

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 25/5 /2012

ENGINEERING REPORT

FOR THE PROPOSED
PORTSIDE WHARF – BUILDINGS 2 AND 5

LOCATED AT
35 HARBOUR ROAD
HAMILTON

PREPARED FOR
BROOKFIELD MULTIPLEX DEVELOPMENTS
BY BORNHORST & WARD PTY LTD

DECEMBER 2011

STANDARD DOCUMENTS
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Bornhorst & Ward Project No. **11001A**

If you have any queries regarding this report please contact Nicholas Rozis

Revision	Date	Description	Author	Rev.	App.
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CONTENTS

1.	INTRODUCTION	1
2.	SITE CHARACTERISTICS	1
2.1	LOCATION	1
2.2	LANDUSE	1
2.2.1	EXISTING	1
2.2.2	PROPOSED	1
2.3	TOPOGRAPHY AND SITE DRAINAGE	2
3.	SITE DATA	2
3.1	SOURCES OF INFORMATION	2
4.	EXISTING AND PROPOSED CIVIL WORKS AND INFRASTRUCTURE	2
4.1	STORMWATER	2
4.2	SEWERAGE	3
4.3	WATER	3
4.4	EARTHWORKS	3
4.5	SITE FLOODING & OVERLAND FLOW	3
4.6	EROSION AND SEDIMENT CONTROL PLAN (ESCP)	4
4.7	BRISBANE CITY PLAN CODES	4
4.8	ASSET HANDOVER	4
5.	STORMWATER MANAGEMENT PLAN	5
5.1	STORMWATER OBJECTIVES	5
5.2	CATCHMENT DESCRIPTION	5
5.2.1	EXISTING AND PROPOSED	5
5.3	LEGAL POINT OF DISCHARGE	5
5.4	OPPORTUNITIES AND CONSTRAINTS	5
5.4.1	SITE OPPORTUNITIES	5
5.4.2	SITE CONSTRAINTS	5
6.	STORMWATER QUANTITY	6
6.1	STORMWATER DRAINAGE METHODOLOGY	6
7.	STORMWATER QUALITY	6
7.1	WATER QUALITY	6
7.2	WATER QUALITY OBJECTIVES	6
7.3	MODELLING/ASSESSMENT APPROACH	6
7.3.1	METEOROLOGICAL DATA	7
7.3.2	SOURCE NODES	7
7.3.3	TREATMENT NODES	7
7.4	PROPOSED TREATMENT TRAIN	8
7.5	RESULTS	8
7.6	WATER QUALITY MONITORING PROGRAM	9
8.	SUMMARY	10
9.	REFERENCES	11

LIST OF FIGURES

Figure 1: Locality Map	2
Figure 2 : Site Map - 37 Harbour Road, Hamilton.....	3
Figure 3 : Typical Treatment Train	8

LIST OF TABLES

Table 2: Water Quality Objectives – Brisbane City Council Guidelines for Pollutant Modelling	6
Table 3: Source Node Catchment Details – Building 2	7
Table 4: Source Node Catchment Details – Building 5	7
Table 5: SQBMP Selection Matrix	8
Table 6: Pollutant Export Discharge – Building 2	8
Table 7: Pollutant Export Discharge – Building 5	9

APPENDICES

Appendix A Figures	
Appendix B Services Plan	
Appendix C Site Plans	
Appendix D Bulk Earthworks Plan	
Appendix E MUSIC Data	
Appendix F Brisbane City Council Memorandum	
Appendix G Brisbane City Codes	

1. INTRODUCTION

Bornhorst and Ward has been commissioned to investigate and report on the Civil Engineering and Servicing requirements pertaining to the proposed Portside Wharf – Buildings 2 and 5, located at 37 Harbour Road, Hamilton. Buildings 2 and 5 are contained within the previously approved Stage 2 Masterplan.

The location of the proposed site is indicated in Figure 1, Appendix A.

The Engineering requirements for this proposal shall be in accordance with Brisbane City Council Subdivision and Development Guidelines and City Plan 2007 which formed the basis of the original stage 2 master plan approvals.

This report outlines the preliminary design methodology and calculations in support of a Development Application and should be read in conjunction with other documents issued by the consultant team.

2. SITE CHARACTERISTICS

2.1 LOCATION

The proposed sites are in the centre of the Portside Wharf development, located on the southern side of Hercules Street, Hamilton. The site is bound by the Brisbane River in the south, the existing Portside Wharf development to the east, and future development to the north.

Street Address: 37 Harbour Road, Hamilton
RP Description: Lots 802 and 805 on SP172616

2.2 LANDUSE

2.2.1 Existing

The previous land use for the site prior to the construction of building 4 works was classified as industrial, primarily consisting of wharfs and hardstand areas. The site is currently being used as a site office, and a construction equipment storage area for Brookfield Multiplex, the construction of Building 4 and consists of hardstand areas. No vegetation exists on, or adjacent to the site.

2.2.2 Proposed

The proposal detailed in this report is for the construction of two High density living residential buildings. The first, building 2 will be a 16 Storey building consisting of residential units and car parking, with an approximate site coverage 3202m². The second, building 5, is to be 15 Stories, consisting of residential units, surrounding podium and car parking, with an approximate site coverage 2885m². The development is split over two separate areas, both of which are situated within the limit of Stage 2 works. The basement levels of both sites will be constructed as a continuation of previously approved Building 4 works. The locations of the proposed new buildings is shown in Figure 2, Appendix A.

The proposed site layouts are as follows;

- Building 2 is shown on the NRA – Site Plan – Ground External Works Plan, attached in Appendix C.
- Building 5 is shown on the Cottee Parker Floor Plan – Ground, attached in Appendix C.

2.3 TOPOGRAPHY AND SITE DRAINAGE

In existing conditions prior to surrounding development works, the site was relatively flat with levels around 3.0m. As a result of previous stages and the current construction of building 4, excavation has occurred in most areas. There are a number of existing stormwater lines surrounding the site, constructed as part of the previous development stages. The site runoff for the stage 2 works, falls towards the Brisbane River at the south of the property, with the exception of Building 5 where the runoff travels towards Harbour Road, it then continues into the existing piped network before discharging into the Brisbane River.

3. SITE DATA

3.1 SOURCES OF INFORMATION

In order to collate existing information for the site and immediate environment, the relevant Council and governing authorities were contacted to determine whether any of the following documents, relevant to the area immediately adjacent to the development, exist:

- Waterway Management Plans - NIL
- Catchment Management Plans - NIL
- Stormwater Management Plans - SKM Site Based Stormwater Management Plan (August 2003)
- Flood Studies - Bornhorst and Ward Master Plan 2 (December 2006)
- Infrastructure Charges Plans - NIL

4. EXISTING AND PROPOSED CIVIL WORKS AND INFRASTRUCTURE

4.1 STORMWATER

There are a number of existing drainage outlets from the development site to the Brisbane River. During Stage 1 of the Portside Wharf development, box culverts were constructed on both the western and eastern sides of the site. All drainage internal to the site currently discharges via piped networks into the existing culverts. There is currently an existing 900mm diameter stormwater pipe within the vicinity of building 5, this then continues into the piped network contained within Harbour Road where this system discharges into the Brisbane River.

The existing 900mm diameter pipe will remain in the stormwater connection for Building 5. Rainwater tanks and a Gross Pollutant Trap (GPT) will be incorporated into the proposed stormwater network to adhere with stormwater quality guidelines discussed later in this report. The Rainwater tanks will harvest rain water which will be used onsite for irrigation purposes. Refer SK-C-001 attached in Appendix B for details.

Refer to Section 5.0, "Stormwater Management Plan" for further details.

4.2 SEWERAGE

As a part of previous Portside Wharf development works, the sewerage infrastructure within the catchment and in particular Remora Road was upgraded. The Northshore Hamilton Trunk master sewer has been designed to include the provision for any flows generated by this development. This sewer is to be completed in early 2013. Buildings 2 and 5 shall be completed following this with an anticipated completion date in 2014.

It is the developers intention to connect all new internal sewers to the existing 150mm diameter stub entering the site from Harbour Road. This drains to the existing 150 and 225mm diameter sewer in Hercules Street.

4.3 WATER

The Portside Wharf precinct is currently serviced by the existing water infrastructure surrounding the site. The existing infrastructure consists of 150mm diameter mains located along the north and western side of Harbour Road and the eastern side of Remora Road. Water connections to the existing Portside Wharf development consist of a number of 150mm and 100mm diameter mains, entering the site from Hercules Street and Harbour Road.

There is an existing 150mm diameter water connection crossing Harbour Road and entering the development site. As indicated on the attached SK-C-001 (Refer Appendix B), it is proposed that this is the connection point for the development. During the masterplanning stage it was determined that sufficient capacity is available within the network to cater for the developed demands from the subject site.

Refer to the Brisbane City Council Memorandum, Appendix E for further details.

4.4 EARTHWORKS

All earthworks and construction of basement levels in this area have been undertaken as a continuation of the recently approved Building 4 works. This proposal will involve construction of the two new buildings and podium levels only.

Refer to Bulk Earthworks and Standard Notes Plan attached in Appendix D for details.

4.5 SITE FLOODING & OVERLAND FLOW

A Brisbane City Council Floodwise Report has been obtained for the site. The highest Defined Flood Level (DFL) is RL2.5m AHD as a result of a Storm Tide. Brisbane River flooding can also occur to a level of RL1.7m AHD. In existing conditions, the site is approximately at RL3.0m. As the Podium Level for the development will be constructed at RL4.7m, residential areas will not be affected by flooding, and have freeboard, to the highest Defined Flood Level, exceeding 2.2m. Investigation of the Nearmap Aerial Photography Website (Map dated 14th of January) and January site visits, it is noted that the site was not affected by the January 2011 Floods.

Based on the Masterplan previously prepared by SKM, the existing piped network was designed to cater for a 1 in 100 year flood event, there was no need for additional site storage.

4.6 EROSION AND SEDIMENT CONTROL PLAN (ESCP)

A comprehensive Erosion and Sediment Control Plan including a construction process will be prepared for this development during the detailed design phase. The ESCP designs will be in accordance with the institution of Engineers reference material and Brisbane City Council's Guidelines.

4.7 BRISBANE CITY PLAN CODES

The relevant Brisbane City Plan Codes with respect to engineering aspects for assessment of the Development Application have been addressed. The codes will assist in assessing operational works requirements. The codes addressed in this report include:-

- Stormwater Management Code.
- Services, Works and Infrastructure Code.

The completed codes can be found attached in Appendix G of this Report. The Filling and Excavation Code has been omitted as all ground works will be completed in conjunction with Building 4 works.

4.8 ASSET HANDOVER

It is the intention of the applicant that all stormwater quantity and quality controls within the development as detailed in this document, will remain in private property and will be maintained by the developer.

5. STORMWATER MANAGEMENT PLAN

5.1 STORMWATER OBJECTIVES

Several design elements were identified in relation to stormwater management issues, which are listed below;

- The proposed development can be drained;
- The stormwater management system can follow the features and functions of the natural drainage system;
- The volume, timing velocity and pollutant load of stormwater has no adverse effect on any surrounding properties or receiving waters; and
- Suitable provision is made in the design layout to accommodate for major drainage.

5.2 CATCHMENT DESCRIPTION

5.2.1 Existing and Proposed

Prior to surrounding development the site was relatively flat with levels around RL3.0m. Surface water discharged via sheet flow into the Brisbane River. Since the construction of the existing Portside Wharf development, stormwater is discharged into stormwater drains provided as part of the previous stages.

The Building 2 incorporates a site area of 3202m² while Building 5 has a area of 2885m². The proposed development will drain to existing stormwater infrastructure surrounding the site as described in Section 4.1, "Stormwater".

5.3 LEGAL POINT OF DISCHARGE

The existing point of discharge from the site is the Brisbane River, to the south of the development. Building 2 will continue to discharge to the Brisbane River via the existing culverts situated under the boardwalk. Building 5 will discharge to the existing 900mm diameter pipe located in the North West of the site which connects to the piped network located in Harbour Road.

5.4 OPPORTUNITIES AND CONSTRAINTS

5.4.1 Site Opportunities

The major opportunities identified for the site with respect to the application of stormwater quality and quantity controls are:

- The use of rainwater tanks to capture roofwater runoff for re-use within the site for irrigation.

5.4.2 Site Constraints

The major constraints identified for the site with respect to the application of stormwater quality and quantity controls are:

- High density developments change the runoff characteristics of the development. An increase in impervious area can result in an increased amount of runoff.
- The size of the development site restricts the space available for use in stormwater management.

6. STORMWATER QUANTITY

6.1 STORMWATER DRAINAGE METHODOLOGY

There is no intention to alter the site characteristics from the previously approved Stage 2 Masterplan. The existing infrastructure was designed for to cater for unmitigated flows generated by a 1 in 100 Average Rainfall Intensity (ARI) event from the developed catchment within the stage 2 works. Rain water tanks will be implemented within the design as required by the Queensland Development Code. Rain water captured in these tanks will be reused for irrigation onsite. Therefore there is no requirement to provide onsite detention measures in this instance, thus providing minor mitigation for ARI's less than Q1 events, reducing discharge volumes.

7. STORMWATER QUALITY

7.1 WATER QUALITY

The existing site is situated within the Brisbane River Catchment and the nearest affected waterway has been identified as the Brisbane River, located towards the south of the subject site.

As previously identified the development has previously been approved under the Stage 2 Masterplan which was initially assessed against the Brisbane City Council Guidelines. Water Quality Guidelines used for this initial assessment were the *Brisbane City Council Guidelines for Pollutant Modelling, Version 7 (2003)*. Reference to Brisbane City Council MUSIC Modelling Guidelines has been made for location specific data and modelling procedures.

7.2 WATER QUALITY OBJECTIVES

The Water Quality Objectives for assessment of the proposed stormwater quality treatment train implemented within each of the sites is indicated in Table 3 below.

Table 1: Water Quality Objectives – Brisbane City Council Guidelines for Pollutant Modelling

Target Pollutant	Discharge Concentration
Total Suspended Solids (TSS)	15 mg/L
Total Phosphorus (TP)	0.07 mg/L
Total Nitrogen (TN)	0.65 mg/L

7.3 MODELLING/ASSESSMENT APPROACH

A quantitative assessment of stormwater runoff quality was considered for the developed scenario.

The predicted future (operational phase) discharge concentrations of key pollutants, previously identified in section 7.2, has been conducted using the *"Model for Urban Stormwater Improvement Conceptualisation (MUSIC)"*. MUSIC is a stormwater quality modelling program that provides estimates of stormwater pollution generation and the performance of stormwater management measures used in series or parallel to form a 'treatment train'. Input parameters and desired Water Quality Objectives (WQOs) specific to Brisbane were adopted in accordance with Council guidelines.

7.3.1 Meteorological Data

The first step in creating the MUSIC model was to select the appropriate meteorological data set (period and time step) to be used as the basis for the runoff algorithms. Section 2.2 – Meteorological Data of the reference material details the Rainfall Data and Time Step process requirements of the model. The time step used for the Music modelling process was: Brisbane 6 Minutes (1980-89).

7.3.2 Source Nodes

The second step taken in creating the MUSIC model was to define 'Source Nodes' or Sub-Catchments. Source nodes for modelling Brisbane Catchments were defined as per the reference material: Guidelines for Pollutant Export Modelling in Brisbane Version 7-Draft for generating pollutant loads and mitigation strategies".

The model consisted of two types of source nodes:

- Source nodes representing the urban hardstand areas.
- Source nodes representing Roof Areas.

For the purposes of this investigation Urban Residential Source Nodes have been used to model all catchments within this development as the development will consist of residential uses. An urban residential node is used to describe low to high-density residential areas and activities servicing local neighbourhood needs.

Table 2: Source Node Catchment Details – Building 2

Catchment	Node Type	Area (Ha)	Fraction Impervious
Podium Area	Urban Residential	0.167	65%
Roof Area	Urban Residential	0.135	100%
Total		0.302	82%

Table 3: Source Node Catchment Details – Building 5

Catchment	Node Type	Area (Ha)	Fraction Impervious
Podium Area	Urban Residential	0.194	75%
Roof Area	Urban Residential	0.094	100%
Total		0.288	87%

Source Node Parameters for each node type were based on *Brisbane City Council Guidelines for Pollutant Modeling, Version 7 (2003)*. The parameters adopted are listed in Appendix E for reference.

7.3.3 Treatment Nodes

A range of SQBMPs were considered for inclusion in the development site layout, with information on available SQBMPs primarily sourced from BCC. Each has been reviewed for its suitability for this location. For this particular development the following treatment options have been chosen for incorporation into the development design:

0

Table 4: SQBMP Selection Matrix

SQBMP Description	Discussion
GPT	Gross pollutants traps are proposed to be installed in both basement levels prior to site discharge. These will collect larger pollutants and rubbish washed into the stormwater system, and also aid in removing sediments. Ecosol RSF 4000 Range GPT has been modelled in MUSIC. Pollutant removal rates have been input as per the manufacturers guidelines, however removal rates for Nitrogen and Phosphorus have been set at 0.
Roof Water Tanks	As the development has significant roof area, an opportunity exists to capture and possibly supplement some forms of water supply requirements of the development. It is the developers intention to provide this storage volume in the form of a rainwater tank, located within the Basement Level. For the purposes of Stormwater Modelling, a 25kL rainwater tank has been assumed for each building. Roofwater would then be re-used for irrigation. The Hydraulic Engineer will be responsible for calculating the actual size of the rainwater tank.

Design details of treatment nodes can be found in Appendix E of this report. The treatment devices will be located beneath the Podium in the Basement Levels. The location of these devices will be decided by the Architect and Hydraulic Engineer during detailed design.

7.4 PROPOSED TREATMENT TRAIN

From the available SQBMPs, a BMP 'Treatment Train' was developed to target each of the pollutants of concern and was subsequently incorporated into the development site layout.

Refer to Figure 3, Appendix E for Typical Treatment Train.

7.5 RESULTS

The pollutant export levels for the developed phase are summarised below. The estimated pollutant removal efficiencies of each of the SQBMPs are as calculated by the MUSIC model.

Table 5: Pollutant Export Discharge – Building 2

Pollutant Removal Rates			
	TSS (mg/L)	TSS (mg/L)	TSS (mg/L)
Developed Mitigated	5.30 mg/L	0.04 mg/L	0.570 mg/L
WQOs	15 mg/L	0.07 mg/L	0.65 mg/L
	n/a	n/a	n/a

Table 6: Pollutant Export Discharge – Building 5

	Pollutant Removal Rates			
	TSS (mg/L)	TSS (mg/L)	TSS (mg/L)	n/a
Developed Mitigated	5.19 mg/L	0.04 mg/L	0.552 mg/L	n/a
WQOs	15 mg/L	0.07 mg/L	0.65 mg/L	n/a

The Stage 2 Master plan was originally assessed against the *Brisbane City Council Guidelines for Pollutant Modelling, Version 7 (2003)* and Water Quality Objectives were achieved by the previous development proposal. Both buildings continue to meet the Water Quality Objectives defined by Brisbane City Council as indicated in the above tables.

7.6 WATER QUALITY MONITORING PROGRAM

As this development discharges stormwater into the Brisbane River using stormwater quality Best Management Practices, no proposal for water quality monitoring has been made. The measures proposed for water quality and water quantity treatment are reasonably well understood and demonstrated in Brisbane. Hence it is anticipated that they are acceptable.

8. SUMMARY

From the investigations conducted, it has shown that the proposed development located within the Portside Wharf Precinct can be constructed and serviced in accordance with Brisbane City Council requirements.

The Stormwater Management Plan has demonstrated that adequate treatment of stormwater quantity and quality is possible under the proposed plan. Sufficient consideration of stormwater controls has been made to demonstrate the viability of the proposed site development.

9. REFERENCES

- 1) Draft Australian Runoff Quality (IEAust 2003).
- 2) Brisbane City Council (1999) – Draft Design Guidelines for Stormwater Quality Improvement Devices.
- 3) Brisbane City Council (2000) Brisbane City Council's Water Quality Management Guidelines.
- 4) Brisbane City Council (2000) Guidelines on Identifying and Applying Water Quality Objectives in Brisbane City.
- 5) Brisbane City Council (2000) – Guidelines for Sediment Basin design, Construction and Maintenance
- 6) Brisbane City Council - Draft WSRD Guidelines (2003)
- 7) Brisbane City Council - Draft Design Guidelines for Stormwater Quality Improvement Devices (1999)
- 8) Brisbane City Council (October 2003) Guidelines for Pollutant Export Modelling in Brisbane – Version 7.
- 9) Water Quality management Guidelines, Part C of Brisbane City Council (2000) Subdivision and Development Guidelines
- 10) Queensland Urban Drainage Manual (2007).
- 11) Model for Urban Stormwater Improvement Conceptualisation User Manual Version 1.00. (CRC-CH 2002).
- 12) A Bibliography of Urban Stormwater Quality (Duncan 1995)
- 13) Soil Erosion and Sediment Control Guidelines for Queensland Construction Sites (1996). The Queensland Division of the Institution of Engineers, Australia.

APPENDIX A

FIGURES

December 2011 – Portside Wharf Buildings 2 and 5

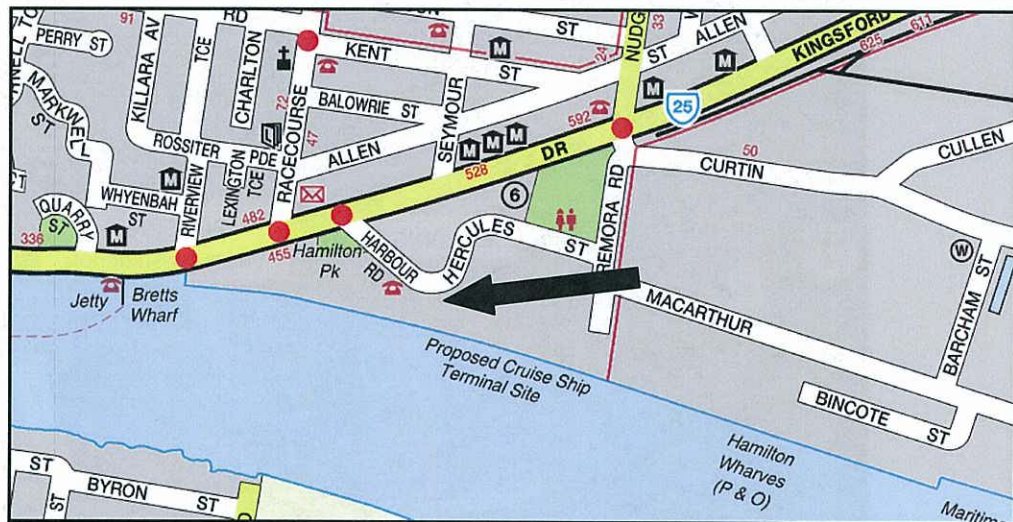


Figure 1: Locality Map

UBD Map: Brisbane UBD, Map 240 – C1

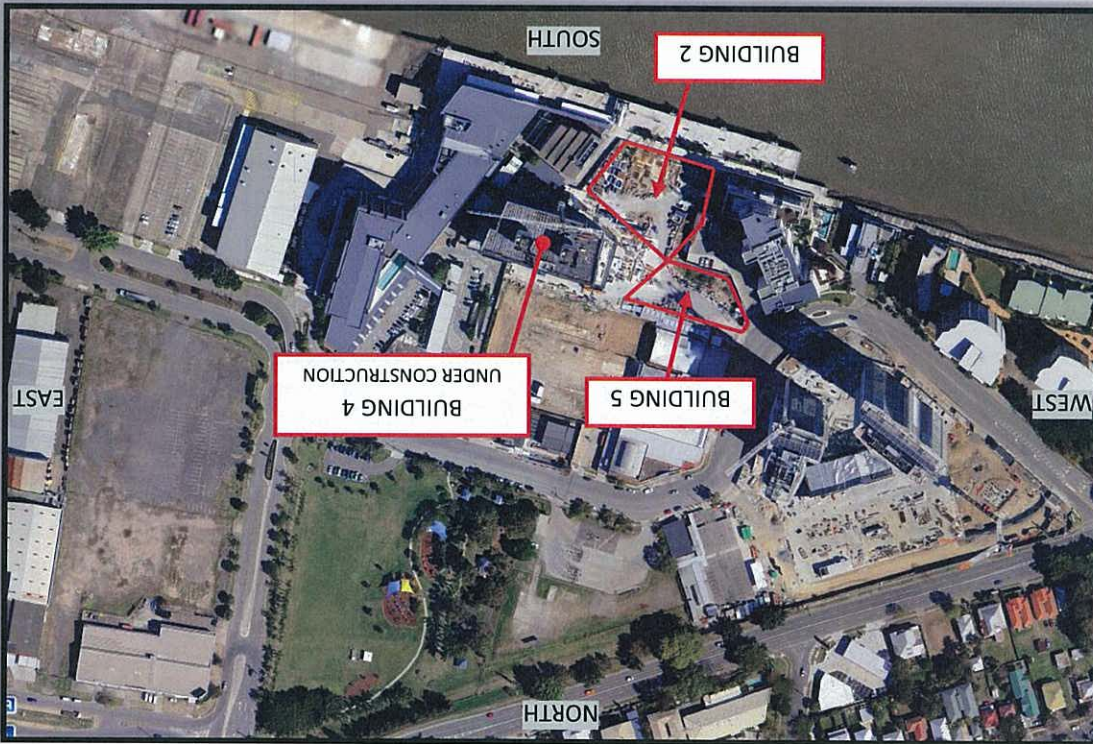
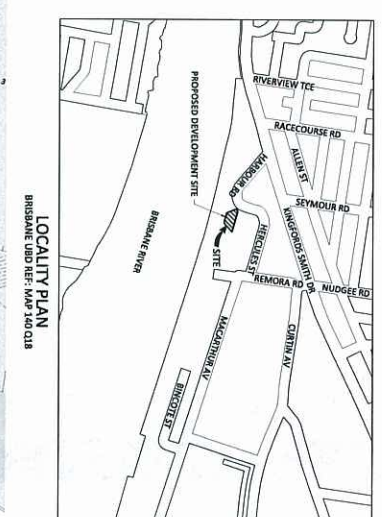
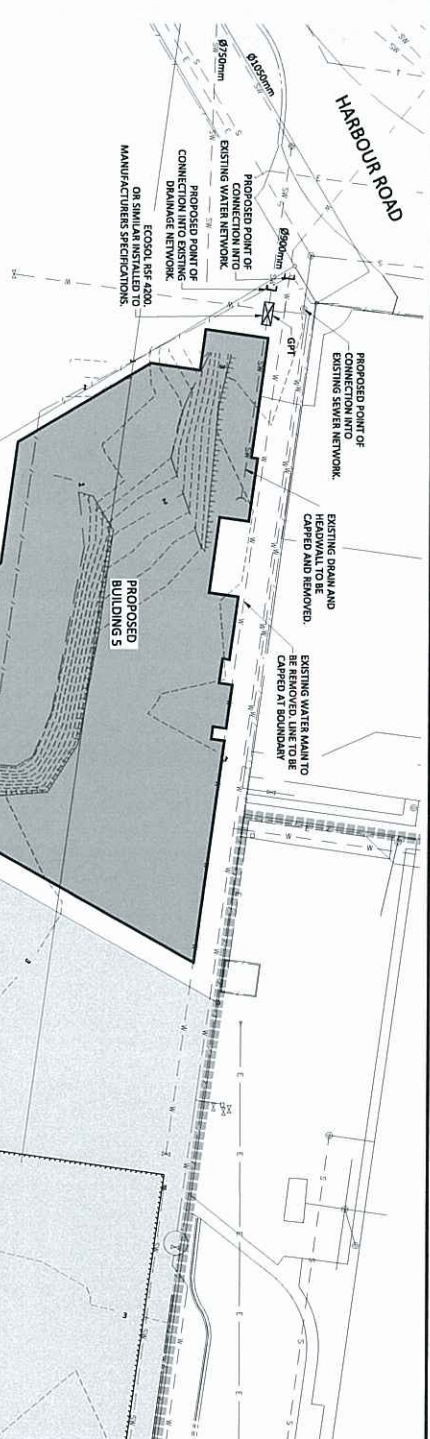


Figure 2 : Site Map - 37 Harbour Road, Hamilton

Retrieved from Nearmap.com @ on 12th December 2011

APPENDIX B

SERVICES PLAN



NOTE: SERVICES INTERNAL TO BUILDING ARE TO BE DESIGNED BY THE HYDRAULIC ENGINEER.

NOTE: GUT TO BE PLACED IN BASEMENT LEVEL, PIPING TO STORMWATER DISCHARGE, FINAL LOCATION TO BE DETERMINED BY HYDRAULIC ENGINEER.

NOTE: FOR BUILDING 2 TO BE UNDER PINNED TO THE BASEMENT AND EXTEND CONNECTION TO EXISTING SEWER NETWORK.

NOTE: EXTEND CONNECTION FROM BUILDING 2 TO BUILDING 3, UNDER PINNED TO BE DESIGNED BY HYDRAULIC ENGINEER.

- LEGEND**
- EXISTING
 - KERB AND CHANNEL
 - BUILDING OUTLINE
 - PROPERTY BOUNDARY
 - DRAINAGE
 - SEWER
 - WATER
 - TESTRA
 - UNDER GROUND POWER
 - OVER HEAD POWER
 - CONTOURS
 - PROPOSED
 - BATTER
 - PROPOSED BUILDINGS 2, 3, 5 (INDICATIVE LOCATION ONLY)
 - PREVIOUSLY APPROVED BUILDINGS

NOTE: DRAINAGE OUTLETS COMPLETED FROM RECORDS.

PLAN SCALE A

PROJECT NORTH

0 25 50 75 100 125m

1:250 / 1:500

UNCHECKED / CHECKED

AS CHECKED

SHOWN ON DRAWING

CLAYTON

11001A

SK-C001

BORNHÖRST + WARD
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BROOKFIELD MULTIPLEX DEVELOPMENTS AUSTRALIA PTY. LTD.

BUILDINGS 2 & 5 PORTSIDE WHARF HAMILTON

SERVICES PLAN

PROJECT No. 11001A
DRAWING No. SK-C001

DATE: 11/01/2011

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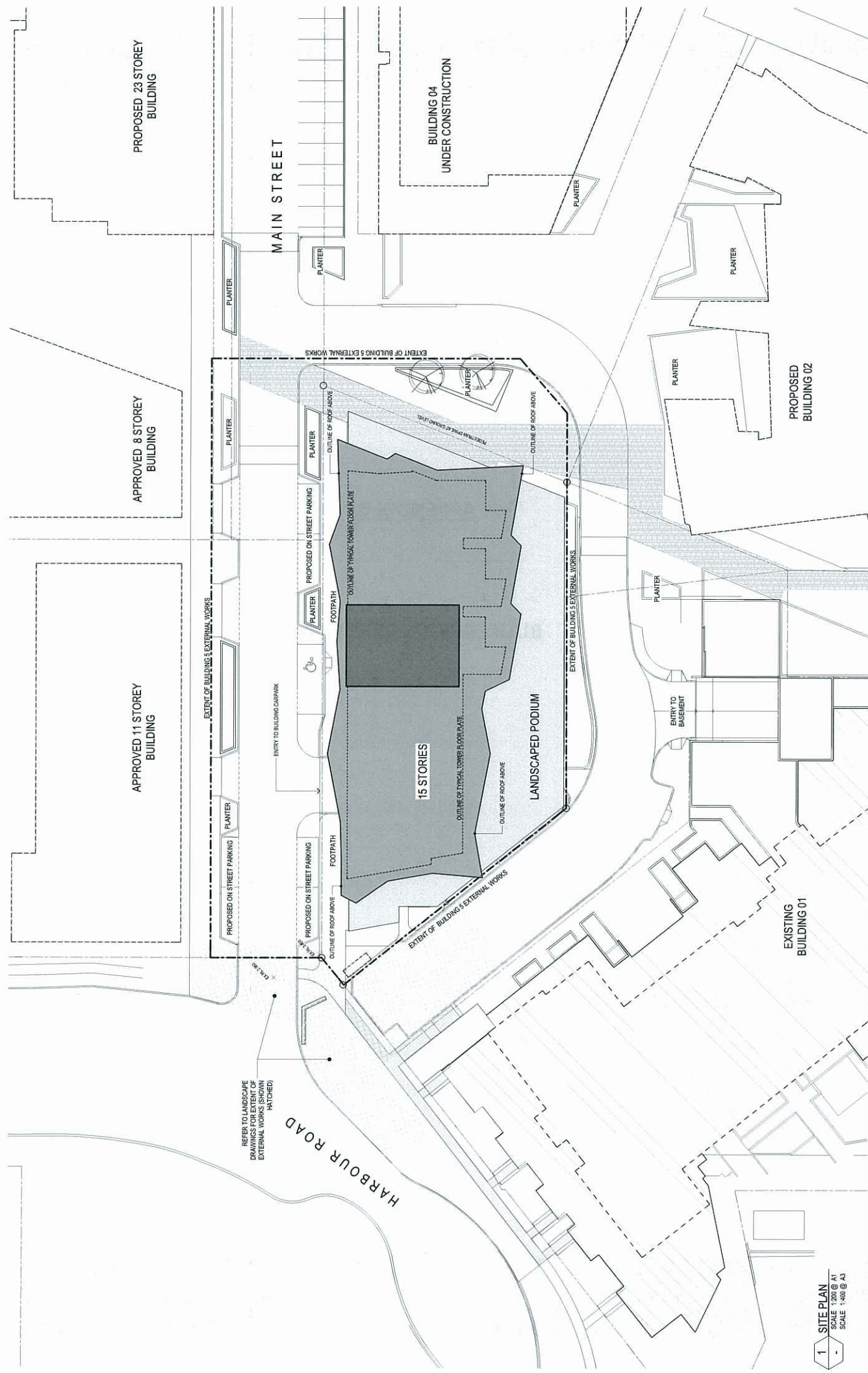
ASSOCIATED CONSULTANTS

DATE: 11/01/2011

APPENDIX C

SITE PLANS





REFER TO LANDSCAPE
DRAWINGS FOR EXTENT OF
EXTERNAL WORKS SHOWN
(HATCHED)

1 SITE PLAN
SCALE 1:200 @ A1
SCALE 1:400 @ A3

Schematic

PORTSIDE WHARF BUILDING 5

COPYRIGHT COTTEE PARKER ARCHITECTS PTY LTD
BROOKFIELD BUILDING 5/10707 Portside Building 5.02 March 2011 1:11 PM



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APPENDIX D

BULK EARTHWORKS PLAN

APPENDIX E

MUSIC DATA

Table 1: Recommended MUSIC Runoff Generation Parameters

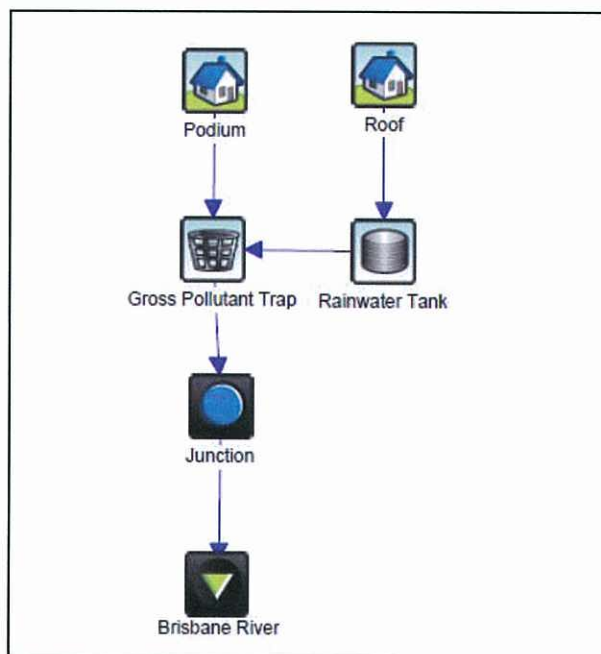
Parameter	Urban Residential (All Nodes)
Field Capacity (mm)	200
Infiltration Capacity Coefficient a	50.0
Infiltration Capacity Exponent b	1.0
Rainfall Threshold (mm)	1.0
Soil Capacity (mm)	400
Initial Storage (%)	10
Daily Recharge Rate (%)	25
Daily Baseflow Rate (%)	5.0
Initial Depth (mm)	50

Table 2: Music Base and Stormflow Concentration Parameters for Brisbane Catchments

Land Use Type	Parameter	TSS ($\text{Log}_{10}\text{mg/L}$)		P ($\text{Log}_{10}\text{mg/L}$)		N ($\text{Log}_{10}\text{mg/L}$)	
		Base Flow	Storm Flow	Base Flow	Storm Flow	Base Flow	Storm Flow
Urban Residential (All Nodes)	Mean	1.00	2.18	-0.97	-0.47	0.20	0.26
	Std Dev	0.34	0.39	0.31	0.31	0.20	0.23

Table 3: GPT Input Parameters

Pollutant	Removal Efficiency
Gross Pollutants (GP)	90%
Total Suspended Solids (TSS)	50%
Total Nitrogen (TN)	-
Total Phosphorus (TP)	20%

**Figure 3 : Typical Treatment Train**

APPENDIX F

BRISBANE CITY COUNCIL MEMORANDUM

MEMORANDUM



Dedicated to a better Brisbane

To: **Bornhorst & Ward Consulting Engineers** Date: **11/09/2009**
Attn: **Kris Rensch**
CC:
From: **Peter Dobraszkiewicz**
Re: **Development Assessment**
Portside Wharf, Hamilton (Building 5 - Hercules St)
File : **BART S 03-08-03**
S1-EFPS 09-04

Asset Management Services

TC Beirne Centre
Level 2, 315 Brunswick Street Mall
Fortitude Valley Qld 4006
GPO Box 1434
Brisbane Qld 4001

Phone: 07 3403 3825

Facsimile: 07 3403 1068
Email: Peter.dobraszkiewicz@brisbane.qld.gov.au
Internet: www.brisbane.qld.gov.au

Kris,

I refer to your e-mail of 19th May 2009 requesting advice on the water supply and sewerage infrastructure required to service the proposed development at Hercules St, Hamilton (Portside Wharf – Building 5).

The proposed development has been assessed as a multi unit development (132 Units)

Water

An assessment of the water supply available at the site has been completed including computer modelling of the network under peak demand and fire flow conditions. The assessment indicates the existing infrastructure has the capacity to supply water to the proposed development in accordance with Brisbane City Council's Standards of Service.

Sewer

The discharge of waste water from the proposed development is expected to be 4.50 l/s.

An assessment of the sewerage network servicing the site has been completed including computer modelling of the network under peak wet weather flow conditions. The assessment indicates that the existing 150mm and 225mm gravity sewer in Hercules St has adequate capacity to serve the proposed development.

Modelling also indicates the 1350-mm gravity sewer in Kingsford Smith Drive is currently operating outside Brisbane City Council Standards at PWWF and is subject to surcharge.

Major capital works required to augment the capacity of this sewer are scheduled for commencement in Councils Capital Improvement Program in 2022 to 2026.

Because the expected discharge will not have a significant impact on operating levels in the S1 sewer which is over 18 metres deep it is therefore considered unreasonable to require an upgrade of the sewer as a condition of development for this site.

If you need further advice regarding this development please call me on 340 33307.

Regards,

David Morrow
Senior Engineer
Feasibilities & Developer Services
BCC WATER DISTRIBUTION

APPENDIX G

BRISBANE CITY PLAN CODES

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
Road construction					
P1 Land used for urban purposes must be serviced adequately with regard to water, waste disposal, drainage, telecommunication and energy.	A1 The land is provided with: • Reticulated water, sewerage, drainage, electricity and telephone services. • Gas service where reasonable.	✓	Water:- This area of the site is currently serviced by a 150mm diameter water connection crossing Harbour Road. It is proposed that this is utilised for the development. Sewer:- There is an existing 150mm diameter sewer entering the site from Harbour Road. It is proposed that this is utilised for the development. Stormwater:- There is an existing 900mm diameter stormwater line entering the site. This will be the connection point for all internal drainage. Electricity:- There is Energex assets in Harbour Road and Hercules Street. Telecommunications:- There are Telstra assets in the vicinity of the site. It is assumed that existing connections will be maintained. Gas:- There is Gas reticulation in the vicinity of the site.		

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this Proposal

Portside Wharf – Buildings 2 and 5

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P2 Frontage to the site must provide the following to an appropriate urban standard: • an effective, high quality paved roadway • an effective, high quality roadway kerb and channel • safe, high quality crossings over channels and walkways • safe, accessible high quality bikeways • a safe, accessible, high quality public walkway compatible and integrated with the surrounding environment • provision of and alteration to required public utilities • effective drainage • appropriate conduits to facilitate the provision of required street lighting systems and traffic signals	A2 The following are provided or already exist at the frontage of the site, to the standard that would have applied if the development formed part of a new subdivision: • concrete kerb and channel • forming and grading to walkways • crossings over channels and walkways • a constructed bikeway • a constructed walkway, minimum 1.2m wide and full width from the property line to the kerb in Multi-purpose Centres • reconstruction of any damaged public walkway in concrete • construction of the carriageway • payment of costs for required alterations to public utility mains, services or installations • construction of and required alterations to public utility mains, services or installations • drainage works • installation of electrical conduits	✓	The frontages of the site will be in accordance with BCC's subdivision and development guidelines.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this Proposal

Portside Wharf – Buildings 2 and 5

SERVICES, WORKS AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions

Job Ref No.: 11001A

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P3 Building design and layout must provide for additional infrastructure to facilitate future telecommunication services and providers (e.g. fibre optic cable)	A3.1 Conduits, cabling or ducting is provided in all residential, community, commercial and industrial buildings of a sufficient diameter to enable two or more carriers to service the building. An underground access connection pit and “lead in” duct is provided in the footpath, plus a conduit from the property boundary to: • a designated entry point in each building • each lot in community title developments • each floor and tenancy in multi-occupancy buildings All work is to be in accordance with relevant Building Codes and Australian Standards <i>Note: An accurate, digital ‘as built’ three dimensional location plan will need to be supplied for all infrastructure provided in the footpath</i>	✓	Conduits, cabling and ducting will be provided in the buildings of a sufficient diameter to enable effective service of proposed and future buildings. All work will be in accordance with the relevant Building Codes and Australian Standards.		

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
	Additional requirements for Multi-unit Dwellings of more than 4 storeys and 20 units or Centre Activities with a gross floor area of 2500m² or greater: A3.2 New buildings are provided with: • a co-located equipment room • a central (vertical) riser duct within the core of the building • a telecommunications closet on each floor • distribution by underfloor or suspended ceiling ducts • designated wireless area on roof with structural capability All work is to be in accordance with relevant Building Codes and Australian Standards <i>Note: A signed statement must be submitted to Council by a competent person (as defined in the Standard Building Regulation 1993) confirming that the premises as built complies with these requirements, when final building certification is issued.</i>	✓	All work is to be in accordance with relevant Building Codes and Australian Standards	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this Proposal

Portside Wharf – Buildings 2 and 5

SERVICES, WORKS AND INFRASTRUCTURE CODE
Performance Criteria and Acceptable Solutions

Job Ref No.: 11001A

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION ¹	COMMENTS	COUNCIL USE ONLY
P4 Major public projects promote the provision of affordable, high bandwidth telecommunication services throughout Brisbane	A4 Conduits are provided in all major Council and government works projects to enable the future provision of fibre optic cabling: • when the additional expense is unlikely to be prohibitive • when further major work is unlikely or disruption would be a major concern eg limited capacity roads • when there is a clear gap in the telecommunication network • when there is a clear gap in the bandwidth available to the area <i>Note: An accurate, digital 'as built' three dimensional location plans will need to be supplied for all infrastructure provided in the road reserve</i>	N/A	The proposed development is neither a major Council nor government works project.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this Proposal
Portside Wharf – Buildings 2 and 5

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Job Ref No.: 11001A

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Portside Wharf Buildings 2 and 5

STORMWATER MANAGEMENT CODE

Job Ref No.: 11001A

Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		SOLUTIONS ¹		COMMENTS	COUNCIL USE ONLY
		A1.3 The proposal complies with any Stormwater Management Plan (SMP), Local Stormwater Management Plan (LSMP) or Waterways Management Plan (WMP) prepared by Council <i>Note: The Subdivision and Development Guidelines provide guidance on the level of information required for different development types.</i>		N/A			
Flooding							
P1 The proposed stormwater management system or site works must not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the subject site		A1 The proposal meets the requirements of Council's Subdivision and Development Guidelines and does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties <i>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying potential flooding impacts on upstream, downstream or adjacent properties</i>		✓		The proposal meets the requirements of Council's Subdivision and Development Guidelines and does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

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STORMWATER MANAGEMENT CODE
Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
P2 The drainage network must provide capacity to safely convey stormwater run-off resulting from relevant design storm events taking into account increased run-off from roof drainage	A2.1 The design demonstrates that a drainage network will be provided that will comply with Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by identifying the conceptual drainage requirements for the proposal in a SBSMP.</i> A2.2 The design allows sufficient area to provide for a drainage network that will comply with Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report (as part of a SBSMP) identifying the area required to accommodate the drainage network</i>	✓	The design demonstrates that a drainage network will be provided that will comply with Council's Subdivision and Development Guidelines . Conceptual drainage requirements for the proposal are identified in the SBSMP. The design allows sufficient area to provide for a drainage network that will comply with Council's Subdivision and Development Guidelines .	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

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Portside Wharf Buildings 2 and 5

STORMWATER MANAGEMENT CODE

Job Ref No.: 11001A

Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
P3 Development design must reduce property damage and, where applicable, ensure public safety by ensuring that the development levels are set above the relevant design flood level or storm surge level	A3.1 All development is located above minimum flood immunity levels in accordance with Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a SBSMP).</i> A3.2 Road access is provided in accordance with the flood immunity levels identified in Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels.</i>	N/A N/A	The site is not subject to flooding. The immediate area is not subject to flooding.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

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STORMWATER MANAGEMENT CODE

Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
P4 Any channel works that are part of the development, major drainage works or flood mitigation works must maintain and/or enhance the environmental values of the waterway corridor or drainage corridor	A4 Design and construction of channel works incorporate water sensitive urban design and natural channel design features which will comply with: • Council's Subdivision and Development Guidelines, and • where applicable any SMP, LSMP or WMP prepared by Council <i>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any channel works (as part of a SBSMP)</i>	N/A	The proposed development does not have any channel works.	
P5 Erosion treatment works along waterway banks and associated drainage structures must maintain or enhance the environmental values of waterways	A5 Design and construction of erosion treatment features incorporate natural channel design features which will comply with: • Council's Subdivision and Development Guidelines, and • Council's Urban Creek Erosion—Guidelines for Selecting Remedial Works <i>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any erosion treatment works (as part of a SBSMP)</i>	✓	A Detailed Erosion and Sediment Control Program will be prepared and submitted during the Operational Works phase of the development.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

STORMWATER MANAGEMENT CODE
Performance Criteria and Acceptable Solution

Job Ref No.: 11001A

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
P6 Bridges and culverts provided for flood immunity to minimise traffic disruption must improve public safety and allow for fauna movement and recreation corridors where these needs are identified		A6 The design complies with Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any bridge or culvert works (as part of a SBSMP).</i>		N/A	Neither bridges nor culverts are proposed for this development.	
P7 The design and construction of detention and retention storage features must: • achieve acceptable impacts on environmental values • provide for recreational use where possible • achieve acceptable risk to public safety and property		A7 The design complies with Council's Subdivision and Development Guidelines and where applicable any SMP, LSMP or WMP prepared by Council. <i>Note: Compliance with this acceptable solution can be demonstrated by the provision of conceptual details of any detention and retention storage features (as part of a SBSMP).</i>		N/A	The design does not include construction of detention or retention storage features.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

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STORMWATER MANAGEMENT CODE
Performance Criteria and Acceptable Solution

Job Ref No.: 11001A

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
Water Quality and Drainage				
Low Risk Development				
P1 Water quality impacts must be minimised using best practice techniques	A1.1 The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and will comply with the Council's Subdivision and Development Guidelines . <i>Note: Compliance with this acceptable solution can be demonstrated by indicating the areas that are to be set aside for water quality best management practices. For most development this can be achieved by determining pollutant loads using hand calculations as set out in Council's Guidelines for Pollutant Export Modelling in Brisbane and identifying the type and size of stormwater quality best management practices based on their efficiencies identified in Council's Subdivision and Development Guidelines.</i>	N/A	This development has not been classified as 'Low Risk' in terms of water quality.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

STORMWATER MANAGEMENT CODE

Job Ref No.: 11001A

Performance Criteria and Acceptable Solution

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
	A1.2 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines <i>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP).</i>	N/A	This development has not been classified as 'Low Risk' in terms of water quality.	
P2 Release of sediment laden stormwater is minimised	A2 All development complies with Council's Erosion and Sediment Control Standard <i>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works</i>	N/A	This development has not been classified as 'Low Risk' in terms of water quality.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

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STORMWATER MANAGEMENT CODE
Performance Criteria and Acceptable Solution

Job Ref No.: 11001A

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
High Risk Developments				
P3 Environmental values and water quality objectives of receiving waters within or downstream of the proposal are protected or enhanced	A3.1 Relevant water quality objectives for receiving waters are identified and site specific discharge standards met <i>Note: Compliance with this acceptable solution may be demonstrated by following the process outlined in the Management of Urban Stormwater Quality Planning Scheme Policy. This can be documented in a SBSMP.</i> A3.2 The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and will comply with the Council's Subdivision and Development Guidelines. A3.3 Stormwater quality best management practices are designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines. <i>Note: Compliance with this acceptable solution can be demonstrated by providing conceptual detail of how stormwater quality will be managed (as part of a SBSMP).</i>	✓ ✓ ✓	The relevant water quality objectives for the receiving waters have been met. The design provides for stormwater quality best management practices that are sufficient to treat the target pollutants and comply with Council's Subdivision and Development Guidelines. Stormwater quality best management practices will be designed, constructed and maintained in accordance with Council's Subdivision and Development Guidelines.	

1. Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Portside Wharf Buildings 2 and 5

STORMWATER MANAGEMENT CODE
Performance Criteria and Acceptable Solution

Job Ref No.: 11001A

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTIONS ¹	COMMENTS	COUNCIL USE ONLY
P4 Release of sediment laden stormwater is minimised	A4 All development complies with Council's Erosion and Sediment Control Standard <i>Note: Compliance with this Performance Criteria/Acceptable Solution can be demonstrated by providing conceptual details of how the requirements of Council's Erosion and Sediment Control Standard will be met (conceptual SBSMP). This will generally be conditioned and may require the submission of a subsequent detailed SBSMP for operational works</i>	✓	An Erosion and Sediment Control Plan will be prepared during detailed design. This will comply with Council's Erosion and Sediment Control Standard.	

1. Solution: ✓ = Acceptable Solution
A/S = Alternative Solution
N/A = Not applicable to this proposal
Portside Wharf Buildings 2 and 5

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