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10 April 2025

Attention: Peita McCulloch
Economic Development Queensland
1 William Street
Brisbane
QLD 4000

Dear Peita McCulloch

Re: 8, 12 and 16 Jamieson Street, Bowen Hills, **DEV2024/1590** on behalf of **New Urban Villages Pty Ltd.**

1. RFI Stormwater management:

The submitted civil engineering report does not demonstrate the capacity of the existing stormwater infrastructure. EDQ can impose a condition requiring the applicant to submit the capacity analysis of the existing stormwater infrastructure. If the existing infrastructure is not sufficient, Compliance Assessment of the detailed design of the upgraded infrastructure will be required.

1. Response:

The submitted Stormwater Management Plan (SMP) explicitly considered the existing stormwater infrastructure capacity. The current development site is characterized by a 100% impervious surface, with all existing runoff discharging directly or indirectly into the maintenance hole structure identified as K16000046 via overland flows or existing underground infrastructure.

The proposed development maintains the same impervious footprint, ensuring no net increase in imperviousness. The hydrological analysis provided within our SMP Report indicates that the post-development scenario will generate equivalent peak flows to those under current conditions. Specifically, the Rational Method calculations demonstrate comparable peak discharge rates between the existing and proposed scenarios. Thus, there is no anticipated worsening impact on the existing downstream stormwater network, as the discharge quantity and flow characteristics remain unchanged.

Nevertheless, as per standard engineering practice and QUDM guidelines, a pipe capacity check is to be conducted during the Operational Works design phase focusing specifically on the proposed Lawful Point of Discharge, the gully pit KS16127033 and its outlet pipe that connects to the maintenance hole previously mentioned. If this assessment identifies any deficiency in the existing stormwater gully pipe capacity, an appropriate pipe upgrade is to be proposed to ensure full compliance to QUDM and council.

2. RFI Item Wastewater:

The proposed connection point accepted by UU in the submitted SAN is not in accordance with the design concept submitted to EDQ. EDQ can impose a condition requiring the applicant to provide amended plans that reflect the Energex SANs or alternatively, submit an updated SAN in which UU confirms their acceptance of the amended design.

2. Response:

The Services Advice Notice (SAN) from Urban Utilities (UU) accompanying the submission was intended as preliminary guidance on potential sewer connections for the proposed development. We recognize that the SAN is an advisory document and does not represent formal approval of the wastewater infrastructure connection.

We acknowledge the discrepancy between the submitted SAN and the design concept lodged with EDQ. However, we strongly believe that neither amendments to the plans nor the submission of an updated SAN is required. Reusing the sewer property connection as proposed in the DA plans or aligning with the SAN markups results in the same infrastructure configuration. Both the SAN and the DA plan connection utilize the same infrastructure, connecting directly with the same pipe main DN150mm. Consequently, any additional assessments or submissions would be redundant and offer no added benefit or outcome concerning infrastructure performance or compliance.

Furthermore, the SAN validity is limited to 12 months according to Urban Utilities. Depending on the construction timeframe, the SAN may no longer serve as a supporting document at the detailed design. We anticipate formal confirmation, and detailed assessment will naturally occur during UU's separate Water Approval process, where any minor clarifications regarding the final alignment will be addressed.

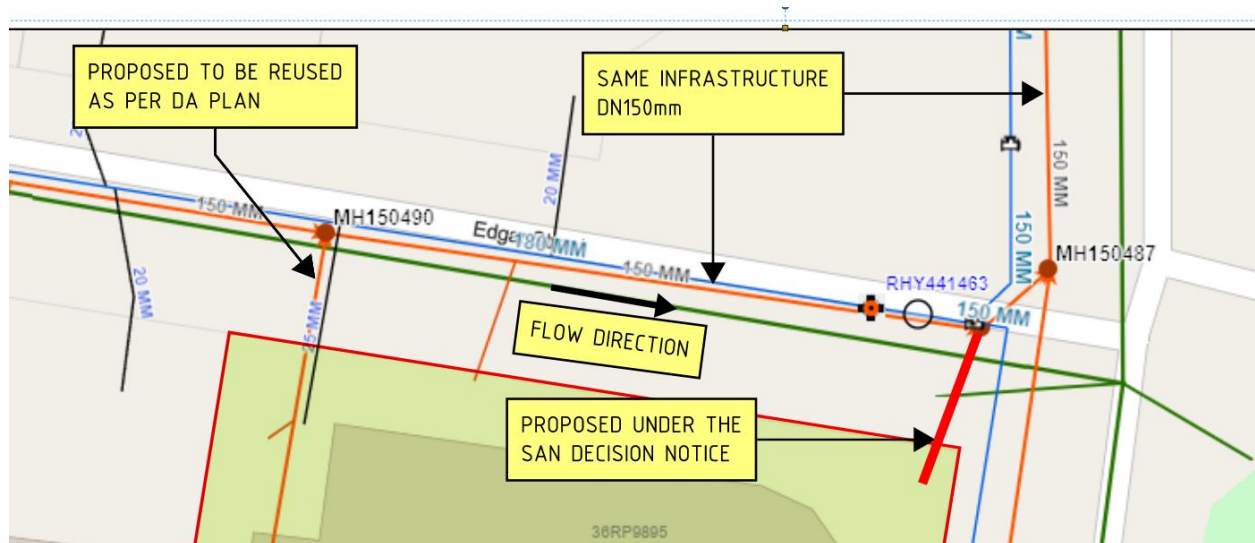


Figure 3 – Illustration that either property connection location results the same outcome

Kind regards,

Roger Carelli

Civil Engineer



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