Urban Utilities
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BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

6th January 2025

ADG Engineers (Aust) Pty Ltd
596 Milton Road
Toowong QLD 4066
Via Email: civildepartment@adgce.com

Dear Applicant,

Urban Utilities Services Advice Notice

This Urban Utilities Services Advice Notice, applies in accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and has regard to the Water Netserv Plan Connections Policy. This advice is guidance only, is not lawfully binding and does not constitute approval to connect, disconnect or alter Urban Utilities networks. Urban Utilities provides no warranty or assurance that this information is correct. The service network is dynamic and subject to change. Independent site physical investigation are recommended to verify site conditions and the location, condition and size of any existing infrastructure.

Urban Utilities application number:	24-SAN-75700
Applicant name:	ADG Engineers (Aust) Pty Ltd
Street address:	8, 12 and 16 Jamieson Street, Bowen Hills QLD 4006
Real Property Description:	Lots 36-38 on RP9895
Services Advice Notice request received:	14/11/2024
Proposed Development:	7,275 m^2 mixed use retail and commercial offices 300 m^2 shop
Service connection/alteration/disconnection proposed:	☒Drinking water ☒Wastewater
Development Demand Type:	☒Material change of use
In a Priority Development Area:	☒Yes - Economic Development Queensland assessment and infrastructure charging framework applies.
Site Details:	☒Subject site – aligns to existing boundary configuration
Urban Utilities Services Advice Notice Contact:	Name: Nghiep Nguyen Email: Nghiep.Nguyen@urbanutilities.com.au Telephone: 07 3855 6796 or Developer Services: 07 3432 2200 DevelopmentEnquiries@urbanutilities.com.au.

Infrastructure

Site Background

Urban Utilities understand the applicant is seeking advice on the proposed sewer and servicing strategy for a proposed mixed use development of retail and commercial offices, totalling 12 levels. The applicant is also seeking confirmation of the sewer property connection that is currently servicing the building on Lot 36RP9895.

The project site is within the Bowen Hills 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 below documents are attached for further information as part of this SAN:

Attachment 1: Concept Sketch

Water

Connection Area - the proposed development is:

Inside the Water Connection Area (assumed growth area)

Water connection for site:

There are three existing water connections servicing the subject site as shown in the map below:

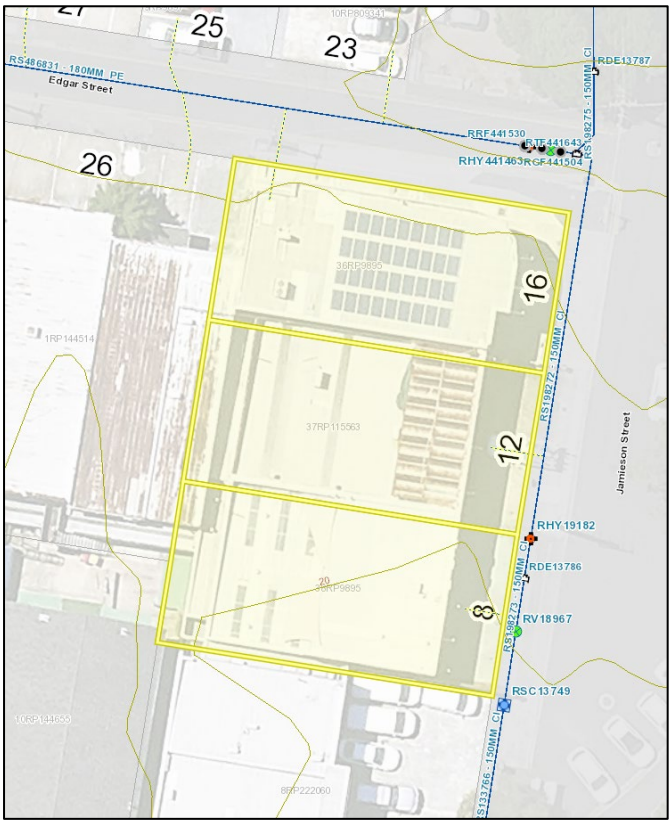

Figure 1: Existing water infrastructure within the vicinity of the subject site

According to Urban Utilities GIS, the following water infrastructure is at the vicinity of the proposed development site.

- 180mm PE Main in Edgar Street
- 150mm CI main in Jamieson Street

Urban Utilities does not object to the proposed water servicing strategy at Attachment 1 subject to the below advice:

- Redundant water services WS231945, WS231944 and WS231942 are to be removed and sealed at the main.
- The size of the proposed new water service and meter as determined by the Hydraulic Consultant will be required at the assessment stage in support of issuing a water approval.
- The water meter and sub-metering design and arrangements must meet Urban Utilities 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.

Hydrant/sprinkler system:
Water Supply from Reticulated Town Mains definitions are established in AS 2118.1 (Automatic Fire Sprinkler Systems – 2017). *"A water supply from a reticulated town main system to be used for supplying a sprinkler system shall comply with the following requirements:*

- *The town main system shall be fed from a source of at least 1 ML capacity.*
- *Any stop valves on the branch connection from the town main and under the control of the occupier of the building containing the installation shall be multi-turn type secured in the open position.*
- *The town main shall be capable of supplying simultaneously the hydrant flow demand and the sprinkler system demand. To provide for this demand, the hydrant flow demand, as derived in accordance with AS2419.1, shall be deducted from the minimum town main hydraulic characteristic.*
- *The town main shall be capable of supplying the pressure demands of the sprinkler system at the combined hydrant flow and sprinkler flow demands.*
- *As an exception to (c) and (d) above, where only a car parking compartment of a building is provided with sprinkler protection, then the town main shall be capable of applying pressure and flow demands for the sprinkler system without considering simultaneous hydrant flows."*

Private fire service:
Private fire systems (including hydrants, sprinklers and hose reel systems) are regulated under the *Building Act 1975* and Building Code of Australia, and the compliance of private fire systems are therefore outside of Urban Utilities' jurisdiction.

- The *SEQ Water Supply and Sewerage Design and Construction Code* includes a requirement that 'all new fire services shall be metered in accordance with Urban Utilities' fire service metering policies and standards. Existing fire services, where significant alterations or renovations are proposed that require a Water Agency's Approval… shall also be metered in accordance with the SEQ-SP fire service metering policies and standards.'
- Urban Utilities' preference is that the fire service(s) be metered. However, as the dedicated fire/sprinkler services are currently not metered, if the internal hydraulic arrangements do not change and the regulator considers a shared fire service to be suitable for compliance purposes then retaining the unmetered service is consistent with the *SEQ Water Supply and Sewerage Design and Construction Code*.
- Urban Utilities does not object to a shared fire system; however, if the internal configuration of the private fire system is adjusted for compliance purposes (and/or a new private fire service is required), then metering must be introduced. All metered fire and domestic services must be billed to a singular property or Body Corporate. Urban Utilities will not permit a metered service to be shared without a responsible legal entity (such as a Body Corporate).

- Nothing in this advice resolves the applicant's responsibilities to achieve compliance with other related legislation, including but not limited to the Building Code of Australia.

Wastewater

Connection Area - the proposed development is:
Inside the Wastewater Connection Area (assumed growth area)

Wastewater connection for site:
According to Urban Utilities GIS, the site is serviced by three existing sewer property connections PC271607, PC271573 and PC264569.

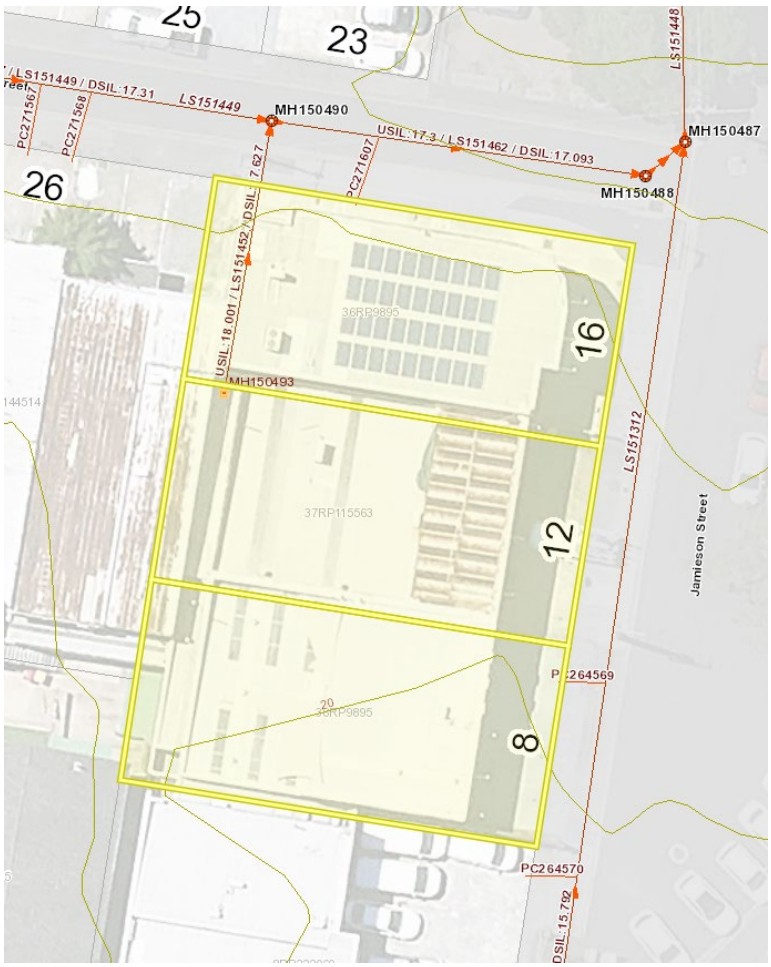

Figure 2: Existing wastewater infrastructure within the vicinity of the subject site

According to Urban Utilities GIS, the following wastewater infrastructure is at the vicinity of the proposed development site:

- 150mm AC main in Jamieson Street
- 150mm Earthenware main in Edgar Street
- 150mm Ductile Iron main within the subject site near the western boundary.

It is Urban Utilities assessment that the building on lot 36RP9895 is serviced by sewer property connection PC271573 and that property connection PC372607 has been removed, refer figures 3 and 4 below. Urban Utilities has based this assessment off the available Brisbane City Council Drainage plans and Urban Utilities GIS mapping data. Please

note this has not been verified and the current use of these property connections is to be confirmed via on-site investigations in support of any future water approval for the site.

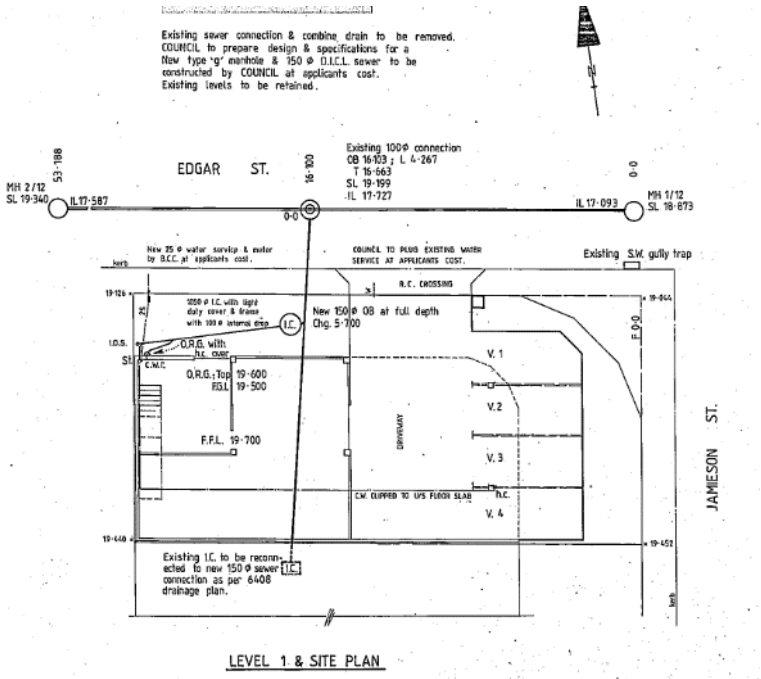

Figure 3: Brisbane City Council Drainage Plan number 290554 - 16 Jamieson St, Bowen Hills

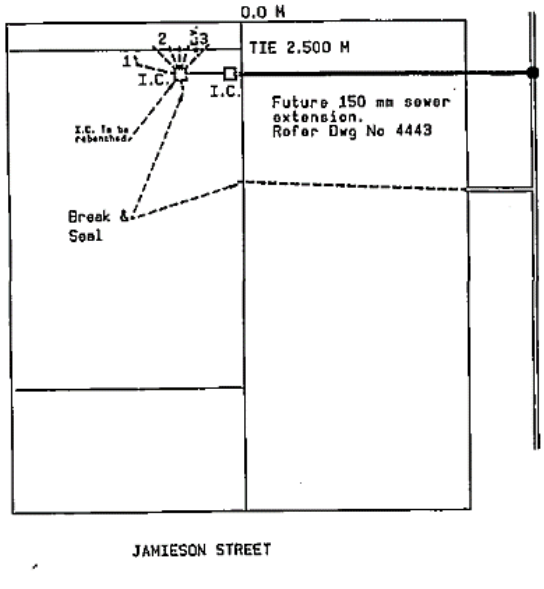

Figure 4: Brisbane City Council Drainage Plan number 6408 - 12 Jamieson St, Bowen Hills

Urban Utilities does not object to the proposed water servicing strategy at Attachment 1 subject to the below advice:

- The size of the proposed new sewer service as determined by the hydraulic consultant will be required at the assessment stage in support of issuing a water approval.

- All redundant sewer property connections PC271607, PC271573 and PC264569 to be removed and sealed at the main.
- The redundant 150mm DI sewer main asset ID LS151452 within the subject site to be completely removed in accordance with section 5.2.9 of SEQ gravity sewerage code version 2.1.
- 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

Hydraulic assessment:

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 0.50 L/s (corresponding to 45.75 EP calculated as per the proposed development demand of 7,275 m^2 mixed use retail and commercial offices and 300 m^2 shop space).

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).*

Flow and pressure assessment undertaken:

Indicative flow and pressure advice for the existing 150mm Cast Iron main in Jamieson Street is provided in Table 1, below. The maximum available flow is 30 L/s.

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	20 L/s	30 L/s	0 L/s	20 L/s	30 L/s
150 mm Cast Iron constructed in 1977	19.81	62.0	61.0	60.0	608	598	589

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. 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

Hydraulic assessment:

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 0.81 L/s (corresponding to 45.75 EP calculated as per the proposed development demand of 7,275 m^2 mixed use retail and commercial offices and 300 m^2 shop space).

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

Building/Constructing Over or Near Water and Wastewater Assets

Not applicable from information provided at this time.

Build Over Assets (BOA) involves the construction of buildings or structures, defined as assessable building works in the current Building Regulation e.g. construction of a new dwelling or a retaining wall higher than 1m above the finished ground level, near or over Urban Utilities' water or sewer infrastructure or encroaching on or over an Urban Utilities registered easement. Construction Over Assets (COA) involves the construction of operational works, not defined as assessable building works e.g. construction of stormwater pipework, stormwater retention basin, roads, and earthworks, near or over Urban Utilities' water or sewerage infrastructure or encroaching on an Urban Utilities registered easement.

Where works occur within 3 metres of an Urban Utilities asset a BOA/COA referral submission may be required (**https://www.urbanutilities.com.au/development/our-services/build-over-or-near-pipes-or-easements**). If required, lodge a BOA/COA referral request via the Developer Services Portal ensuring:

- All the mandatory information fields are populated, and
- The Assessment Manager (Planning Act) for the building works, /Building Certifier will to be clearly identified as a contact, and
- The application number for any applicable Water Approves will need to be noted in the additional information field in the portal and
- The site plan and RPEQ certified structural drawings must be uploaded showing all water and sewerage infrastructure (i.e. sewer mains, manholes, property connections, water mains and services) correctly represented spatially and demonstrate that the building works and associated footing arrangement will be located and founded as per the minimum requirements specified in the **Asset Protection Standards** document available at the following link: https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines
- The design levels of the ground's finished surface level and the underside of any suspended structural elements need to be provided to consider design criteria compliance.
- Consider future building works and coverage on sites by ensuring access to manholes, avoid sewer bends where building shouldn't occur above and short property connections so that costly reductions are not required in the future.

Contributed Assets

Not applicable from information provided at this time.

Trunk infrastructure is of a defined size and scale, as per the Water Netserv Plan, to service multiple developments within the Connection Areas. A development may be eligible for trunk reimbursement (offset) where delivering

such trunk infrastructure on Urban Utilities behalf, in accordance with the eligibility criteria and defined growth assumptions.

Consider if there are opportunities to reach a formal agreement with a neighbouring development to deliver rationalised complex infrastructure (this may result in cost benefits but not necessarily trunk infrastructure).

Infrastructure Charges

Economic Development Queensland assessment and infrastructure charging framework applies.

Trade Waste

May be applicable from information provided at this time.

The proposed development is 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. An application for such an approval must be made to Urban Utilities which will be subject to conditions and the Urban Utilities Trade Waste Environmental Management Plan (TWEMP). Trade Waste information and details are available on the Urban Utilities website: **https://www.urbanutilities.com.au/business/business-services/trade-waste/trade-waste-for-food-service-businesses**

Network Access Permit (NAP)

Likely to involve a NAP (Type 1 or 2) – work within 2 m of an asset

A Network Access Permit is required for work on our near our assets and for network isolations related to development new connections, alterations and disconnection. Development metering information and infrastructure charges are required at this Water Approval stage to help manage non-revenue water and Water Approval compliance in accordance with legislation. Refer to Network Access Permit Application Guidelines at the following link: **https://www.urbanutilities.com.au/development/our-services/network-access-permits**

Water Approval Application Process

A formal Water Approval assessment will determine if your application qualifies as a:

- *Standard Connection Water Approval* (generally up to 3 residential dwellings / lots) where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and a quote is provided for an Urban Utilities engaged contractor to undertake design and construction works once paid (customers are responsible for privately engaging plumbing expertise).

  From receipt of a paid and properly made application, it will take five business days for the Water Approval assessment and five business days to issue a decision notice. Urban Utilities' contractor will contact you within three business days to arrange construction. You will need to confirm that the site is cleared, ready for construction and a plumber organised. If conditions are deemed unsafe due to wet weather, works will be postponed and rescheduled as necessary. The contractor will commence construction within 15-25 business days. A Connection Certificate will be issued once your connection is complete and all fees and charges have been paid. **https://www.urbanutilities.com.au/development/our-services/how-to-connect-water-and-sewerage/standard-connections**

- *Non-Standard Connection Water Approval - Minor Works* (not deemed a Standard Connection and generally with water reticulation up to 80m and wastewater reticulation up to 90m, and no more than two maintenance structures). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and design and construction certification is undertaken by a customer engaged Endorsed Consultant, from those that qualified to meet Urban Utilities Certification Scheme Guidelines, and who will be subjected to audits. A 12 month security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then. Refer to the 'Minor Works Design

Technical Guidelines': **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

- *Non-Standard Connection Water Approval - Major Works* (generally all other property and network connections, not deemed a Standard Connection Water Approval, including complex assets, i.e. pumping infrastructure, and multistage developments). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and there is a Water Approval condition for a Design Approval. Appropriately registered and licenced specialists are privately engaged by applicants to design and construct works with Urban Utilities undertaking assurance at key construction points and post construction. A 12 month to 2 year security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then.

  From receipt of a paid and properly made Non-Standard Water Approval application, it will take 20 business days for assessment unless otherwise agreed. Information requests may apply (up to 20 business days for you to respond and up to 20 business days to review from receipt of requested information and paid invoice. A Design Approval must be assessed in 20 business days of receipt of all designs and invoice payment. Refer also to 'Our Service Commitments' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

Fees and Charges

Urban Utilities fees and charges, including scope of works, are stated in the Urban Utilities' Water Netserv Plan 'Developer Customer Price List': **https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services.** Water Approval related fees and charges:

- *Assessment fees* - service costs for assessing Water Approval applications (connect, disconnect or alter water and wastewater connection for development), detailed designs, build over asset referrals and amendments from lodgement stage to post construction compliance
- *Construction fees* – paid to a contractor to undertake construction work related to a water approval (via Urban Utilities only for Standard Connection Water Approvals, otherwise privately engaged by an applicant e.g. plumber, builder, engineer)
- *Developer Product/Service fees* – purchased item or services e.g. complex engineering search, or products e.g. large water meters, security bonds, re-checking/re-inspection fees
- *Infrastructure charges* – State legislated, already discounted rates for new trunk demand, paid at connection (physical connection or certified connection e.g. Connection Certificate) and only used for trunk (shared major infrastructure as per Water Netserv Plan).

Visibility of Activity

- *You can follow Application Progress* – Site owners and agents can see the progress of an application by being a registered and activated contact for an application in the Developer Services Portal. Refer to the 'Application Contact' quick reference guide and 'Adding a Contact' Explainer Byte at the following link: **https://www.urbanutilities.com.au/development/developer-services-portal**
- *GIS* – Urban Utilities owned and operated (not under construction) infrastructure is available for viewing online via 'GIS Open Data'. Refer to the 'GIS Mapping System Guideline' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

Properly Made Application

You are required to submit a lawful Water Approval application. This means ensuring the following are complete and correct:

- all the Owner, Billing Entity and Agent details in the Developer Services Portal
- proposed development and site details with plans (including sequencing for multistage development)
- Proof of ownership and relevant consent of all landowners affected by the development service design.

Refer to the 'Check for completeness guidelines' and relevant consent forms at the following link:
https://www.urbanutilities.com.au/development/help-and-advice/development-forms

This Services Advice Notice is current for 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.

8-18 JAMIESON ST, BOWEN HILLS

24-SAN-75700 - ATTACHMENT 1: CONCEPT SKETCH

ADG
T:1300 657 402 E: info@adgce.com W: www.adgce.com
Quality Assurance ISO 9001:2015 | Work Health Safety ISO 45001:2018
Environmental Management ISO 14001:2015