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**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2024/1524

Date: 31 January 2025



20th September 2024

ECONOMIC DEVELOPMENT QUEENSLAND

Level 14, 1 William Street,
Brisbane QLD 4001

Dear **Matthew Buchanan**,

Re: 'FURTHER ISSUES' RESPONSE TO ITEM 1

17 KARAKUL ROAD, HAMILTON, QLD (EDQ REF: DEV2024/1524)

27933 / C L001, BRISBANE OFFICE

ADG presents the following response to 'Further Issues Letter' to Item 1 issued by Economic Development Queensland on the 20th of August 2024 at the above-mentioned development.

Each engineering item and associated response is detailed below:

Item 1: Existing Temporary Batters

The subject site includes existing temporary batters that provide structural support for the surrounding road network (including verges and infrastructure) until a permanent outcome is approved. Specifically, excavation or modification of the batter is not permitted pursuant to Condition 12 Temporary Easement over Batters of DEV2021/1217 until an alternate long-term outcome is proposed and supported by MEDQ and Brisbane City Council (Council) as the asset owner.

EDQ notes conflicting information within the submitted material about how the batters are being addressed. The Preliminary Earthworks Layout Plan prepared by ADG and dated 14 June 2024 show the temporary batters being retained, however the architectural plans, DA Design Report and Landscaping plans illustrate that the batters are being removed by way of the site being filled to/or above the existing road height.

Provide clarification about how the development will address the existing temporary batters, including amended plans and reports where required.

Please note – Council will not accept ongoing maintenance obligations associated with the existing 'temporary' batters be retained. It is anticipated that the temporary batters will be removed and replaced with an alternative solution that also meets the expected urbanized outcomes as outlined within the Northshore Hamilton PDA Development Scheme.

EDQ Response (Received on 23rd of August):

- The Civil, Landscape, and Structural teams need to coordinate the solution for the final finish, ensuring it doesn't impact stormwater discharge.
- BCC has stipulated that no ongoing maintenance is required, and the existing temporary batters must be removed upon project completion without compromising the existing road condition and structural integrity. This must be certified by an RPEQ.
- This requirement should be included in the Construction Management Plan and Basement Design.
- EDQ's Urban Development team is negotiating easement terms with BCC. However, if the worst case arises, these terms will not delay DA approval.



ADG Response:

The existing temporary batter is proposed to be removed upon project completion without undermining the adjacent road. This is noted in ADG Bulk Earthworks Drawings and Site Sections. A basement retention design will be provided by a suitably qualified structural RPEQ engineer in the next phase of the project.

ADG Drawings DA02 and DA02-1 show the bulk earthworks site sections of the development. The site sections demonstrate the removal of the temporary batters in the ultimate design for the area fronting Karakul Road and Barcham Road while also showing the swales to manage landscape flows within the development.

We trust that the above advice is satisfactory to Economic Development Queensland to facilitate release of the Development Approval Decision Notice. Should you require any additional information, please do not hesitate to contact us.

Yours sincerely,

ADG ENGINEERS (AUST) PTY LTD

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Emileo Tong

Senior Engineer - Civil

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING SURFACE CONTOURS
- 12.0
- EARTHWORKS CONTOURS
- EXISTING SURFACE LEVEL
- 342 6.289m
- EXISTING NOMINAL KERB LINE
- EXISTING ROAD CENTERLINE
- PROPOSED NOMINAL KERB LINE
- EXISTING SEWER (RECORDS)
- EXISTING WATER (RECORDS)
- EXISTING UNDERGROUND ELECTRICITY (RECORDS)
- EXISTING OVERHEAD ELECTRICITY
- EXISTING GAS (RECORDS)
- EXISTING NBN (RECORDS)
- EXISTING TELECOMMUNICATIONS (RECORDS)
- EXISTING FIBER OPTIC (RECORDS)
- EXISTING COMMUNICATIONS
- ABANDONED SERVICE
- EXISTING BATTER
- EXISTING EARTHWORKS DRAIN
- PROPOSED BATTER
- BUILDING OUTLINE
- PROPOSED SHORING WALL DESIGN BY D&C CONTRACTOR
- PROPOSED EARTHWORKS PAD
- PROPOSED EARTHWORKS CUT
- PROPOSED EARTHWORKS FILL
- EXISTING ROAD

LEGEND

- CUT >14m
- CUT 1.2m - 14m
- CUT 1.0m - 1.2m
- CUT 0.8m - 1.0m
- CUT 0.6m - 0.8m
- CUT 0.4m - 0.6m
- CUT 0.2m - 0.4m
- CUT 0.0m - 0.2m
- FILL 0.0m - 0.2m
- FILL 0.2m - 0.4m
- FILL 0.4m - 0.6m
- FILL 0.6m - 0.8m
- FILL 0.8m - 1.0m
- FILL 1.0m - 1.2m
- FILL 1.2m - 1.4m
- FILL >14m

NOTES

1. FOR SITE SECTIONS REFER DRG No. DA02 and DA02-1
2. BATTERS ARE SHOWN INDICATIVELY ONLY. CONTRACTOR TO CONFIRM ACTUAL BATTER EXTENTS DURING CONSTRUCTION AND SUBJECT TO GEOTECHNICAL ENGINEER'S ADVICE.
3. LANDSCAPE SWALES ARE SHOWN INDICATIVELY. FURTHER DETAIL IS TO BE PROVIDED IN THE NEXT PHASE.

EARTHWORKS VOLUMES

(EXISTING SURFACE TO DESIGN SURFACE)

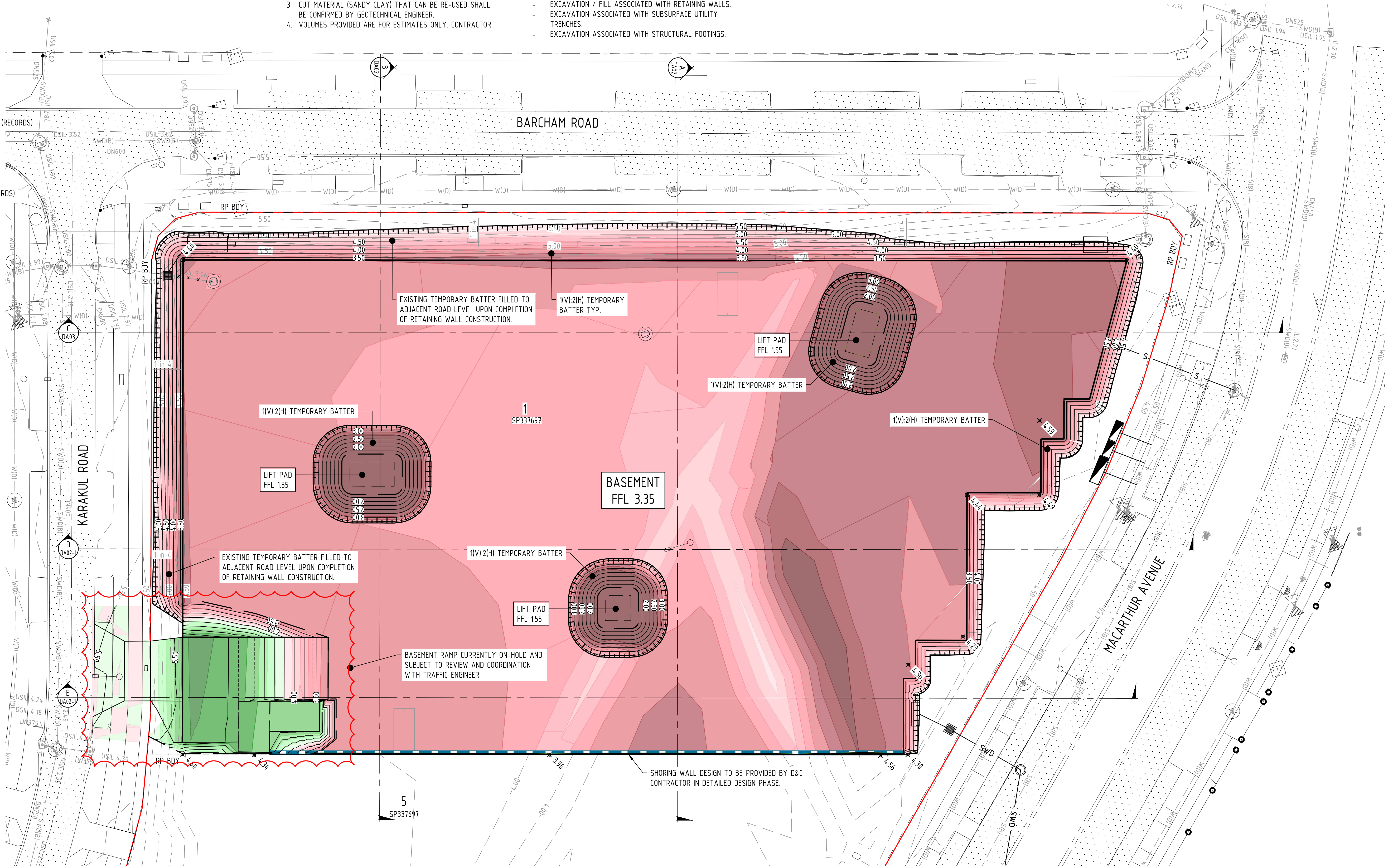
TOTAL CUT	-6231m³
TOTAL FILL	197m³
TOTAL BALANCE (SPOIL)	-6034m³

NOTE:

1. VOLUME IN THE TABLE IS THE DIFFERENCE BETWEEN THE DESIGN SURFACE AND EXISTING SURFACE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REFER TO THE STRUCTURAL DRAWINGS FOR SLAB THICKNESS PRIOR TO EXCAVATION ON-SITE.
2. DEEPER EXCAVATION MAY BE REQUIRED IN SOME LOCALISED AREA. CONTRACTOR TO CONSULT GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS PRIOR TO EXCAVATION.
3. CUT MATERIAL (SANDY CLAY) THAT CAN BE RE-USED SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER.
4. VOLUMES PROVIDED ARE FOR ESTIMATES ONLY. CONTRACTOR

TO MAKE APPROPRIATE ALLOWANCES TO OBTAIN ACCURATE BULK EARTHWORKS VOLUMES.

5. NO ALLOWANCE HAS BEEN MADE FOR:
- COMPACTON / BULKING FACTORS.
 - REMOVAL AND / OR SUBSEQUENT REPLACEMENT OF CONTAMINATED LAND.
 - REMOVAL AND / OR SUBSEQUENT REPLACEMENT OF UNSUITABLE, HAZARDOUS, OR DELETERIOUS MATERIAL OF ANY KIND.
 - EXCAVATION / FILL ASSOCIATED WITH RETAINING WALLS.
 - EXCAVATION ASSOCIATED WITH SUBSURFACE UTILITY TRENCHES.
 - EXCAVATION ASSOCIATED WITH STRUCTURAL FOOTINGS.



BASEMENT EXCAVATION

CUT TO SPOIL: NO STOCKPILE OF SOILS IS ALLOWED FOR. ALL EXCAVATION IS TO BE TAKEN OFF SITE AND DISPOSED IMMEDIATELY U.N.O.

LAYOUT PLAN

SCALE 1:250

ALL DETAILS SHOWN ARE
SUBJECT TO FURTHER
DETAILED DESIGN

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Date	Description	By	Chk
02	20.09.24	ISSUED FOR INFORMATION	NS	ETY
01	14.06.24	ISSUED FOR INFORMATION	MW	ETY

0 5 10 15m
SCALE 1:250
AT ORIGINAL SIZE (A1)

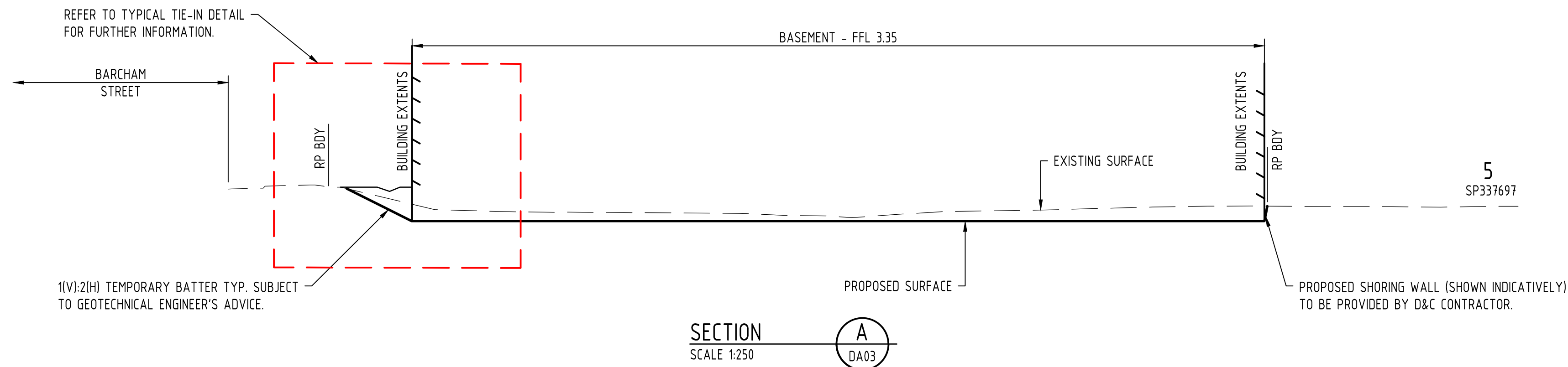
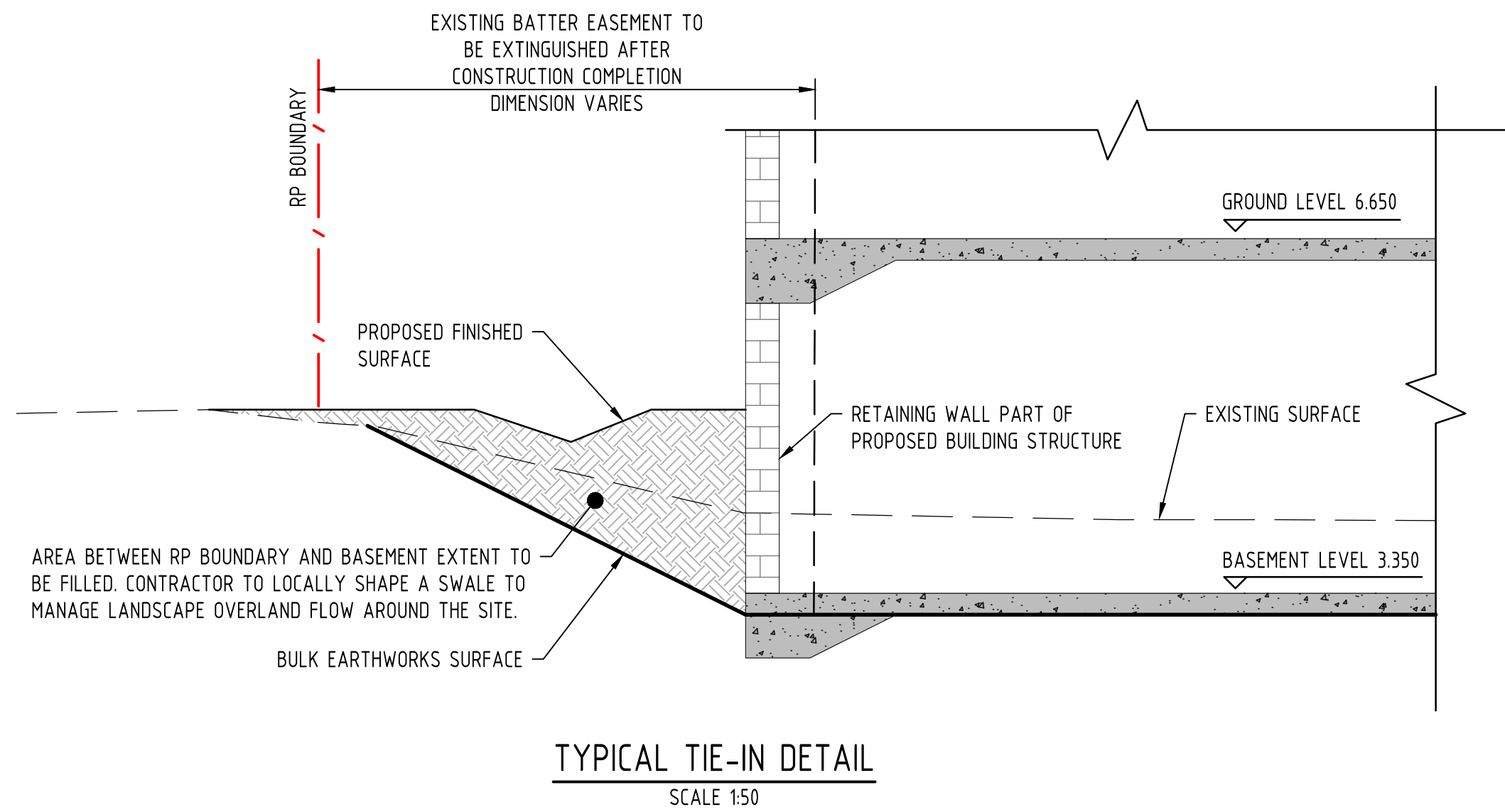
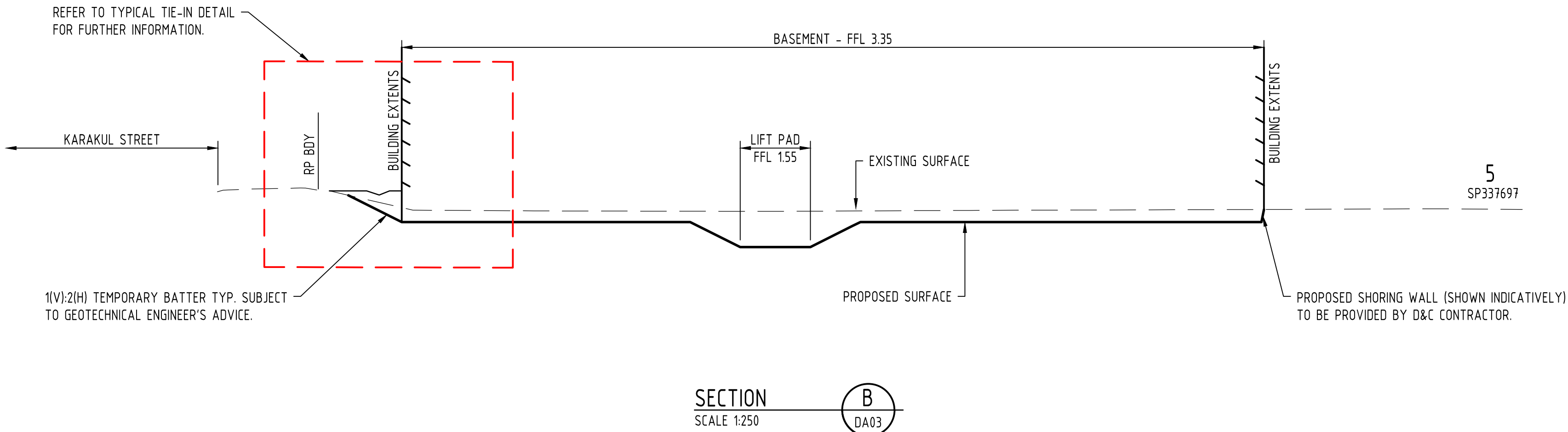
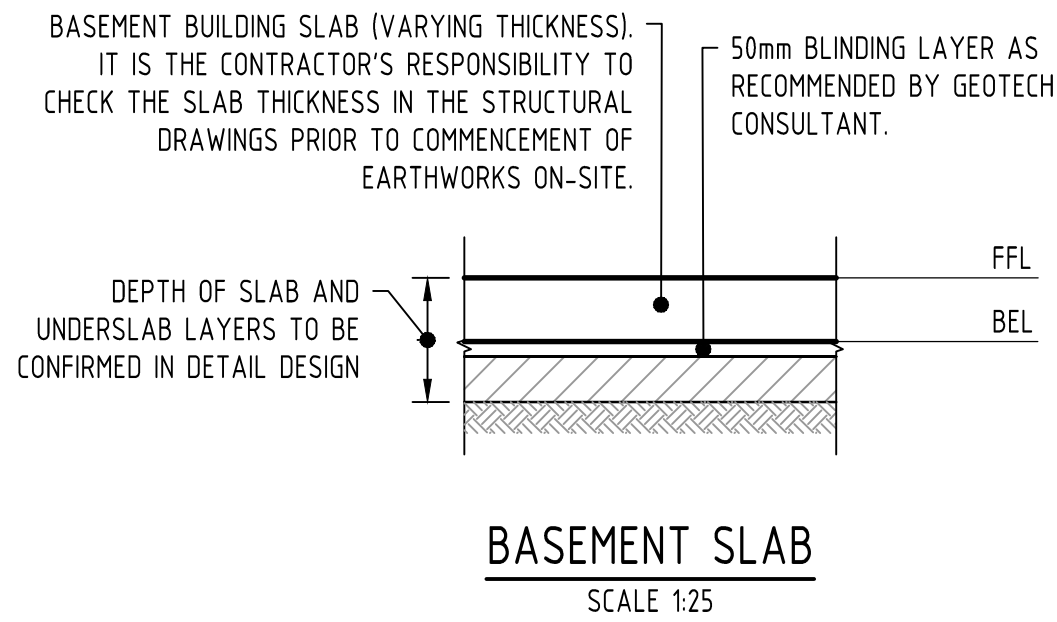
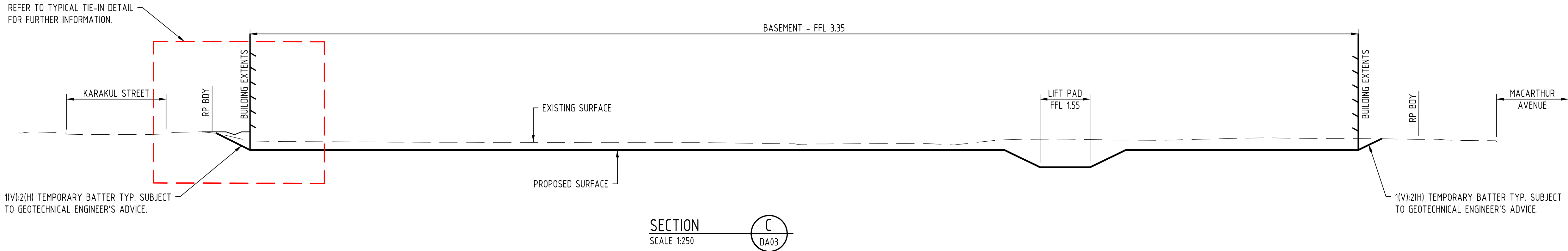


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Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018
Environmental Management ISO 14001:2015

Client: BRISBANE HOUSING COMPANY LTD
Project Name: NORTHSHORE HAMILTON
PROPOSED AFFORDABLE HOUSING
17 KARAKUL ROAD
HAMILTON, QLD 4010

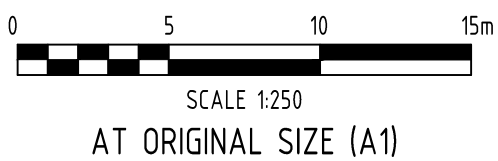
Discipline: CIVIL	Status: PRELIMINARY
Designed By: JE	Checked By: ETY
Project No: 27933	Drawn By: MW
Approved By: DS	
Scale at A1: AS SHOWN	

Title: PRELIMINARY EARTHWORKS LAYOUT PLAN	
Drawing No: DA01	Revision: 02

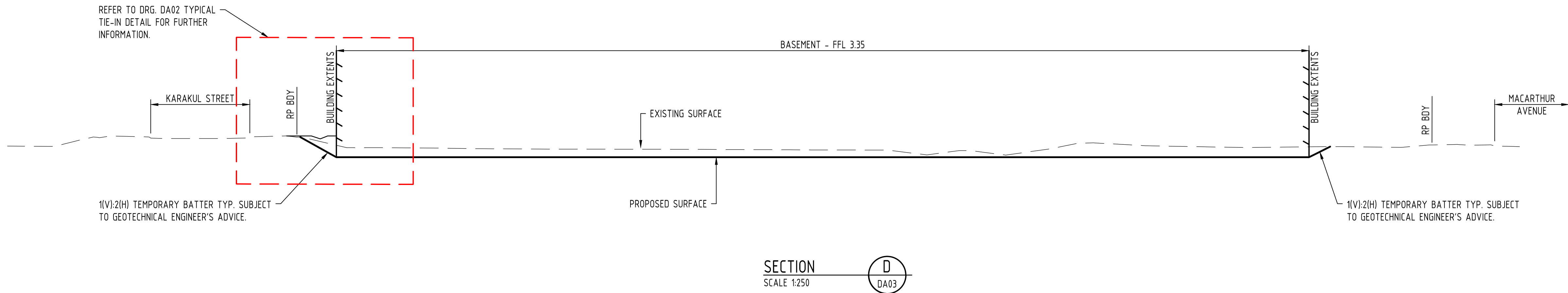
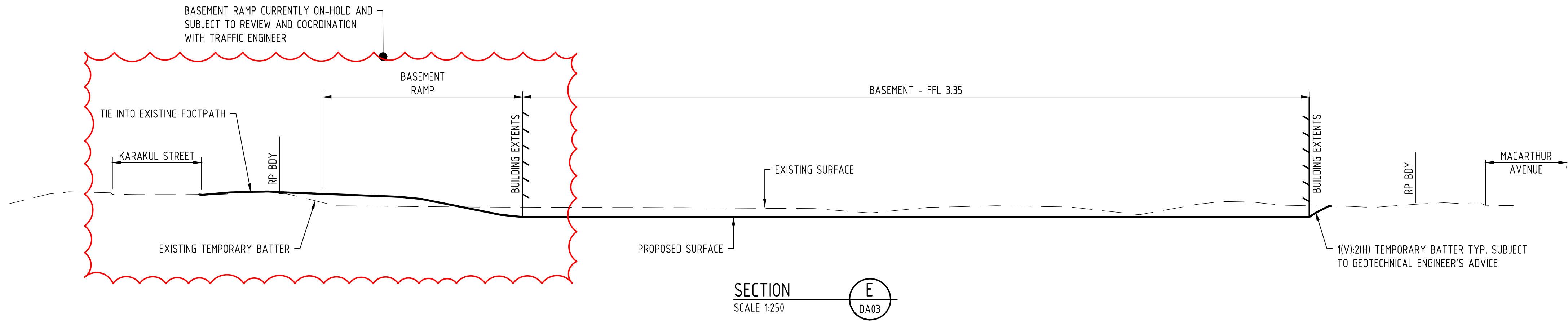


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02	20.09.24	ISSUED FOR INFORMATION	NS	ETY	
01	14.06.24	ISSUED FOR INFORMATION	MW	ETY	
Rev	Date	Description	By	Chk	



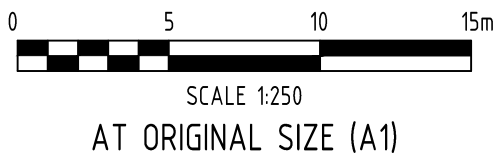
Client BRISBANE HOUSING COMPANY LTD			Discipline CIVIL		Status PRELIMINARY		Title PRELIMINARY EARTHWORKS		
Project Name NORTHSHORE HAMILTON PROPOSED AFFORDABLE HOUSING 17 KARAKUL ROAD HAMILTON, QLD 4010			Designed By JE		Checked By ETY		Approved By DS		
			Project No. 27933		Drawn By MW		Scale at A1 AS SHOWN		
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			Drawing No. DA02					Revision 02	



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01	20.09.24	ISSUED FOR INFORMATION			NS ETY
Rev	Date	Description			By Chk

PLOT DATE: 9/20/2024 2:42 PM FILENAME: \\ADGCE\LOCAL\PROJECTS\BNE\27000\27933\04\DWG\27933_DA02-1_PRELIMINARY EARTHWORKS SITE SECTIONS SHEET 2.DWG



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Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018

Environmental Management ISO 14001:2015

Client BRISBANE HOUSING COMPANY LTD		Discipline CIVIL		Status PRELIMINARY	
Project Name NORTHSHORE HAMILTON PROPOSED AFFORDABLE HOUSING 17 KARAKUL ROAD HAMILTON, QLD 4010		Designed By JE	Checked By ETY	Approved By DS	Title PRELIMINARY EARTHWORKS SITE SECTIONS SHEET 2
		Project No. 27933	Drawn By NS	Scale at A1 AS SHOWN	
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					Revision 01

FULL SIZE ON ORIGINAL 0 10 20 30 40 50 60 70 80 90 100mm