Urban Utilities
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19 August 2024

Michael Cattoni
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Via Email: mcattoni@urbis.com.au

Dear Urbis Consultants,

**Urban Utilities Services Advice Notice**

| | |
|---|---|
| Urban Utilities application number: | 24-SAN-72103 |
| Applicant name: | URBIS |
| Street address: | 15 Wren St, Bowen Hills, Qld 4006 |
| Real Property Description: | Lot 23RP9941 and 24SP276528 |

Proposed service connection/alteration/disconnection type:

| | |
|---|---|
| Drinking water | ☑ |
| Non-drinking water/recycled water | ☐ |
| Wastewater | ☑ |

Urban Utilities provides this Services Advice Notice in response to the request received on 10 July 2024. In accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009,* this Services Advice Notice provides advice about the proposed connection having regard to the connections policy in the Urban Utilities Water Netserv Plan, the charges and conditions that may apply to the connection and other relevant matters about the connection. All terms used in this Services Advice Notice are defined by reference to the Urban Utilities Water Netserv Plan.

Further, infrastructure information may not be verified, and Urban Utilities provides no warranty or assurance that this information is correct. Independent on-location site inspections are recommended to verify the location, condition and size of any infrastructure.

This Services Advice Notice does not constitute an application for connection, is not an approval to connect to the Urban Utilities network(s) and does not bind any future Urban Utilities' decision if the applicant applies for a connection.

Urban Utilities understands that the proposed development will consist of the 240 residential units, Health care service include small bar, shop and food and drink outlet with a GFA of 3,350 $m^2$ all within 32 storeys height (Urban Utilities portal). Based on your proposal, the following advice is provided:

## Urban Utilities Services Advice

### Infrastructure and Design

The project site is within the Bowen Hill Development Area (PDA). Development applications for priority development areas are assessed by Economic Development Queensland (EDQ).

The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

**Water**

Urban Utilities' records indicate several water connections servicing the development site and these are:

- Ws228024 - 32mm water services via 100mm Cast Iron (CI) reticulation main on the far side of Wren Street (constructed in 1941).
- WS228034 & WS228026 - Two 20mm water services via 150mm Cast Iron (CI) reticulation main on the near side of Campbell Street (constructed in 1904).
- WCS31167 - 180mm fire/domestic water services via 225mm Ductile Iron (DI) reticulation main which cross Campbell Street (constructed in 2001) from the DN225mm Cast Iron (CI) on the far side of Campbell Street (constructed in 1952).
- WCS31169 - 250mm commercial water services via 225mm Ductile Iron (DI) reticulation main which cross Campbell Street (constructed in 2001) from the DN225mm Cast Iron (CI) on the far side of Campbell Street (constructed in 1952).

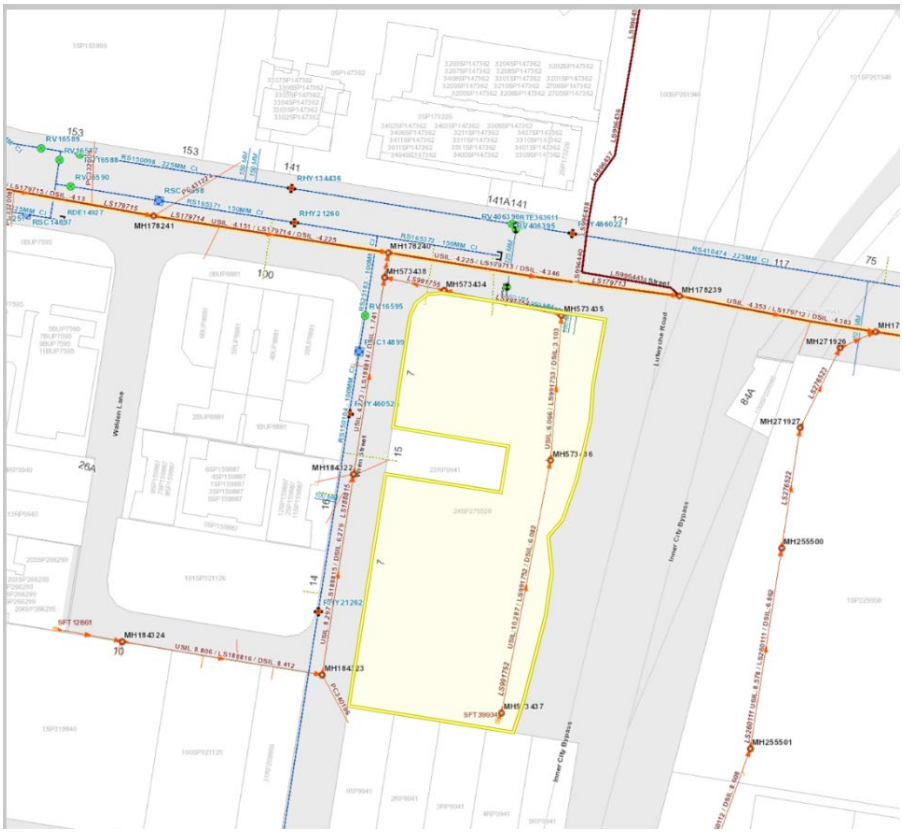

**Figure 1:** Existing water infrastructure within the vicinity of the subject site

It is the hydraulic consultant's responsibility to ensure that the proposed servicing strategy is adequate to meet the requirements of the development. The water meter and sub-metering design and arrangements must meet URBAN UTILITIES's contemporary requirements, and all redundant water services must be sealed at the main. The water meter design and arrangement must meet URBAN UTILITIES's contemporary requirements.

Please refer to ***Urban Utilities Metering Guidelines*** and ***Standard Water Meter Arrangement Drawings*** for detailed guidance.

Note that the water infrastructure required for the proposed development is to be provided in accordance with URBAN UTILITIES requirements, including but not limited to the *SEQ Water Supply and Sewerage Design and Construction Code* (SEQ WS&S D&C Code, 2013), or current equivalent.

**Wastewater**

Urban Utilities' records indicate several water connections servicing the development site and these are:

- DN110 mm (PC793605) via 160 mm PE sewer main on the near side of Campbell Street (constructed 2021).
- DN110 mm (PC793606) via 160 mm PE sewer main on the back of the development site (constructed 2021).
- DN100 mm (PC250504) via 150 mm Earthenware sewer main on the back of the development site (constructed 1926).

Note that the wastewater infrastructure required for the proposed development is to be provided in accordance with URBAN UTILITIES requirements, including but not limited to the *SEQ Water Supply and Sewerage Design and Construction Code* (SEQ WS&S D&C Code, 2013), or current equivalent.

**Network Demand and Capacity**

**Water**

An assessment of the water supply available at the site, including computational hydraulic modelling of the network under peak demand and fire flow conditions, has been completed.

The analysis assumes a Peak Hour Demand of 4.67L/s (corresponding to the details of the proposed development).

The assessment indicates that the existing water supply has sufficient capacity to service the proposed development in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code, 2013 (SEQ WS&S D&C Code).*

Indicative flow and pressure advice for the existing 150mm Ductile Iron (DI) reticulation main at the intersection of Butterfield Street and Garrick Terrace (constructed in 1998) is provided in Table 1, below.

**Table 1: Indicative Flow and Pressure Advice**

| Assumed Point of Connection | Estimated RL Connection (m AHD) | Hydraulic Grade Line (m AHD) | | | | Pressure (kPa)[1] | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 0 L/s | 10 L/s | 20 L/s | 30 L/s | 0 L/s | 10 L/s | 20 L/s | 30 L/s |
| 100 mm (CI) constructed in 1941 -Wren ST | 6.46 | 81 | 80 | 77 | 72 | 736 | 726 | 697 | 647 |
| 150 mm (CI) constructed in 1904 – Campbell St | 3.33 | 82 | 81 | 79 | 77 | 775 | 765 | 746 | 726 |
| 225 mm (CI) constructed in 1952 - Campbell St | 3.49 | 82 | 81 | 81 | 80 | 775 | 765 | 765 | 755 |

**Notes:**

[1] Modelled pressure in supply main, relative to the estimated connection RL (m AHD).

[2] Designers are required to adjust the Hydraulic Grade Line/Pressure model results for site/building RL differences and calculate the extra hydraulic losses from point of connection with the main.

[3] Field performance of cast iron spun (or cement) lined mains can be variable. Field testing to ascertain actual pressure drops may be advisable.

[4] Indicative flow and pressure results assume a background demand of 2/3 Peak Hour has been applied throughout the network.

***Disclaimer***

*Information provided by Urban Utilities is based on hydraulic modelling ("Hydraulic Modelling Information"). Model results are for the anticipated performance.* ***The Hydraulic Modelling Information has not been verified by field measurements and may be inaccurate due to field conditions.***

***As such, users relying on Hydraulic Modelling Information do so at their own risk and should make their own independent investigations to verify model outputs.***

*The Hydraulic Modelling Information does not state nor imply a guaranteed level of service. Designers are referred to Urban Utilities' Customer Charter and Customer Service Standards for facility hydraulic service considerations.* ***Urban Utilities does not provide a service of minimum flows and pressures to private fire-fighting systems.***

*Due to changing operational circumstances, pressure and flows delivered to a service may vary. Designers are advised to make adequate provisions within the fire system installation for the pressure, flow and reliability requirements, for the life of the system.*

Designs incorporating flows above the maximum rates specified will have a detrimental impact on other properties in the area and are not supported by Urban Utilities.

## Wastewater

A hydraulic assessment of the sewerage network servicing the site under peak wet weather flow conditions has been completed.

The analysis assumes a Peak Wet Weather Flow from the development of 5.45 L/s (corresponding to the details of the proposed development).

The assessment indicates that the localised gravity mains have sufficient capacity to service the proposed development.

The proposed development is situated within a Sewer Advice Area, with sewer surcharging noted previously in the vicinity of the site. As per standard advice, Urban Utilities recommends that the minimum fitting levels within the development be 500mm above the surface level of the downstream manholes.

## Land and Easements

**Sewer Main in Private Properties**
Please refer to following link for easement requirements at:
**https://urbanutilities.com.au/development/our-services/easements**

**Water Main in Private Properties**
Please refer to table 5.2 and clause 5.4.4 of *SEQ WS&S D&C Code* for easement requirements.

## Infrastructure Charges (as at 1 July 2023)

Infrastructure Charges will be levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable at the time the water approval application is lodged.

Further information is available at:
**www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan**

## Trade Waste

The **proposed development** (the subject of this Services Advice Notice) has been identified as a potential generator of Trade Waste. Trade Waste is water-borne waste from business, trade or manufacturing premises excluding domestic sewerage, stormwater, and prohibited substances. It is an offence under section 193(1) of the ***Water Supply (Safety and Reliability) Act 2008*** to discharge trade waste into Urban Utilities' infrastructure without a Trade Waste Approval.

To obtain a Trade Waste Approval, the proponent for the proposed development must apply to Urban Utilities, who will assess and decide the application. Any Trade Waste Approval granted by Urban Utilities will be subject to Trade Waste Approval conditions and the Urban Utilities Trade Waste Environmental Management Plan (**TWEMP**).

The TWEMP and an online application form are available on the Urban Utilities website:

**www.urbanutilities.com.au/business/business-services/trade-waste**

For advice on the suitability of waste for discharge to sewer, and likely Trade Waste Approval conditions, you may contact Urban Utilities on **13 26 57**.

Proposed trade waste drainage solutions will be assessed for compliance with plumbing and drainage regulations and the requirements of the TWEMP at the time of plumbing compliance assessment. Proposed trade waste solutions that do not meet the requirements in the TWEMP and plumbing and drainage regulations may result in delays to the plumbing compliance process and the issue of a Trade Waste Approval.

Further information is available at the following website:
**www.urbanutilities.com.au/business/business-services/trade-waste**

## Connection Application Process

A formal assessment as to whether your application qualifies as a Standard Connection, Minor Works Approval, or Major Works Approval will be resolved on application for a Water Approval. For the purposes of preliminary advice, and based on the information provided, it is expected that the following applications will be required to assess the ability to connect to Urban Utilities networks:

Minor Works (Water and Wastewater)

**1. Network and/or Property Service Connection – Non-Standard Connection (Minor Works)**

The Water Approval will require connection works to be undertaken. These works are expected to be available under the Endorsed Consultant Certification Scheme for Non-Standard Connection (Minor Works). You will be able to choose a Urban Utilities Endorsed Consultant and a contractor to appoint to design and construct the works, including live works in most cases (Network Access Permit -NAP required)) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval (including compliance with the *SEQ WS&S D&C Code*). Further information regarding the Endorsed Consultant Certification Scheme for Minor Works is available at: **www. urbanutilities.com.au/development**

Major Works (Water and/or Wastewater)

**2. Network and/or Property Service Connection – Non Standard Connection (Major Works)**

The Water Approval will require connection works to be undertaken. You will be able to choose which consultants and contractors to appoint to design and construct the works, including live works (in most cases) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval.

Please note that the information provided within this section is subject to the specific aspects of the development and water application.

**Fees and Charges**

Urban Utilities fees and charges are stated in the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule. The fees and charges that are likely to be associated with these applications are outlined below:

**1. Application Phase** (Minor/Major Works) **– per service**

Base Application Fee – Network (over 50 lots)

**2. Design, Construction and Maintenance Phases**

Non Standard Connection (Minor Works) – per service
Audit and Compliance Fee – Minor Works

Non Standard Connection (Major Works)- per service
Audit and Compliance Fee – Major Works

**Non Standard Connection (Design Approval Fee) – Reticulation per service**

Network Connection (over 50 lots)

**Re-checking Amended Plans Fee**

Re-checking Amended Plans Fee (per plan page, technical report or other document)
Non Standard Connection (Inspection)

**Works Inspection Fee – Reticulation per inspection**

Works Inspection Fee - Reticulation
Works Re-inspection Fee - Reticulation

Notes:

1. The customer may incur additional fees and charges during the approval and works phase, including but not limited to, fees levied by the RPEQ and construction contractor, fees associated with the provision of maintenance/uncompleted works bond(s), re-checking amended plans fees, re-inspection of works fees and infrastructure agreement preparation fees;
2. Reticulation comprises infrastructure with a diameter of 300mm and below and complex assets comprise treatment, storage, pump facilities and infrastructure with a diameter greater than 300mm.
3. The above estimates are indicative only and are subject to review of the detailed application upon lodgement; and
4. Please refer to the Urban Utilities Water Netserv Plan and Developer Customer Price List at www.urbanutilities.com.au/development

**Time Frames for Assessment**

**Non Standard Connection Assessments (for applications other than Standard Connection)**
To be completed within 20 business days of receipt of a properly made application (including payment of the relevant assessment fee), or within a further 20 business days of receipt of requested information (unless extended by agreement).

**Design Phase**
For Minor Works
Typically, for an application which is classified as **minor works**, no assessment of the design phase is expected to be required from Urban Utilities.

However, Urban Utilities may audit a selection of certified designs based on its assessment of the risk of non-compliance

For Major Works
Typically for an application classified as **major works**, the assessment of the design phase is to be completed within 20 business days of receipt of all designs.

**Other Guidance**

Urban Utilities network is protected by the Development Code MP1.4 Building Over or Near Infrastructure (QDC MP1.4). Please confirm with your Building Certifier whether a Build Over Asset application (BOA) is required.

This Services Advice Notice is current for a period of twelve (12) months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at **www.urbanutilities.com.au/development**. Please include your Services Advice Notice reference number in your application.

If you have any questions in relation to this Services Advice Notice, please do not hesitate to contact your account manager, Nghiep Nguyen on nghiep.nguyen@urbanutilities.com.au or 04000 18296.

Alternatively, please email DevelopmentEnquiries@urbanutilities.com.au.

Yours sincerely

**Nghiep Nguyen**
Senior Engineer Network
Urban Utilities