

29 October 2024

Clarence Property Diversified Fund  
C/- Naxos Engineers Pty Ltd  
PO Box 224,  
Spring Hill QLD 4004

Via Email: [administration@naxosengineers.com.au](mailto:administration@naxosengineers.com.au)

Dear Naxos Engineers Pty Ltd,

### Urban Utilities Services Advice Notice

Urban Utilities application number:	24-SAN-74000
Applicant name:	Naxos Engineers Pty Ltd
Street address:	9 Hercules St, Hamilton QLD 4007
Real Property Description:	Lot 645 on SL2184

Proposed service connection/alteration/disconnection type:

Drinking water	<input checked="" type="checkbox"/>
Non-drinking water/recycled water	<input type="checkbox"/>
Wastewater	<input checked="" type="checkbox"/>

Urban Utilities provides this Services Advice Notice in response to the request received on 26 August 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 a 27 storey tower with 189 residential units and 354m<sup>2</sup> of retail space (Urban Utilities Portal). As per the request for a Service Advice Notice submitted, a material change of use will be applied for as part of this development. Based on your proposal and discussion with Urban Utilities officers, the following advice is provided:

## Urban Utilities Services Advice

### Background

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

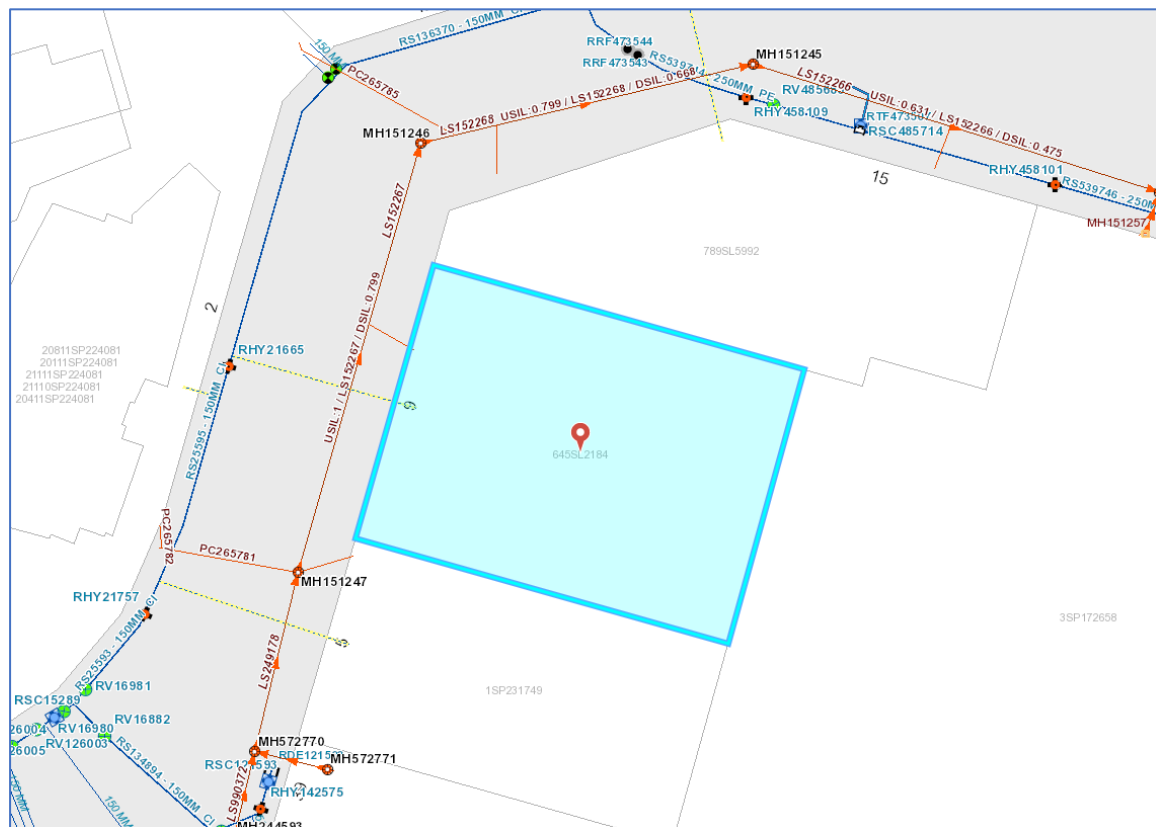
The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

The subject site is bounded by Hercules Street at western side and private properties at northern, eastern and southern side. As per the GIS records, the site's natural ground profile varies between 3m – 3.25m AHD approximately.

### Infrastructure and Design

#### Water

There is an existing 20mm water connection (WS411383) servicing the subject site via 150mm Cast Iron (CI) reticulation main (RS25595) traversing through the Hercules Street (constructed in 1962).



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

The applicant has proposed to remove the existing service and proposed a new DN150 DI/CL water service and 100mm domestic and 150 fire meters designed to service the development.

Urban Utilities does not object to the proposed servicing strategy, provided the hydraulic consultant confirms it is sufficient to meet the requirements of the development during the

Water Approval stage. 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.

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

There is an existing 100mm sewer connection (PC442690) servicing the subject site via existing 225mm Un-reinforced Concrete (UC) reticulation main (LS152267) traversing through the Hercules Street (constructed in 1965).

The applicant has proposed to remove the existing service and construct a new 225mm PE100 SDR21 property connection via the existing 225mm Un-reinforced Concrete (UC) reticulation main (LS152267) traversing through the Hercules Street (constructed in 1965).

Urban Utilities has no objections to the proposed servicing arrangement, provided the consultant demonstrates evidence for the requirement of a 225mm service and meets the requirements of WSAA Gravity Sewerage Code of Australia.

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.

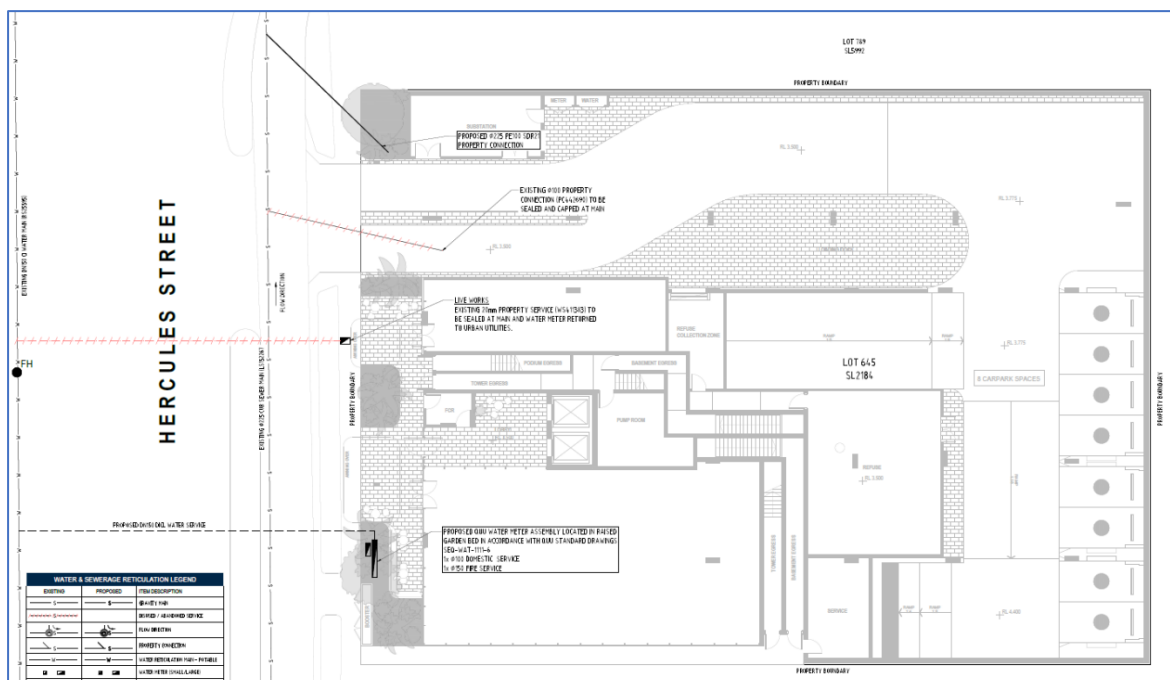


Figure 2: Proposed infrastructure within the vicinity of the subject site

## 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 3.49 L/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 Cast Iron (CI) reticulation main (RS25595) traversing through the Hercules Street (constructed in 1962) 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) <sup>1</sup>			
		0 L/s	10 L/s	20 L/s	30 L/s	0 L/s	10 L/s	20 L/s	30 L/s
150mm (CI) constructed in 1962	3.11	75.1	75.1	74.1	73.1	706	706	697	687

#### Notes:

<sup>1</sup> Modelled pressure in supply main, relative to the estimated connection RL (m AHD).

<sup>2</sup> 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.

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

<sup>4</sup> 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 50 L/s must be supported by evidentiary field tests, and Urban Utilities may require a supporting hydraulic analysis to demonstrate how the reticulated network will be protected from the impacts of water hammer associated with any new property service.

### 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 4.39 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.

#### 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 2024)

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.

The Infrastructure Charge Notice (ICN) is issued within 10 business days of granting the connection approval and issuing the approval Decision Notice.

In most cases, the levied infrastructure charges must be paid at the network connection stage, before a connection certificate is issued.

A customer should not make a payment on an Infrastructure Charge Notice (ICN) but should contact **ICNEnquiries@urbanutilities.com.au** to request a charges notice (sometimes referred to as an itemised breakdown).

Further information is available at:

**[www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan](http://www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan)**

#### Trade Waste

A Trade Waste Approval is not required for the proposed development based on the information supplied by the applicant.

Further information is available at the following website:

**[www.urbanutilities.com.au/business/business-services/trade-waste](http://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.

Ensure a properly made application using our **Check for Completeness Guidelines**.

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](http://www.urbanutilities.com.au/development)

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 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

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](http://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.

**Other Guidance****Build Over Asset application (BOA)**

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](http://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, Nagendra Kafley on Nagendra.Kafley@urbanutilities.com.au or 07 3856 7815.

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

Yours sincerely



**Sajid Imam Syed**  
Development Assessment Leader  
Urban Utilities