

Reference: IM:KG CO/CV 22292A

17 November 2023

RCP Pty Ltd
Level 15
120 Edward Street
BRISBANE QLD 4000**RE: MINOR CHANGE APPLICATION FOR 12-18 THOMPSON STREET BOWEN HILLS- PDA REF DEV2020/1124 ENGINEERING SERVICES ASSESSMENT**

To whom it may concern,

Robert Bird Group (**RBG**) on behalf of RCP have reviewed the development proposed for 12-18 Thompson Street, Bowen Hills for compliance to Economic Development Queensland (**EDQ**) guidelines and Engineering Documentation previously approved for the Development Application DEV2020/1124 for the site.

Site Description

Table 1: Site Description

Site Address	12-18 Thompson Street, Fortitude Valley
RP Detail	Lot 1 on RP121293 & Lot 4 on SP312302
Site Area	Approximately 1,629 m ²

Approved Engineering Plans and Documents

- "Site Layout Plan", Post Development Drainage and Services (Stage 1), prepared by Inertia, 8858, SK002, Rev. C, 23 March 2020
- "Preliminary External Road Layout Plan (Stage 1)", prepared by Inertia, 8858, SK014, Rev. D.16 April 2021 (Amended in Red 17 December 2021)
- "Preliminary Earthworks Layout Plan (Stage 1), prepared by Inertia, 8858, SK010, Rev. E, 19 April 2021.
- "Road Widening Plan – 12-18 Thompson Street", prepared by Brisbane City Council, RC16029, Issue 1, 18 September 2019
- Tech Memo regarding Thompson St, Bowen Hills, Response to EDQ Further Issues Letter", prepared by Cardno, QTT19083, 4 February 2021



Proposed Development Changes

The proposed development changes predominately consist of the following:

- Column alterations and façade amendments.
- Basement reconfigurations.
- Ground Floor Layout changes.
- Landscape revisions.
- Vehicle parking arrangements.

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan has been developed for the Site in accordance with the following requirements:-

- State Planning Scheme Policy 2017 Design Objectives Appendix 2 Table A.
- Healthy Land and Water Technical Note: Complying with SPP -Sediment Management on Construction Sites.
- Brisbane City Council (BCC) Infrastructure Design Planning Scheme Policy Section 7 Stormwater Drainage Part 11 Erosion and Sediment Control.
- International Erosion Control Association (IECA) Best Practice Erosion and Sediment Control.
- Economic Development Queensland (EDQ) Development Approval (DA) Conditions.

According to BCC's Erosion Hazard Assessment - June 2014 form, the proposed development is located in a "medium" risk site for erosion potential. Refer attached for a copy of the completed form and Erosion and Sediment Control Plan.

Earthworks

The proposed basement will require excavation of soils to achieve required levels. Proposed changes result to the Approved "Preliminary Earthworks Layout Plan (Stage 1), prepared by Inertia, 8858, SK010, Rev. E, 19 April 2021.

A revised Earthworks Drawing is attached for the updated scheme "22292-RBG-ZZ-XX-DR-CV-82001 rev P02".

Acid Sulphate Soils

The Geotechnical Report indicates that Acid Sulphate Soils (ASS) are unlikely to be encountered on site and an acid sulphate management plan will not be required. Should ASS be encountered during excavation an ASS Management Plan shall be prepared.

Retaining Walls

Retaining walls greater than one metre in height will be part of the building structure and will be designed by RBG Structural Engineers as part of the building design.

Stormwater Quality

As the proposal consists an urban purpose that involves a premise less than 2,500 m² in size, stormwater management design objective are not required under Queensland Government State Planning Policy (SPP) July 2017. As the proposed development will consist of mainly roof areas and minimal landscaped areas, the pollutants generated from the proposed development will be minimal.

Lawful Point of Discharge

The lawful point of discharge for the minor and major storm events for the proposed development is as follows:

Minor and major storms are proposed to be discharged into the existing stormwater gully pit located at the corner of Thompson Street and Murray Street. The lawful point of discharge point could be revised depending on coordination with the Hydraulic consultant.

Stormwater Management - Quantity

Stormwater discharge for the site will be generally in accordance with the Approved Drawing "Site Layout Plan, Post Development Drainage and Services (Stage 1)", drawing number, 8858, SK002 rev C, prepared by Inertia, dated 23 March 2020

Further Investigation Required

The location and depth of the upstream stormwater from the adjacent building are required to be identified and diverted away from the proposed basement excavation. A services locator has been engaged to locate the existing services including this stormwater line. Information from the service locator shall be used to design a new stormwater line diverting the upstream stormwater away from the basement excavation. This will be included in the stormwater detailed design plans required to be submitted to EDQ for approval.

Conclusion

Based on the information discussed above, it is considered that the proposed changes are generally in accordance with the previous engineering assessment for the approved scheme for the site.

The proposed amendments to the scheme do not affect the flood impact assessment previously completed for the development.

Minor amendments to the treatment train for the stormwater quality and quantity for the development have been adopted due to level and layout changes. Adopted changes have been assessed to be compliant to EDQ and SPP Guidelines.

Yours faithfully

ROBERT BIRD GROUP PTY LTD



Ian McCubbin
Civil Infrastructure Manager

Enc

22292-RBG-ZZ-XX-DR-CV-81001 rev (P02)– Erosion and Sediment Control Plan

22292-RBG-ZZ-XX-DR-CV-82001 rev (P02)– Bulk Earthworks Plan





22292-RBG-ZZ-XX-DR-CV-87001 rev (P02)– Stormwater Drainage Plan

LOT 31
RP 9382

LOT 4
RP 312302

LOT 1
RP 50734

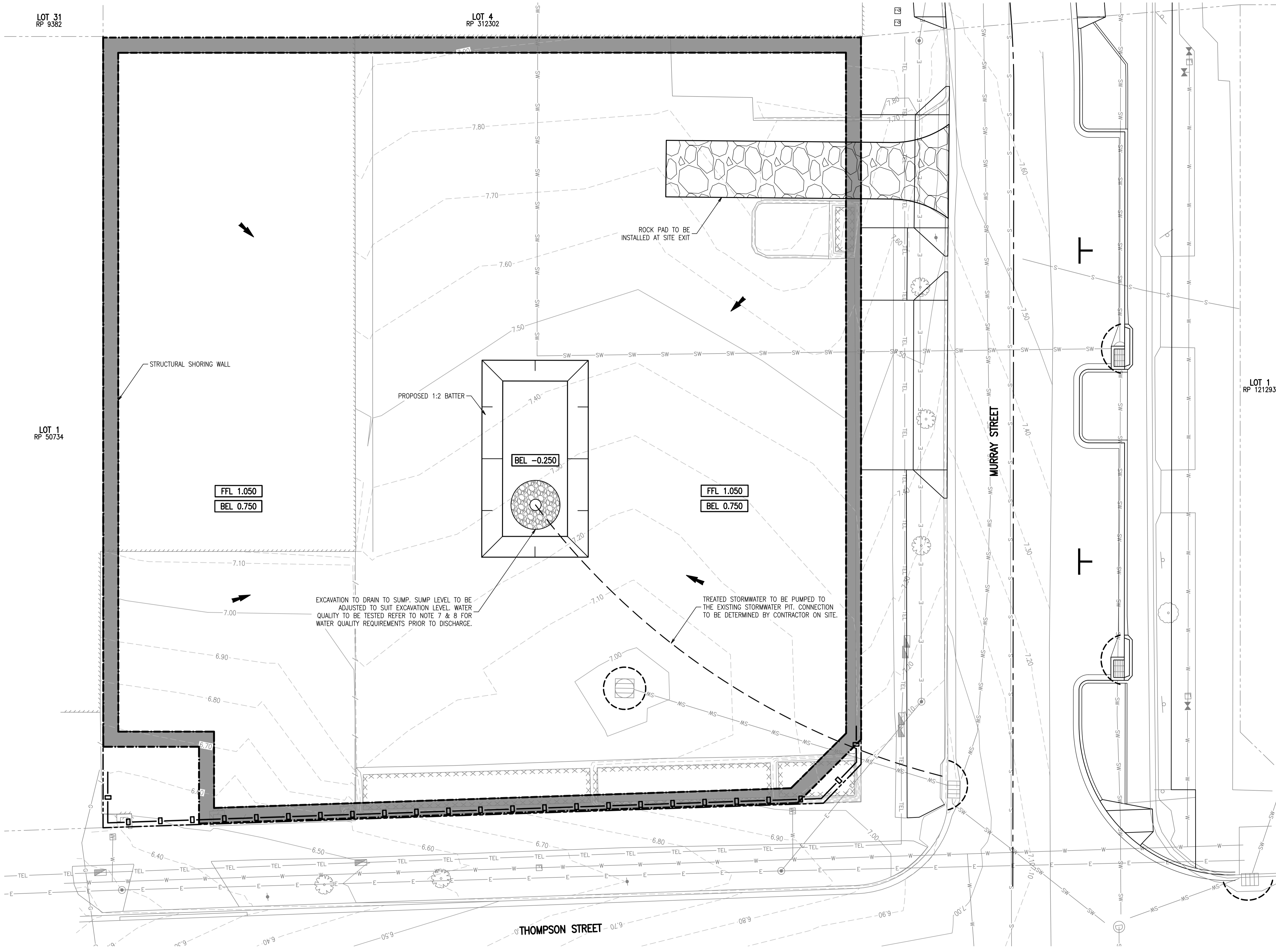
LOT 1
RP 121293

- LEGEND**
- EXISTING LOT BOUNDARY
 - EXISTING BUILDING
 - 3.00 EXISTING CONTOURS MAJOR
 - 3.50 EXISTING CONTOURS MINOR
 - - - EXISTING FENCE
 - XXXXXX EXISTING RETAINING WALL
 - PROPOSED SITE BOUNDARY
 - PROPOSED BATTER
 - PROPOSED PAD OUTLINE
 - BEL 00.00 PROPOSED PAD LEVEL
 - PROPOSED SEDIMENT FENCE
 - - - PROPOSED CATCH DRAIN
 -  PROPOSED INLET PROTECTION ON GRADE
 -  PROPOSED INLET PROTECTION SAG
 -  PROPOSED ROCK PAD CONSTRUCTION EXIT
 -  PROPOSED SUMP PIT

NOTE:
ESC NOTES AND DETAILS REFER TO DRAWING
22292-RBG-ZZ-XX-DR-CV-81101.

NOTE:
NOTE BEL LEVELS ARE APPROXIMATE SUBJECT
TO FINAL STRUCTURAL DESIGN.

NOTE:
ESC FOR INTERIM PARK TO BE CONFIRMED.

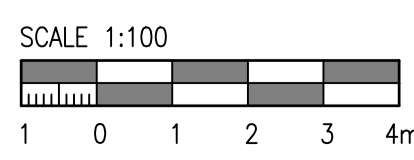


FFL 1.050
BEL 0.750

FFL 1.050
BEL 0.750

EXCAVATION TO DRAIN TO SUMP. SUMP LEVEL TO BE
ADJUSTED TO SUIT EXCAVATION LEVEL. WATER
QUALITY TO BE TESTED REFER TO NOTE 7 & 8 FOR
WATER QUALITY REQUIREMENTS PRIOR TO DISCHARGE.

TREATED STORMWATER TO BE PUMPED TO
THE EXISTING STORMWATER PIT. CONNECTION
TO BE DETERMINED BY CONTRACTOR ON SITE.



Rev	Revision Description	By	App	Date
P01	PRELIMINARY	LC	IM	07.12.22
P02	PRELIMINARY	LC	IM	17.11.23

Rev	Revision Description	By	App	Date

Scale 1:1 1:2 1:3 1:4 1:5 1:6 1:7 1:8

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Engineering Consultant

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Client

**GANBROS GANBOYS &
GANSONS PTY LTD**

Title

**EROSION AND SEDIMENT
CONTROL PLAN**

Project

BOWEN HILLS HEALTH QUATER

Date
NOV 2023
Scale of A1
1:100

Drawn
L.CHEN
Designer
A.WILSS

Design Checker
R.ATHERTON
Approved
I.McCUBBIN

NOT FOR CONSTRUCTION

Drawing Number
22292-RBG-ZZ-XX-DR-CV-81001

Revision
P02

LOT 31
RP 9382

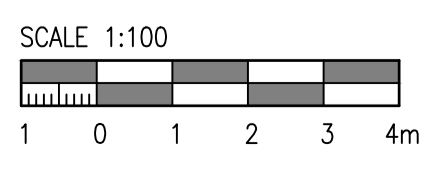
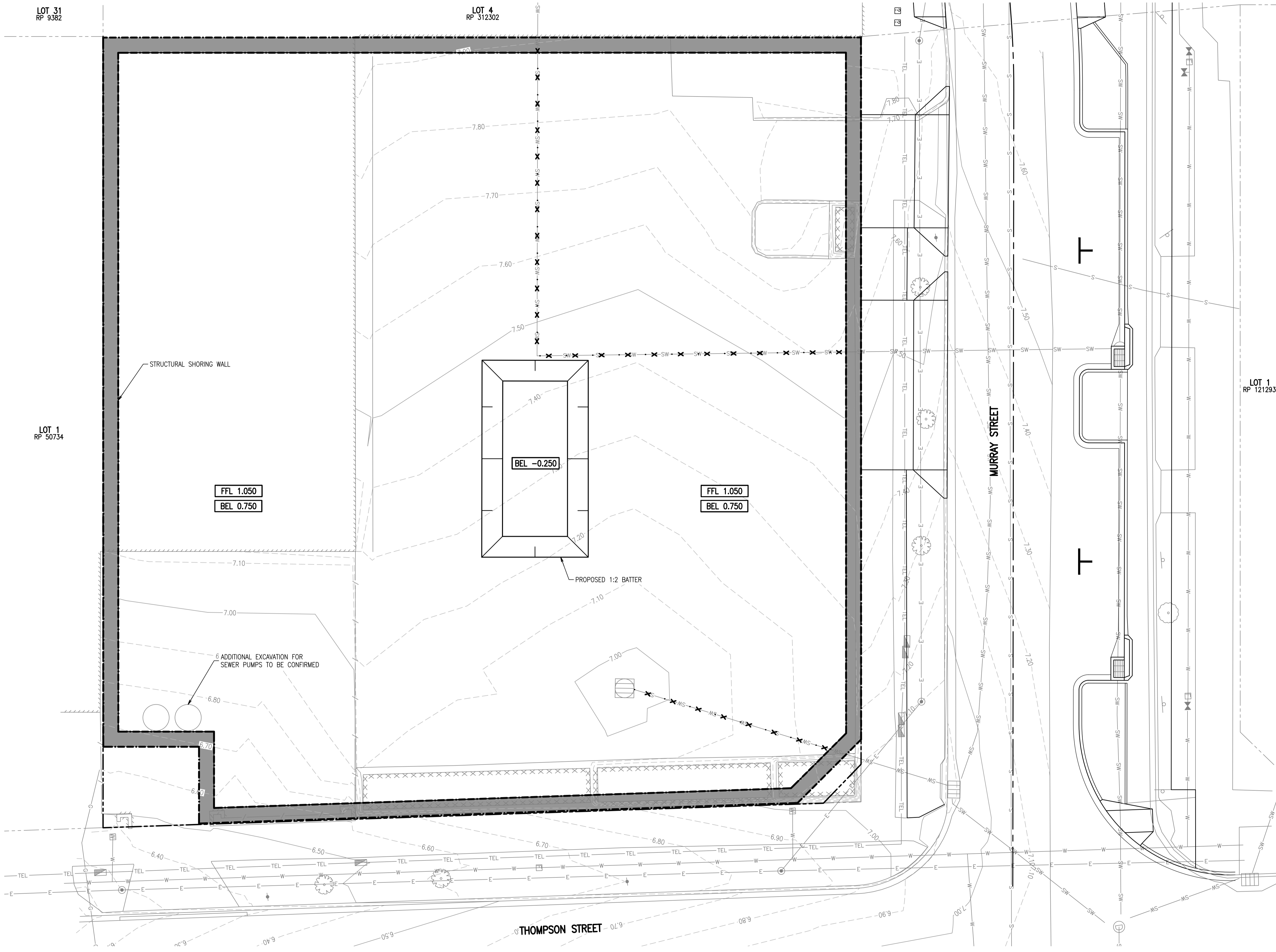
LOT 4
RP 312302

LOT 1
RP 50734

LOT 1
RP 121293

- LEGEND**
- EXISTING LOT BOUNDARY
 - EXISTING BUILDING
 - 3.00 EXISTING CONTOURS MAJOR
 - 3.50 EXISTING CONTOURS MINOR
 - / - EXISTING FENCE
 - XXXXXX EXISTING RETAINING WALL
 - X --- SW EXISTING STORMWATER TO BE ABANDONED
 - PROPOSED SITE BOUNDARY
 - PROPOSED BULK EARTHWORKS BATTER
 - PROPOSED BULK EARTHWORKS PAD OUTLINE
 - BEL 00.00** PROPOSED BULK EARTHWORKS PAD LEVEL

NOTE:
NOTE BEL LEVELS ARE APPROXIMATE SUBJECT TO FINAL STRUCTURAL DESIGN. BE LEVELS ARE BASED ON A 250mm SLAB ON GROUND AND 200mm DRAINAGE LAYER.



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P01	PRELIMINARY	LC	IM	07.12.22
P02	PRELIMINARY	LC	IM	17.11.23

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Client

GANBROS GANBOYS & GANSONS PTY LTD

Title

BULK EARTHWORKS PLAN

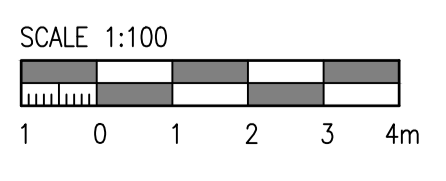
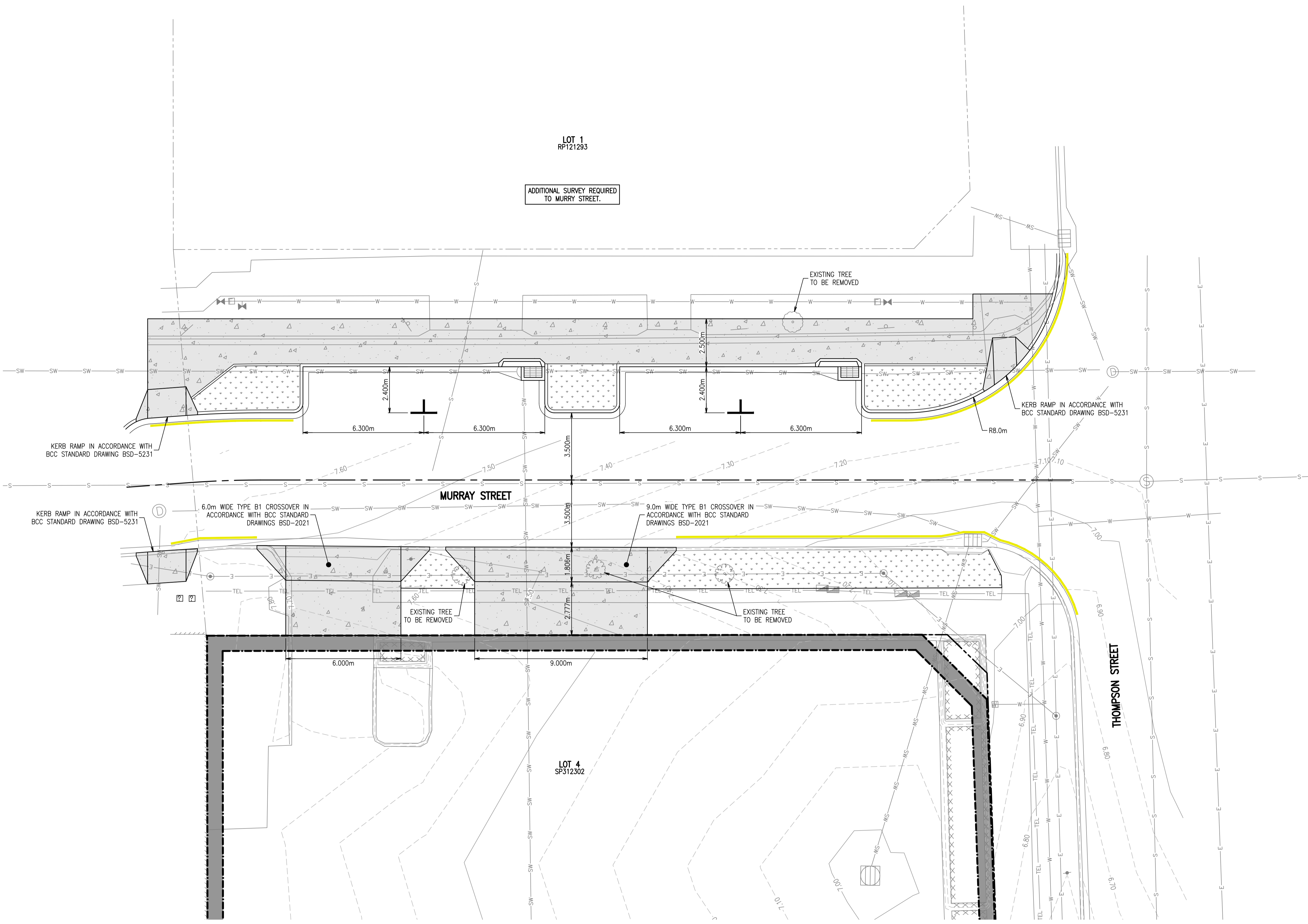
Project

BOWEN HILLS HEALTH QUATER

Date	NOV 2023	Drawn	L.CHEN	Design Checker	R.ATHERTON	
Scale	at A1 1:100	Designer	A.WILSS	Approved	I.McCUBBIN	
NOT FOR CONSTRUCTION						
Drawing Number	22292-RBG-ZZ-XX-DR-CV-82001				Revision	P02

- LEGEND**
- EXISTING LOT BOUNDARY
 - ////// EXISTING BUILDING
 - 3.00----- EXISTING CONTOURS MAJOR
 - 3.50----- EXISTING CONTOURS MINOR
 - /----- EXISTING FENCE
 - XXXXXX EXISTING RETAINING WALL
 - TEL EXISTING TELSTRA CABLE
 - E EXISTING ELECTRICITY LINE
 - SW SW EXISTING STORMWATER PIPE
 - S EXISTING SEWER MAIN
 - W EXISTING WATER MAIN
 - PROPOSED SITE BOUNDARY
 - ////// PROPOSED BUILDING
 - PROPOSED BASEMENT EXTENT
 - 3.00----- PROPOSED CONTOURS MAJOR
 - 3.50----- PROPOSED CONTOURS MINOR
 - K&C PROPOSED KERB AND CHANNEL
 - SW SW PROPOSED STORMWATER PIPE
 - PROPOSED STORMWATER PIT

NOTE:
EXISTING SIGNAGE, METERS AND LINEMARKING TO BE ADJUSTED AND/OR RELOCATED TO SUIT .



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P02	PRELIMINARY	LC	IM	17.11.23

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Scale 1:100

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Client
GANBROS GANBOYS & GANSONS PTY LTD

Title
ROAD FUNCTIONAL PLAN

Project
BOWEN HILLS HEALTH QUATER

Date
NOV 2023
Scale of A1
1:100

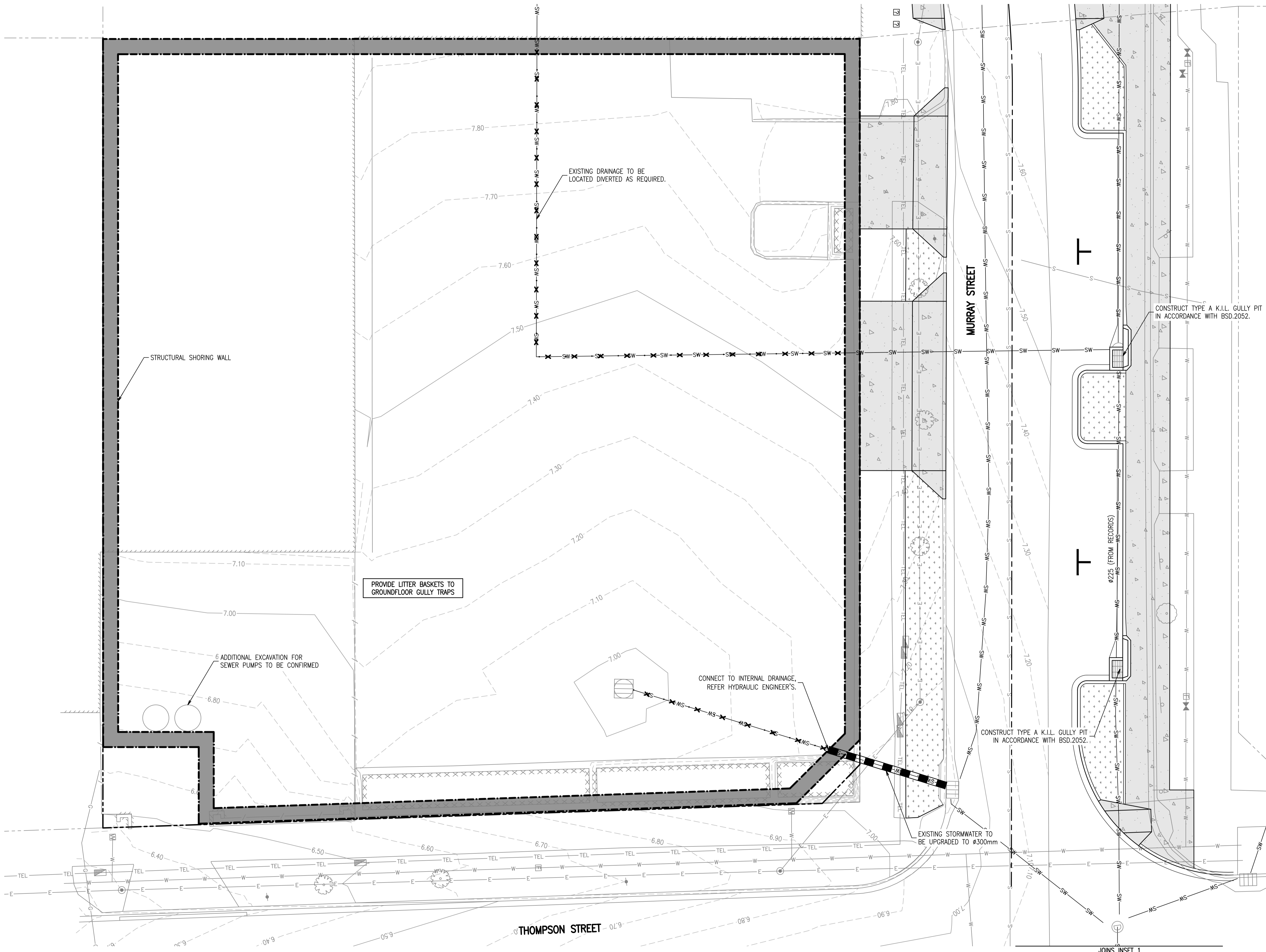
Drawn
L.CHEN
Designer
A.WILSS

Design Checker
R.ATHERTON
Approved
I.McCUBBIN

NOT FOR CONSTRUCTION

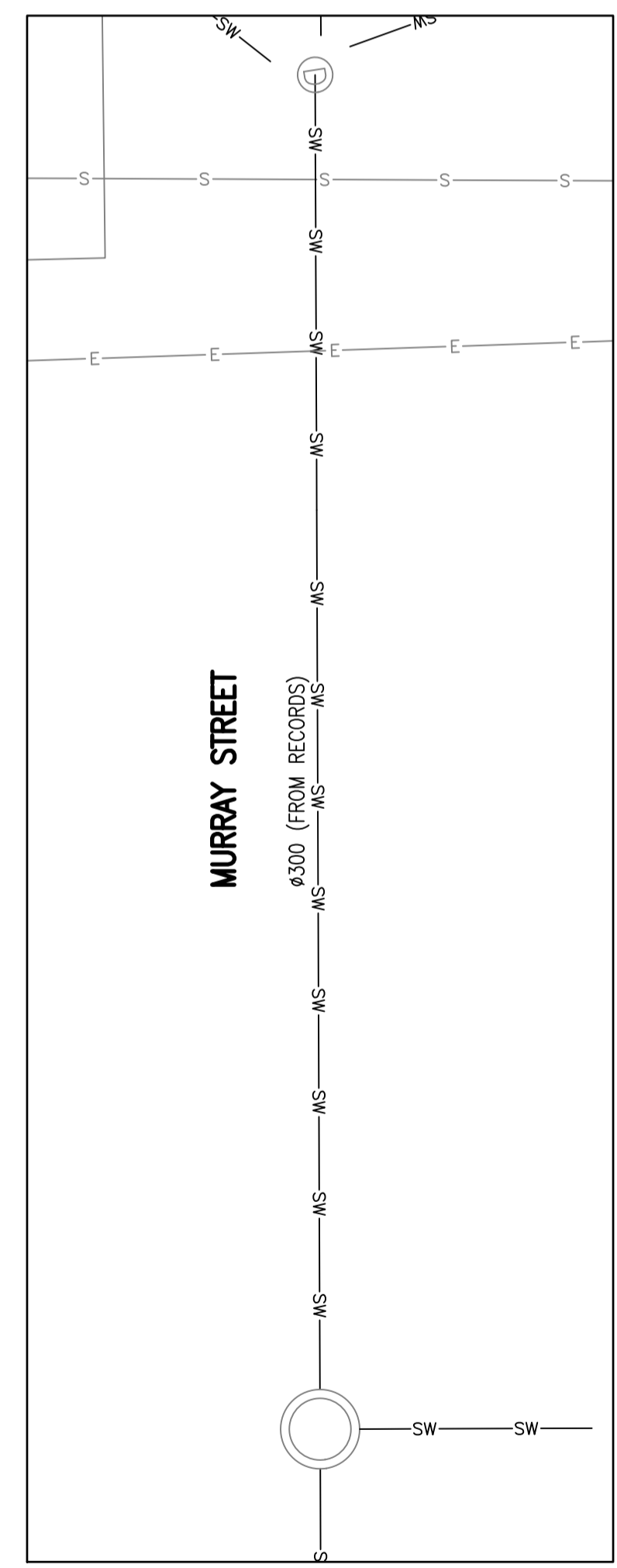
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Revision
P02

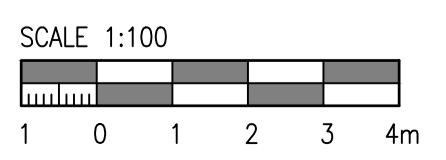


- LEGEND**
- EXISTING LOT BOUNDARY
 - EXISTING BUILDING
 - 3.00 --- EXISTING CONTOURS MAJOR
 - 3.50 --- EXISTING CONTOURS MINOR
 - EXISTING FENCE
 - XXXXXX EXISTING RETAINING WALL
 - SW --- SW --- EXISTING STORMWATER
 - SW --- EXISTING STORMWATER TO BE ABANDONED
 - PROPOSED SITE BOUNDARY
 - PROPOSED STORMWATER PIPE

NOTE:
STORMWATER ASSOCIATE WITH INTERIM PARK TO BE CONFIRMED.



INSET 1
SCALE 1:100



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Client
GANBROS GANBOYS & GANSONS PTY LTD

Title
STORMWATER DRAINAGE PLAN

Project
BOWEN HILLS HEALTH QUATER

Date
NOV 2023
Scale of A1
1:100

Drawn
L.CHEN
Designer
A.WILSS

Design Checker
R.RATHERTON
Approved
I.McCUBBIN

NOT FOR CONSTRUCTION

Drawing Number
22292-RBG-ZZ-XX-DR-CV-87001

Revision
P02