proposed easements.

## Informal Email

- Item 1 Proposed Lot 2**
- What is the anticipated use of Lot 2? Being an industrial site it is anticipated future uses to occupy the site will be of a similar nature and therefore there will be a need for heavy vehicles to be able to safely and efficiently traverse the site.
- Please provide a swept path analysis to Council which demonstrates heavy vehicles can complete all ingress and egress turning movements within the site in a forward gear. Separately, Council consider another viable option to assist may be to make provision for an access easement within Lot 1 in favour of Lot 2 to provide legal access to this lot via Bolsover Street.
- Response** A swept path has been provided by McMurtrie Consulting Engineers (**Attachment B**), indicating that heavy vehicles can ingress and egress the site in a forward gear.
- Item 2 Proposed Lot 2**
- How will light vehicles be able to access Lot 2's existing carpark (please see aerial below)? The new alignment of the boundaries removes the primary legal access to this carpark from Bolsover Street. Please provide an access easement within Lot 1 in favour of Lot 2 in order to maintain this access (p.s. this may also assist with the above question regarding heavy vehicle access) and/or the buildings earmarked for demolition (please see site plan below) will

A005226303 - Response to Information Request

need to be removed as part of this subdivision in order to facilitate access within the site to this carpark.

**Response** Vehicles will be able to access the existing Lot 2 carpark by following the general alignment which runs from South Street to Bolsover Street. It is confirmed that the existing heritage buildings will not be impacted, nor require removal or demolition to facilitate vehicular access through the site.

As noted above, an access easement is proposed through the site to provide lawful access to the existing carpark within proposed Lot 2. Refer to the Engineering Response in **Attachment A** for further details.

**Item 3** **Proposed Lot 2**

There has been some preliminary discussions with McMurtrie Engineers with respect to a potential easement required within Lot 2 for sanitary drainage servicing building's located within Lot 1. Please note updated comments from the Department of Environment and Science with respect to the heritage exemption certificate provided, will be required to reflect the provision of any easements or other proposed changes related to Lot 2.

**Response** Refer to the attached heritage advice prepared by Thom Blake which addresses item 3 (**Attachment C**).

63 Charles Street  
North Rockhampton Q 4700  
PO Box 2149  
Wandal Q 4701  
P (07) 4921 1780  
Email@mcmengineers.com

14 October 2019

**Our Reference: 091-18-19**

Place Design Group  
131 Robertson Street  
Fortitude Valley, QLD, 4006

**Att: Mr. Bevan Koelmeyer**  
**RE: Rockhampton Aurizon Workshop**  
Council Reference: D/40-2019 (ROL)  
Situated at 338-380 Bolsover Street, Rockhampton  
Described as Lot 32 and 33 on SP131823 and Lot 38 on SP131824  
**Response to Council's Information Request (31 May 2019)**

Dear Bevan,

I refer to Council's Information Request dated 31 May 2019 and provide the following responses:

#### **1.0 Existing Service**

##### **1.1 Sewerage**

**Please confirm the location of the sewerage connection point(s) and internal sanitary drainage works for the site's existing buildings. Furthermore, please provide details as to what internal sanitary drainage works require relocation to ensure all trespassing services will be eliminated. Please note, the internal sanitary drainage of existing buildings must be wholly contained within the lot it services.**

The proposed sewer connections for the reconfigured lots are as follows:

- **Lot 1**
  - Manhole at 253 Denison Street via existing connections, and;
  - Manhole at 315 Bolsover Street via existing connections,
- **Lot 2**
  - Manhole at 315 Bolsover Street via existing connections,
- **Lot 3**
  - Manhole at 13 Arthur Street via new connection.

The elevation and connectivity of the aforesaid manholes has been discussed in the initial services plan submitted to council.

Building and Plumbing searches provided by Rockhampton Regional Council (RRC) show that existing sanitary drainage infrastructure from Lot 1 will trespass onto Lot 2 due to the configuration of the existing connections. The connection at 315 Bolsover Street is located inside Lot 2 and most of the buildings sanitary drains are connected to this manhole.

It is understood that Councils preference is for all sanitary sewer assets to be wholly located in the lot which they service however, relocating the sanitary drainage from existing buildings is not practicable and would require extensive resources and funds to achieve.

It is therefore proposed that a private easement be put in place over the existing sanitary drainage in Lot 2 to service the existing buildings in Lot 1 as shown in the sanitary drainage easements plan (attached). This connection would serve the existing buildings currently connected to the sewerage network as well as future buildings in Lot 1, provided the capacity is acceptable.

The sanitary drainage easements plan shows the indicative location of the easement.

Desktop analysis and aerial images (RRC Infrastructure Planning Maps) appear to show the sewer lines located underneath the existing building; however the attached Sanitary Drainage Plan from the Building and Plumbing Report shows the sewer traversing around the buildings.

## 1.2 Stormwater

Please investigate the site's internal stormwater drainage systems and provide further information to confirm all stormwater connections for each lot being serviced are wholly located within their respective lot boundaries. Please note, any connections and/or infrastructure which is not wholly located within the lot it is servicing, will require private stormwater easement(s) to be provided.

Furthermore, with respect to the 600mm diameter main traversing through Lot 1, it is preferred this infrastructure be dedicated via an easement, please provide comments.

Building and Plumbing Records provided by Rockhampton Regional Council show the stormwater connections for each lot, all of which are connected to the 600 RCP which runs through Lot 1 and along the boundary of Lot 3.

Although there is currently no easement in place for the council owned 600mm RCP running through the existing lots, it is proposed that this infrastructure be dedicated to council via an easement.

Due to the realignment of the property boundaries, existing services in Lot 1 drain through assets located in Lot 2, which continue through Lot 1 to the council own 600mm RCP. Additionally, existing services in Lot 2 drain to the council owned 600mm RCP through assets located in Lot 1.

It is proposed to maintain the existing services and place an easement of the trespassing assets to provide stormwater drainage across the site.

The alignment of the proposed stormwater connection is shown below in Figure 1.

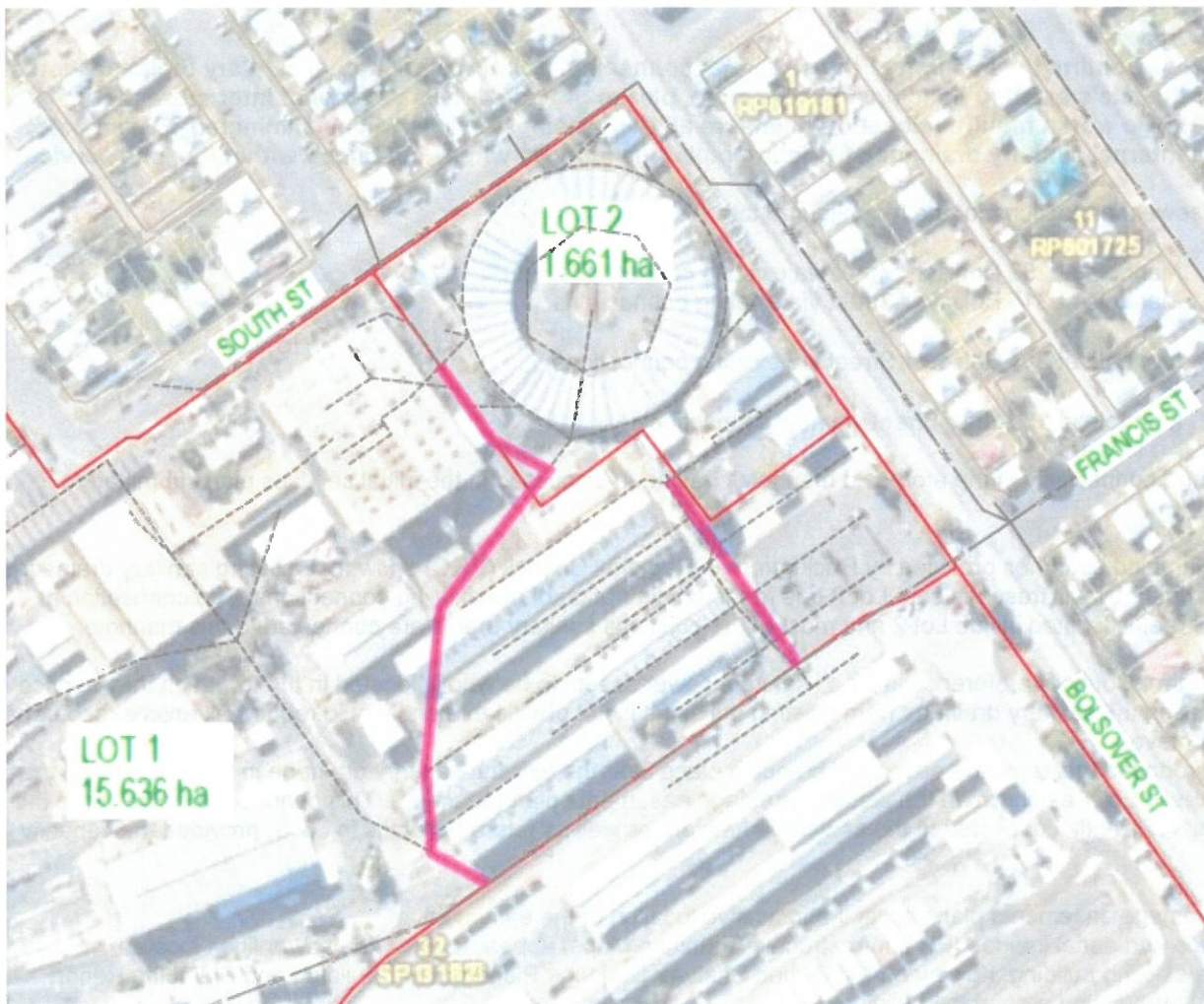


Figure 1: Proposed Stormwater Connection

I believe the above responses meets Council's requirements and satisfies the information request submitted by Council. If you require any further information, please contact me on (07) 49211780.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lachlan McMurtrie'.

**Lachlan McMurtrie**  
Operations Manager

**ATTACHMENTS**

Attachment 1 – Sanitary Drainage Easement Plan

Attachment 2 – Stormwater Easement Plan

Attachment 3 – Sanitary Drainage Plan

# ATTACHMENT 1

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Sanitary Drainage Easement Plan



## ATTACHMENT 2

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Stormwater Easement Plan



**I**

## ATTACHMENT 3

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Sanitary Drainage Plan – from Building and  
Plumbing Report

**REFERENCE**

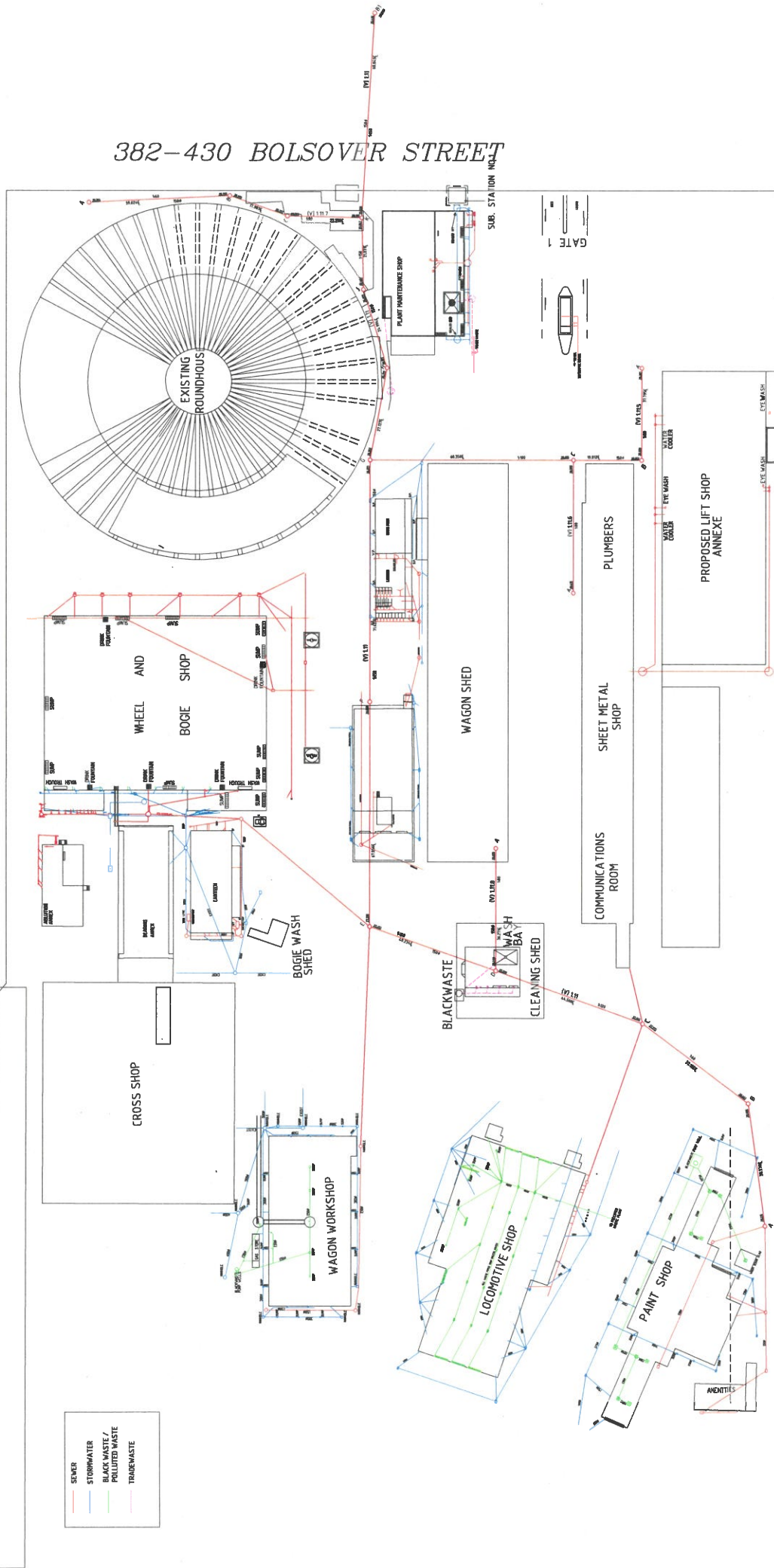
AAV AIR ADMITTANCE VALVE  
C.O. CLEAR OUT  
D.T. DISCONNECTOR TRAP  
F.W.G. FLOOR WASTE GULLY  
G.T. GULLYTRAP

I.O.S. INSPECTION OPENING TO SURFACE  
J.U. JUMP UP  
O.R.G. OVERFLOW RELIEF GULLY  
P.B. PLAIN BEND  
S.P. SOIL PIPE

S.V.P. SOIL VENT PIPE  
V.P. VENT PIPE  
EXPANSION JOINT  
REFLUX VALVE  
SWIVEL JOINT

**SOUTH STREET**

**382-430 BOLSOVER STREET**

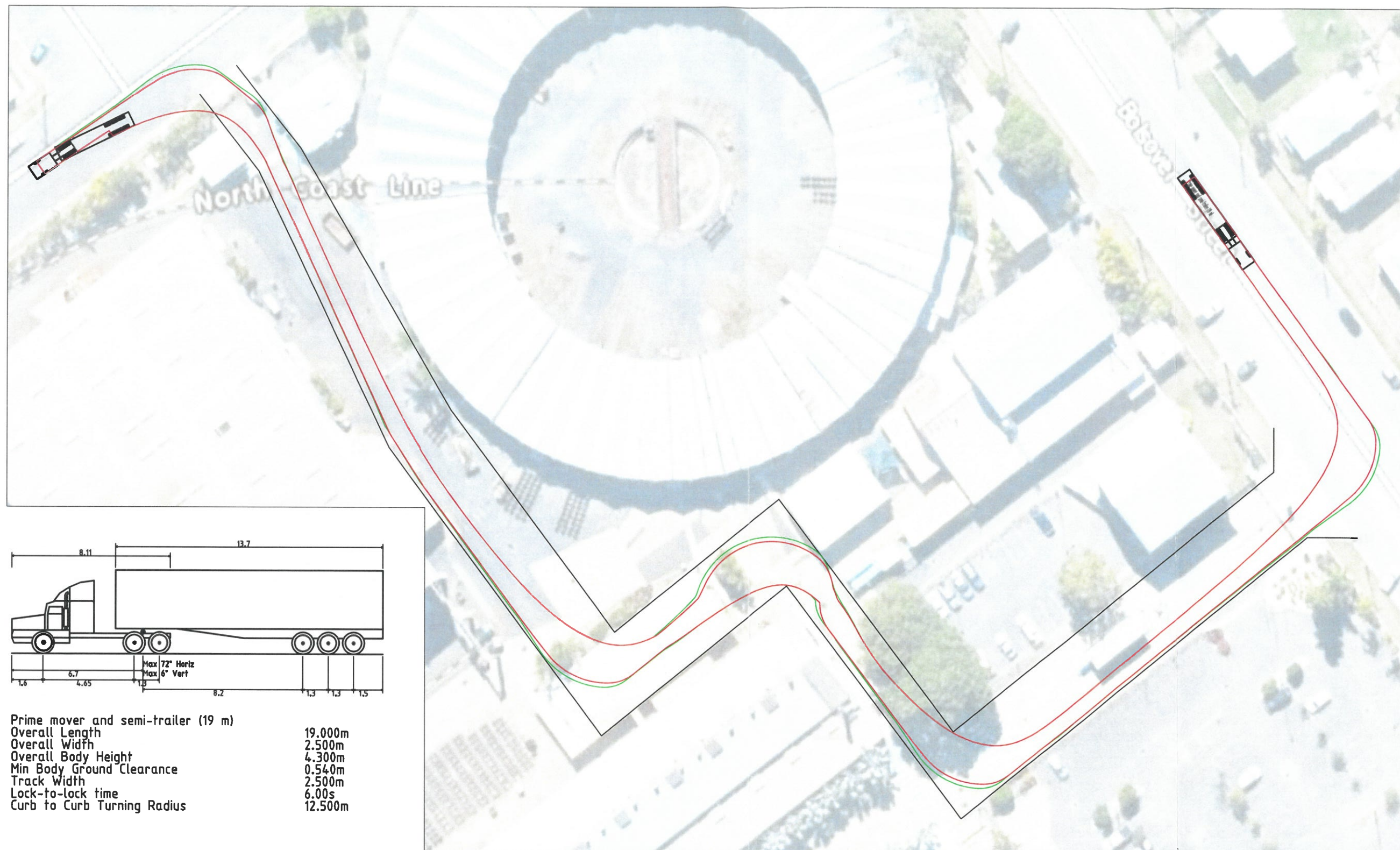


OUR AFFILIATIONS







[illegible]

|                                     |         |
|-------------------------------------|---------|
| Prime mover and semi-trailer (19 m) |         |
| Overall Length                      | 19.000m |
| Overall Width                       | 2.500m  |
| Overall Body Height                 | 4.300m  |
| Min Body Ground Clearance           | 0.540m  |
| Track Width                         | 2.500m  |
| Lock-to-lock time                   | 6.00s   |
| Curb to Curb Turning Radius         | 12.500m |

[illegible]

Thom Blake

Historian

4 November 2019

Nick Holt  
Placedesign Group  
131 Robertson Street  
Fortitude Valley 3006 Qld

Dear Nick

**Proposed easement – Rockhampton Railway workshops: Heritage issues**

The purpose of the proposed easement on Lot 2 is to ensure that the owners of Lot 1 has access to South Street via the existing gates that are located on the boundary of Lot 2

The designation of the easement does no more than provide rights of access to a certain parcel of land. It does not infer that any works or changes are proposed on the proposed parcel that will be designated an easement. No works are proposed that would impact on the significance of the place- or more specifically the Apprentice Master's building, the Commercial office or the Roundhouse.

Obviously if building works are proposed within the easement, they would be subject to the normal assessment processes for heritage places as it within the heritage boundary. Any works would need to be assessed as to their impact on the cultural heritage significance of the place.

Work requiring formal assessment by the Department of Environment and Science would normally be part of an overall application using MyDAS under the Planning Act 2016 and lodged through the local authority which acts as assessment manager. In this case, the Department of Environment and Science acts as a referral agency.

Works that potentially no impact on significance could be approved directly by the Department of Environment and Science through the issue of an exemption certificate.

Regards



Thom Blake

1 Forth Street  
Ashgrove Q 4060

thom@thomblake.com.au

ABN 15 963 408 453

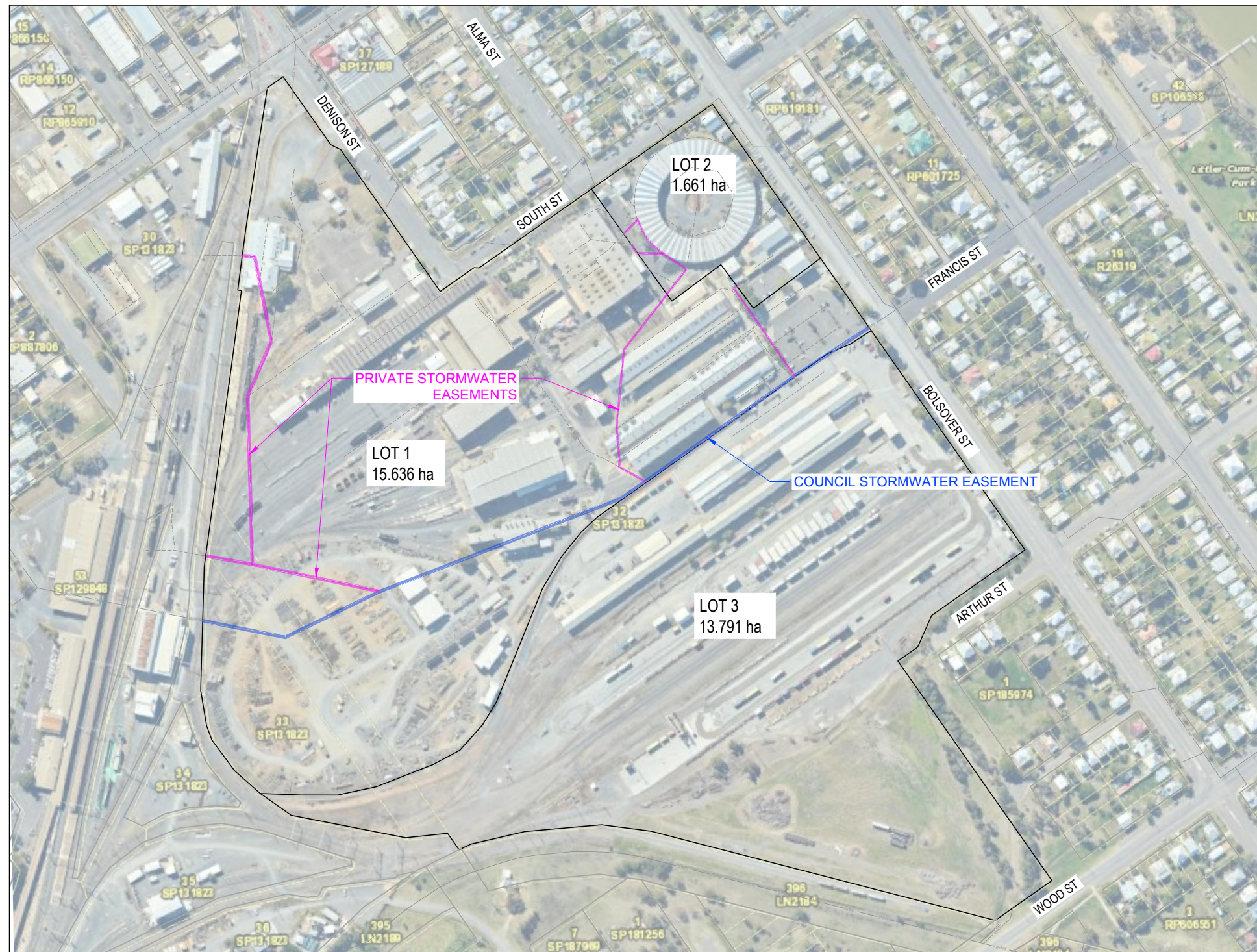
1 07 3166 3177

1 07 1466 3178

0418 187 604

PRIVATE STORMWATER EASEMENTS

COUNCIL STORMWATER EASEMENTS



**ROCKHAMPTON REGIONAL COUNCIL**

## APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with **Development Permit No.: D/40-2019**  
**Dated: 21 February 2020**

**INFORMATION ONLY**

|          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  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