



ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
These plans are approved subject to the current
conditions of approval associated with
Development Permit No.: D/85-2021
Dated: 28 July 2021

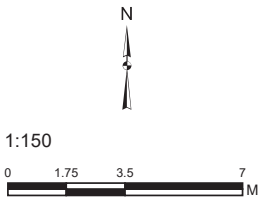
Legend

- Subject site - 2 Cairns Street, The Range (128RP600994)
- Proposed reconfiguration boundary
- Cadastral boundary

REFERENCES

Cadastral - (c) The State of Queensland (DNRM DCDB)
Coordinate System: GDA 1994 MGA Zone 56
Images are not orthorectified, overlays are best fit. Features are based on topographical data and may vary.
Nearmap Imagery 7 May, 2021.
Indicative only. Measurement approximate.

Date: 29/06/2021



TITLE
PROPOSED RECONFIGURATION OF A LOT (1 INTO 2)

PROJECT
2 CAIRNS STREET, THE RANGE



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Legend

- Subject site - 2 Cairns Street, The Range (128RP600994)
- Proposed reconfiguration boundary
- Proposed lot 1 - existing house and carport
- Proposed lot 2 house - maximum house building envelope (indicative)
- Driveway - existing cross from Nathan Street
- Cadastral boundary

Proposed Lot 1 Site Areas (Indicative only)

Proposed lot 1 - 350.7 sqm

Existing house and carport - 119.1 sqm

Site cover - 33.7%

Proposed Lot 2 Site Areas (Indicative only)

Proposed lot 2 - 376.9 sqm

Maximum house building envelope (inc. DLUG and Carport) - 173 sqm

Site cover - 45.9%

REFERENCES

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Nearmap imagery 7 May, 2021.

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1:150



TITLE

**PROPOSED LOT 2
INDICATIVE HOUSE PLAN**

PROJECT

**2 CAIRNS STREET,
THE RANGE**



147RP600994

NATHAN STREET

Existing Crossover

Secondary Access Proposed Crossover

KENNEDY LANE

CAIRNS STREET

128RP600994

129RP600994

TECHNICAL MEMORANDUM

Project No.

Date: 24-May-21

To: Rockhampton Regional Council

From:
Chris Hewitt
Principal Civil Engineer
McMurttrie Consulting Engineers
Chris@mcmengineers.com

Re: Proposed 1 into 2 Lot Subdivision – 2 Cairns Street, The Range
Access, Sewerage, Water and Stormwater Design Requirements

Purpose

The purpose of this technical memorandum is to provide advice on the design requirements for access, sewerage, water and stormwater infrastructure to support a Development Approval for the proposed 1 into 2 lot subdivision located at 2 Cairns Street, The Range.

Background

The subject site described as Lot 128 on RP 600994 consists of a single residential dwelling on a 728m² allotment with 3 street frontages, being Cairns Street, Nathan Street and Kennedy Lane. The site is proposed to be subdivided into 2 residential lots as per **Figure 1**.

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Proposed Site Access

Proposed site access should be located at the existing crossover on Nathan Street with a secondary carport/shed access to be located on Kennedy Lane as per **Figure 2**.

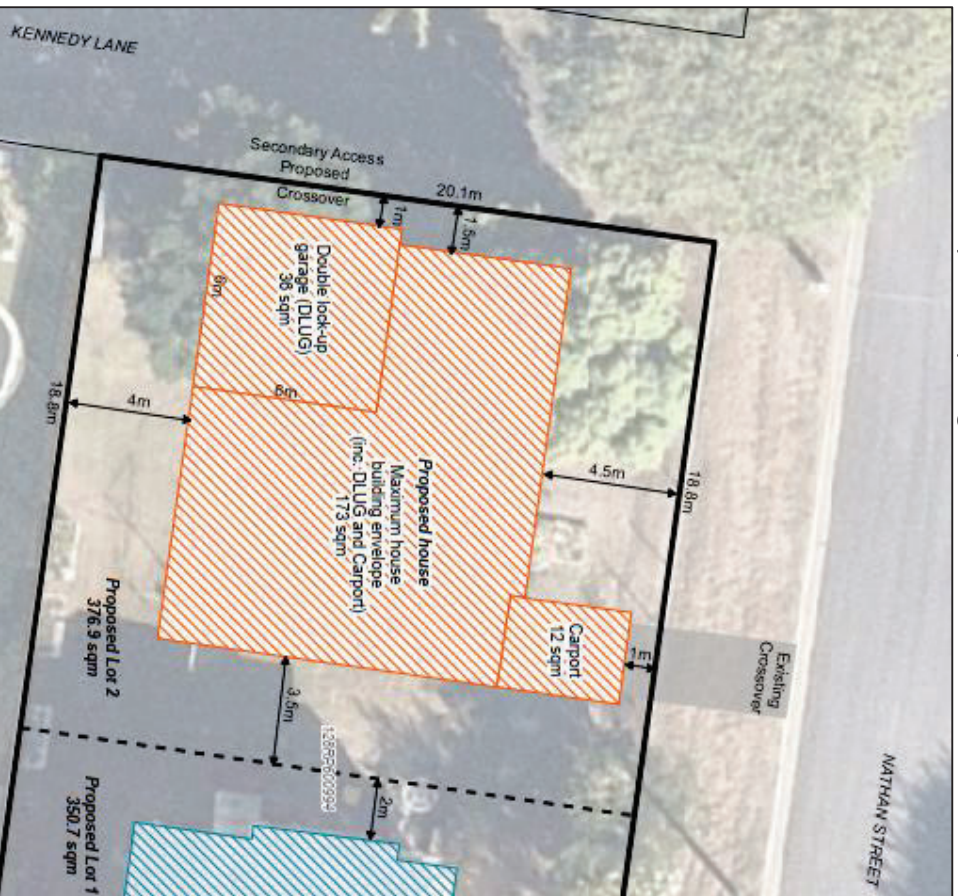


Figure 2 – Proposed Site Accesses

Proposed Sewerage Reticulation

Existing Lot 1 is serviced by underground sewerage infrastructure that gravity feeds to a sewer manhole located within adjoining Lot 129 on RP600994. The existing manhole has an invert level of 31.81m AHD and a second jump up is proposed to be installed to service the newly created allotment.

Proposed Water Supply

The existing water service connection located in the north east corner of the site will continue to service the existing dwelling. A new water service connection to service Lot 2 is proposed to be under bored from the 100mm MPVC main located on the opposite site of Nathan Street.

Proposed Stormwater Infrastructure

The subject site slopes in a south westerly direction toward Kennedy Street, representing the lawful point of discharge for proposed Lot 2.

Downpipes from the existing dwelling on proposed Lot 1 will be directed toward the kerb and channel in Cairns Street and some minor earthworks will be required along the southern boundary of proposed Lot 1 to direct overland flow toward Cairns Street.

Summary

In summary, site access can be gained from Nathan Street with a secondary access via Kennedy Lane.

Wastewater will be directed to an additional jump-up on the existing manhole located within Lot 129 on RP600994.

Potable water shall be provided to Lot 1 via the existing connection and a new house connection will be installed in Nathan Street to service proposed Lot 2.

Stormwater from Lot 1 will be directed to Cairns Street and proposed Lot 2 will be free draining to Kennedy Lane.

Detailed design of the access, sewerage, water and stormwater requirements will be provided in the Operational Works Application.

