

Our Ref: 200053

16th May 2022

The Chief Executive Officer
Toowoomba Regional Council
P.O. Box 3021
TOOWOOMBA VILLAGE FAIR QLD 4350

RECEIVED
17/05/2022
TOOWOOMBA
REGIONAL COUNCIL



PROPOSED RESIDENTIAL SUBDIVISION
140 KLEINTON ROAD, HIGHFIELDS

OW/2022/1628
STORMWATER AND CLEARING VEGETATION

We refer to Council's Information Request dated 27th April 2022, in relation to the above application. Our response to the various issues raised is provided below.

1. Q-Leave

- 1.1. Q-Leave Levy will be paid by the Developer prior to issue of the Approval.

2. Stormwater Infrastructure

- 2.1. It is proposed to construct a gabion outlet structure as indicated on the drawings, in order to provide protection of the surface at the outlet. The gabion mattress is also detailed to extend to the west, and improve protection at the existing culvert outlet. Additionally, the proposed pipe has been slightly re-designed with a reduced grade, to minimise velocities.

3. Parks and Recreation

- 3.1. Survey suggests that four (4) trees will require removal from the frontage of the proposed sewer pump station on Wirraglen Road. The more northerly of these trees are proposed to be removed for the purpose of the sewer pumping station and associated driveway. The *Highfields Sewerage Catchment Study Planning Report* prepared by Council, nominated the location for the pumping station. As Wirraglen Road is the only existing sealed road fronting the nominated location for the station, locating a driveway access to avoid these existing trees is not possible. Works associated with the SPS do not form part of this application and as such, should only be considered as "for information". Removal of these two northern trees is part of OW/2022/1290.

The more southern trees proposed for removal as shown on drawing 200053 / 534 will require removal to allow for construction and function of the proposed stormwater pipe. Furthermore, these trees would ultimately impede construction of the future connection road. Due to the position of these two trees and the approved ultimate layout of the future road network, alignment of the stormwater pipe to avoid these two trees is not possible. Separate application for tree removal will be made to Council's Parks and Recreation will be made in due course.

- 3.2. The alignment of the proposed stormwater main is largely determined by the alignment of future internal kerb, future widening to Wirraglen Road, existing and ultimate property boundaries, existing services, existing and proposed driveways, land tenure and hydraulic design. Construction of large pipes alongside and in close proximity to other services, at the depths required to achieve free outlet is not practical.

Suitable locations for street trees in the vicinity of the pumping station will be limited by the alignment of the ultimately widened pavement to Wirraglen Road, future concrete footpath, existing sewer rising mains, existing Telstra and overhead power. However, a suitable location has been suggested on drawing 200053 / 534 which would avoid these services as far as possible (including ultimate footpath not shown). As future widening of Wirraglen Road will involve earthworks, it would be appropriate that any such street trees only be planted when those future works occur.

- 3.3. The alignment proposed for the stormwater pipe, and locations of maintenance structures (manholes) have been designed to suit the ultimate connection road, which will be located to the south of Lot 153. The alignment of the future kerb to suit the proposed road reserve is now shown on 200053 / 534.

4. Wastewater Infrastructure

- 4.1. The Longitudinal section for the proposed stormwater main shows the locations and clearance to Council's existing sewer rising main. Pot-hole investigation and survey collection was carried out prior to detailed design, and this information is now also provided on the layout plans. In addition, the location, level and clearance to the proposed sewer gravity main is shown on the longitudinal section.

5. Water Supply

- 5.1. The Longitudinal section for the proposed stormwater main shows the locations and clearance to Council's existing water main. Pot-hole investigation and survey collection was carried out prior to detailed design, and this information is now also provided on the layout plans. In addition, the location, level and clearance to the proposed sewer gravity main is shown on the longitudinal section.

It is appropriate to prepare and provide the Engineering Design certificate to reflect the final amended drawings. As such, the design certificate is now also included.

If you have any questions relating to this matter, you may contact Mr. Brendan Reid of this office.

Yours sincerely,

Baker Rossow Consulting Engineers

Per:



Brendan Reid

B.Tech (CE), AD Civ Eng, TMIE (Aust).
Civil Design Manager