

Reference: 22292-RBG-ZZ-XX-CO-CV-00002-IM:MD-250801

1 August 2025

Ganboys Pty Ltd, Ganbros Pty Ltd & Gansons Pty Ltd
c/- Property Manager
16 Thompson Street
BOWEN HILLS QLD 4006

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

Approval no: DEV2020/1124/5

Date: 25 September 2025



RE: MINOR CHANGE APPLICATION FOR 12-18 THOMPSON STREET BOWEN HILLS- PDA REF DEV2020/1124 ENGINEERING SERVICES ASSESSMENT

To whom it may concern,

Robert Bird Group (**RBG**) on behalf of Ganboys Pty Ltd, Ganbros Pty Ltd & Gansons Pty Ltd have reviewed the development proposed for 12-18 Thompson Street, Bowen Hills for compliance to Economic Development Queensland (**EDQ**) guidelines and Engineering Documentation previously approved for the Development Application DEV2020/1124 for the site. attached

Site Description

Table 1: Site Description

Site Address	12-18 Thompson Street, Fortitude Valley
RP Detail	Lot 1 on RP121293 & Lot 4 on SP312302
Site Area	Approximately 1,629 m2

Approved Engineering Plans and Documents

- "DEV2020/1124 Engineering Services Assessment" prepared by RBG dated 17th November 2023.
- "Bulk Earthworks Plan, 22292-RBG-ZZ-XX-DR-CV-82001 Revision P02" prepared by RBG dated 17 November 2023 (Amended in Red 17 May 2024)
- "Erosion and Sediment Control Plan, 22292-RBG-ZZ-XX-DR-CV-81001 Revision P02" prepared by RBG dated 17 November 2023 (Amended in Red 17 May 2024)
- "Erosion and Sediment Control Details, 22292-RBG-ZZ-XX-DR-CV-81101 Revision P02" prepared by RBG dated 17 November 2023 (Amended in Red 17 May 2024)
- "Road Functional Plan, 22292-RBG-ZZ-XX-DR-CV-83001 Revision P02" prepared by RBG dated 17 November 2023 (Amended in Red 17 May 2024)
- "Stormwater Drainage Plan, 22292-RBG-ZZ-XX-DR-CV-87001 Revision P02" prepared by RBG dated 17 November 2023 (Amended in Red 17 May 2024)



Proposed Development Changes

The proposed development changes from the previous Change to Approval to the extent that they relate to engineering matters predominately consist of the following:

- Reduced Basement footprint.
- Basement Mezzanine Level changes
- Ground Floor Layout changes.

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan has been developed for the Site in accordance with the following requirements:-

- State Planning Scheme Policy 2017 Design Objectives Appendix 2 Table A.
- Healthy Land and Water Technical Note: Complying with SPP -Sediment Management on Construction Sites.
- Brisbane City Council (BCC) Infrastructure Design Planning Scheme Policy Section 7 Stormwater Drainage Part 11 Erosion and Sediment Control.
- International Erosion Control Association (IECA) Best Practice Erosion and Sediment Control.
- Economic Development Queensland (EDQ) Development Approval (DA) Conditions.

According to BCC's Erosion Hazard Assessment - June 2014 form, the proposed development is located in a "medium" risk site for erosion potential. The proposed Erosion and Sediment Control will be in accordance with the Plan provided for the previous Change Approval (Drg 22292-RBG-ZZ-XX-DR-CV-81001 Rev P02) with minor amendments for the reduced Baseent footprint.

Earthworks

The proposed basement will require excavation of soils to achieve required levels. The proposed Bulk Earthworks will be in accordance with the Plan provided for the previous Change Approval (Drg 22292-RBG-ZZ-XX-DR-CV-82001 Rev P02) with minor amendments for the reduced Basement footprint. Proposed changes as a result of the Change include a reduction to excavation volumes and improved setbacks of excavation to neighbouring properties.

Acid Sulphate Soils

The Geotechnical Report indicates that Acid Sulphate Soils (ASS) are unlikely to be encountered on site and an acid sulphate management plan will not be required. Should ASS be encountered during excavation an ASS Management Plan shall be prepared.

Retaining Walls

Retaining walls greater than one metre in height will be part of the building structure and will be designed by RBG Structural Engineers as part of the building design. Proposed changes as a result of the Change include improved setbacks of basement retaining walls to neighbouring properties.

Stormwater Management - Quality

As the proposal consists an urban purpose that involves a premise less than 2,500 m2 in size, stormwater management design objective are not required under Queensland Government State Planning Policy (SPP) July 2017. As the proposed development will consist of mainly roof areas and minimal landscaped areas, the pollutants generated from the proposed development will be minimal. This remains unchanged from the previous Approval.

Stormwater Management - Quantity

The lawful point of discharge for the minor and major storm events for the proposed development is as follows:

Minor and major storms are proposed to be discharged into the a new stormwater gully pit located at the corner of Thompson Street and Murray Street which connects to the existing maintenance hole in the intersection of the two streets. Further details of the discharge are shown on Drg 22292-RBG-ZZ-XX-DR-CV-87001 Rev P03 attached. The Lawful Point of Discharge remains unchanged from the previous Approval.

Conclusion

Based on the information discussed above, it is considered that the proposed changes are generally in accordance with the previous engineering assessment for the approved scheme for the site.

The proposed amendments to the scheme do not affect the flood impact assessment previously completed for the development.

Minor amendments to the stormwater quantity for the development have been adopted due to level and layout changes and co-ordination with the Hydraulics Design. Adopted changes have been assessed to be compliant to EDQ and SPP Guidelines.

Yours faithfully

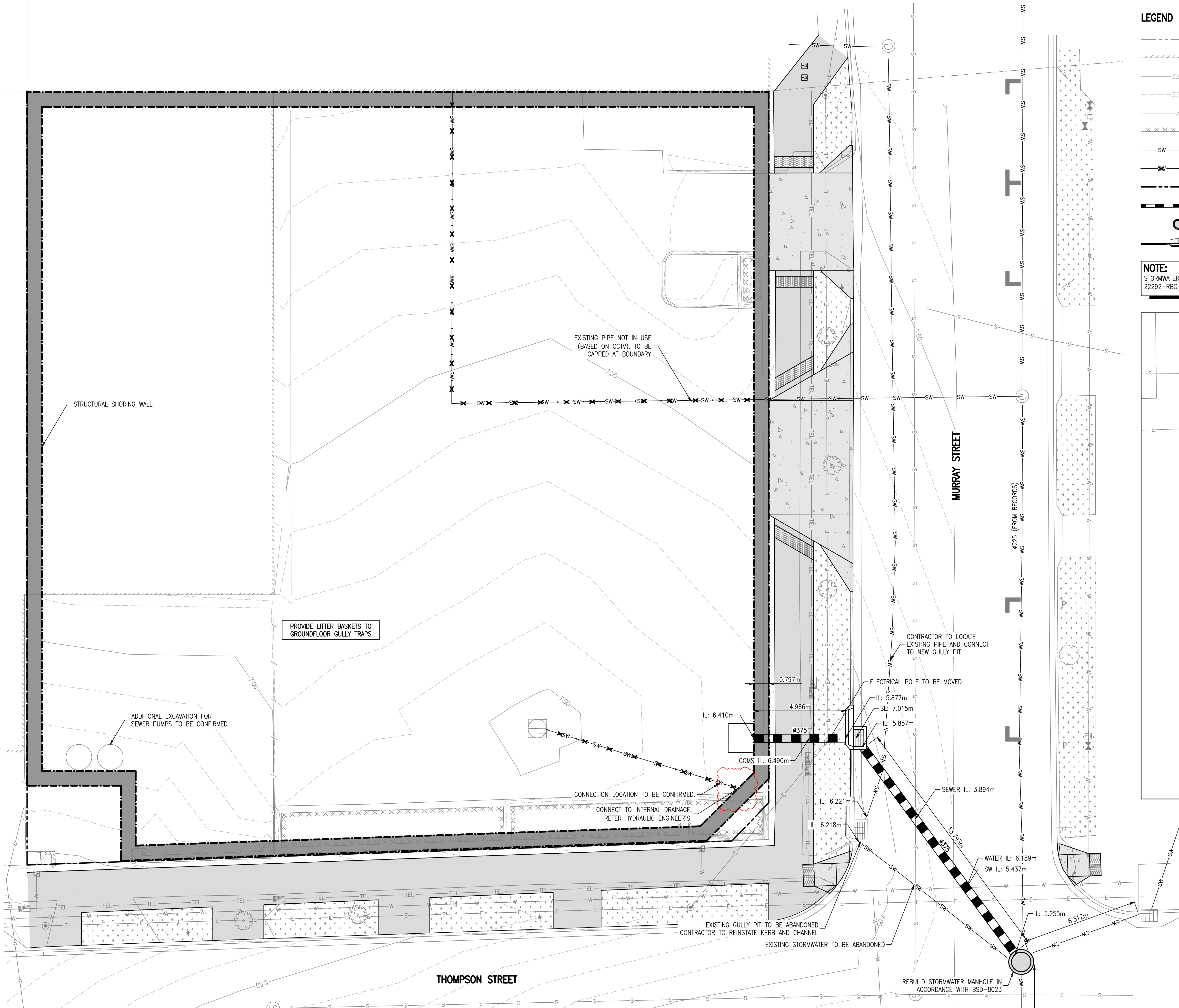
ROBERT BIRD GROUP PTY LTD



Ian McCubbin
Civil Infrastructure Manager(QLD+NT)
RPEQ No 08261

Enc

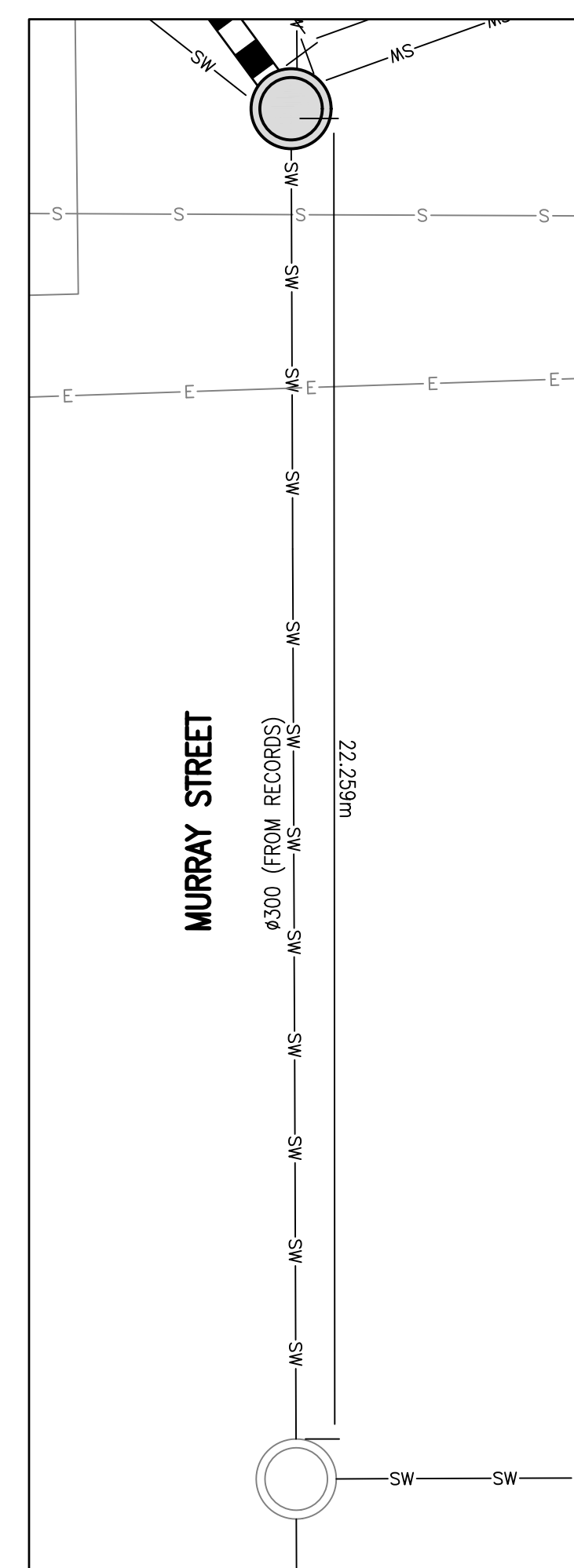
22292-RBG-ZZ-XX-DR-CV-87001[P03]– Stormwater Drainage Plan



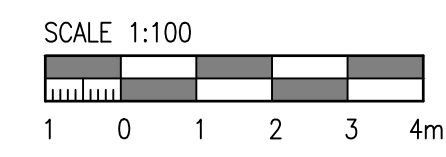
LEGEND

- EXISTING LOT BOUNDARY
- EXISTING BUILDING
- EXISTING CONTOURS MAJOR
- EXISTING CONTOURS MINOR
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING STORMWATER
- EXISTING STORMWATER TO BE ABANDONED
- PROPOSED SITE BOUNDARY
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER MAINTENANCE HOLE
- PROPOSED STORMWATER PIT

NOTE:
STORMWATER NOTES REFER TO DRAWING
22292-RBG-ZZ-XX-DR-CV-87101.



INSET 1
SCALE 1:100



P03 PRELIMINARY	LC	IM	01.07.24
P02 PRELIMINARY	LC	IM	17.11.23
P01 PRELIMINARY	LC	IM	07.12.22

Rev	Revision	Description	By	App	Date
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8

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REFER TO GENERAL NOTES UNLESS NOTED OTHERWISE

Structural, Civil & Construction
Engineering Consultant

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Client
**GANBROS GANBOYS &
GANSONS PTY LTD**

Project
BOWEN HILLS MEDICAL CENTRE

Title
STORMWATER DRAINAGE PLAN

Date JUL 2024	Drawn L.CHEN
Scale at A1 1:100	Designer A.WILSS
	Design Checker R.ATHERTON
	Approved I.McCUBBIN

NOT FOR CONSTRUCTION

Drawing Number	Revision
22292-RBG-ZZ-XX-DR-CV-87001	P03