

21 August 2025

Ms Elise de la Rue
Bornhorst & Ward Pty Ltd
Level 14 / 133 Mary Street
Brisbane City QLD 4000
Via Email: e.delarue@bornhorstward.com.au

Dear Elise,

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:	25-SAN-82236
Applicant name:	Bornhorst & Ward Pty Ltd
Street address:	17 Hamilton Pl, Bowen Hills, Brisbane City, QLD 4006
Real Property Description:	Lot 2 on RP83400; Lot 30 on RP9982; Lot 31 on RP9982
Services Advice Notice request received:	17/07/2025
Proposed Development:	137 multiple dwelling (1 or 2 bedrooms - 3 or more bedrooms) Retail 250m ² GFA Commercial 3420m ² GFA (Office) (Source: Information collected from applicant's email 19/08/2025)
Service connection/alteration/disconnection proposed:	☒ Drinking water ☒ Wastewater
Development Demand Type:	☒ Material change of use ☒ Reconfiguration of a lot
In a Priority Development Area:	☒ Yes (Bowen Hills) - 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: 0738556796 or Developer Services: 07 3432 2200 DevelopmentEnquiries@urbanutilities.com.au .

Infrastructure

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).

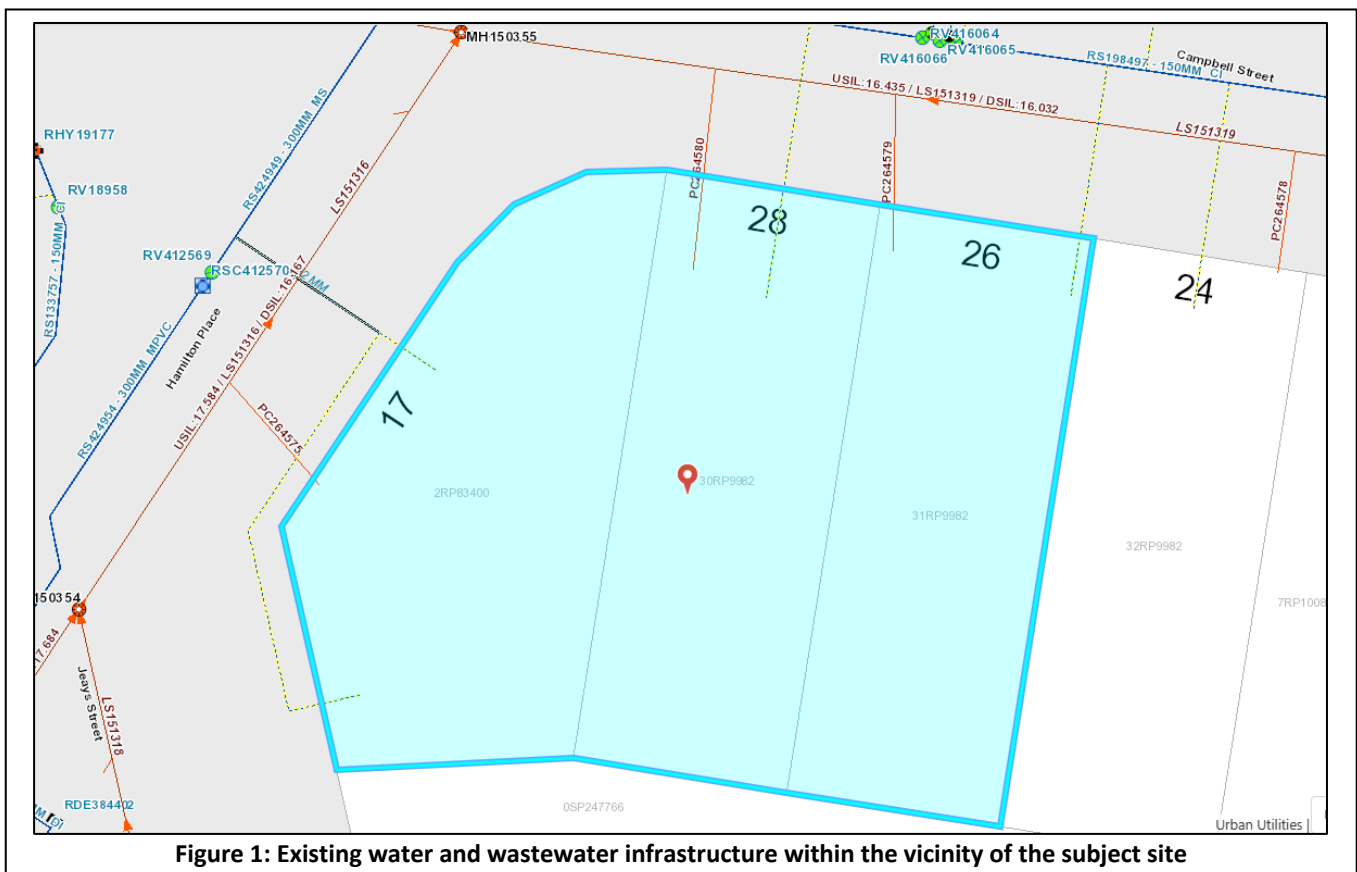
The infrastructure funding framework within each PDA is also prescribed and managed by EDQ under an Infrastructure Charges Offset Plan (ICOP). The developer should review the current ICOP and development scheme to understand the broader infrastructure obligations specific to this site.

Water

Water connection for site:

☒ There is an existing water connection:

A map of existing water and wastewater infrastructure at the vicinity of subject property is provided in Figure 1 below:



Map showing:

- Two existing 20mm water service connection via 150mm Cast Iron (CI) water reticulation main (Vintage: 1904) located at Campbell Street, associated to Lot 30 and 31.
- Two existing 20mm and 25mm water service connection via 300mm Mild Steel (CI) water reticulation main (Vintage: 2012) located at Hamilton Place, associated to Lot 2.

Proposed new Water Connection or Infrastructure:

☒ Applicable:

The applicant has proposed upgraded the existing connection of Lot 31 and replaced with a new water service DN100mm designed to service the proposed development. Urban Utilities does not object to the proposed servicing strategy as illustrated in Figure 2, 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 requirements, and all redundant water services must be sealed at the main.

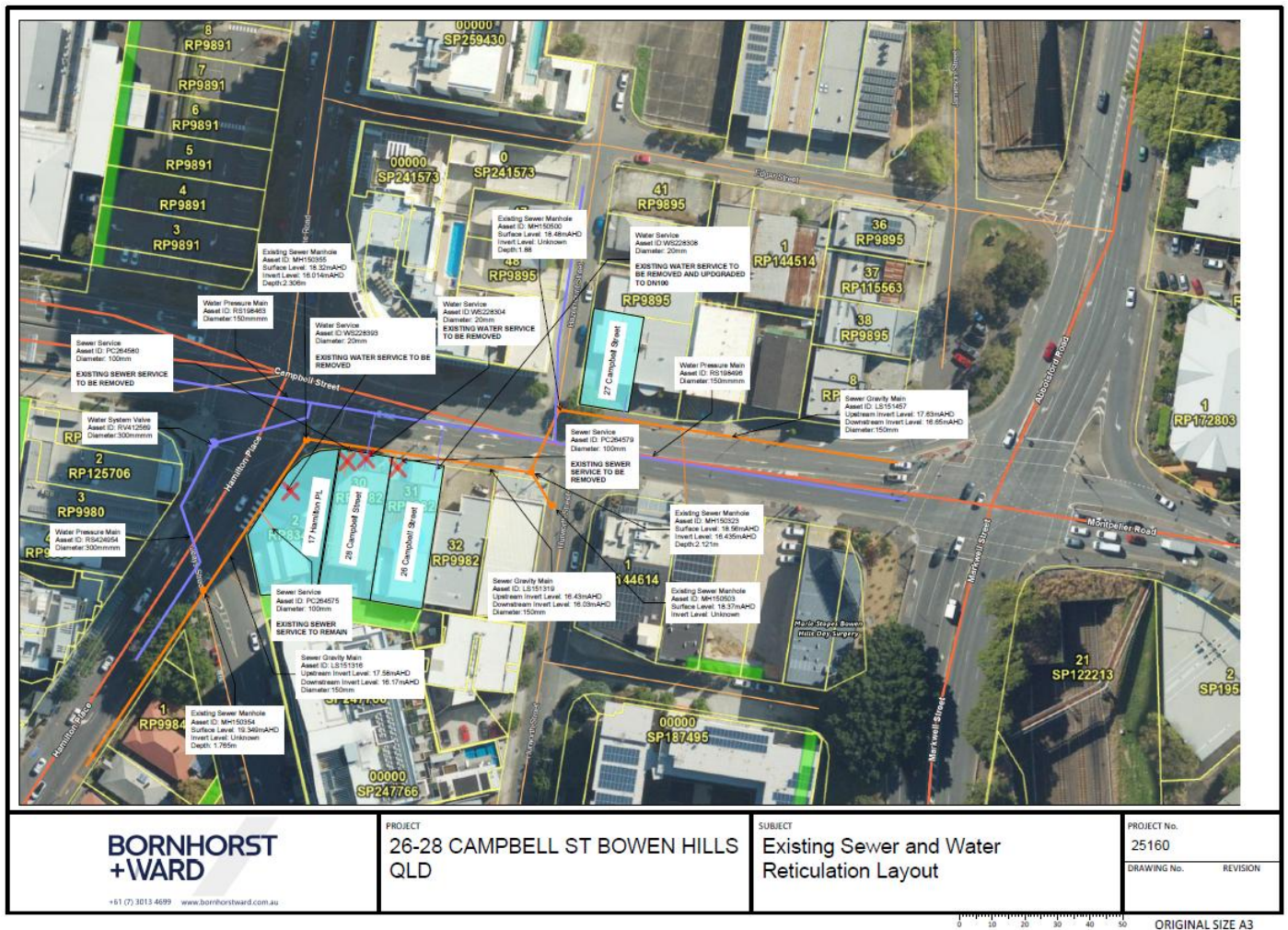


Figure 2: Proposed Water Servicing Strategy by the applicant

Wastewater

Wastewater connection for site:

☒ There is an existing wastewater connection: refer to map/details

An illustration of existing wastewater infrastructure at the vicinity of subject property is provided in Figure 1:

Map showing:

- Two existing 100mm sewer property connection via a 150mm Earthenware sewer gravity main (Vintage: 1927) located at Campbell Street, associated to Lot 30 and 31.

- One existing 100mm sewer property connection via a 150mm Earthenware sewer gravity main (Vintage: 1927) located at Hamilton Place, associated with Lot 2.

A standard Water Approval condition is that wastewater infrastructure shall terminate in a location and in an arrangement that allows future connection to the network to be made without requiring the consent of private landowners. Where upstream properties do not have an existing property connection, and where the development is likely to isolate upstream properties from the sewer, a property connection through the subject site and servicing the upstream lot must be provided.

Sewer Connection Reuse:

☒ Applicable:

Urban Utilities does not support the reuse of the existing DN100mm sewer property connection associated with Lot 2. Reuse of the existing DN100 mm sewer property is not in compliance with SEQCODE clause 5.5.4 Table 5.5. In accordance with the Table 5.5 the sewer property connection must be at least DN160.

Sewer	Minimum size DN	
	NuSewers	RIGSS
Property connection sewer servicing 1 residential premise on a single lot	110	100

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131			WSA 02—2014-3.1		
Sewer	Minimum size DN		NuSewers	RIGSS	
Property connection sewer servicing 2 residential premises on a single lot or 2 adjoining lots	110 (QUU), 160 (UW)			150	
Property connection sewer servicing more than 2 residential premises on a single lot	160			150	
Property connection sewer servicing commercial and industrial development; Reticulation sewers					
Reuse of existing property connections serving lots to be redeveloped: where the developer can demonstrate to the	Existing property connection sewers may be used				

Network Demand and Capacity

Water

Hydraulic assessment:

(including modelling of network conditions with peak demand and fire flow)

☒ Undertaken:

Detail:

- Analysis assumes a peak demand from the development of 2.73 L/s for 282 EP
- Sufficient capacity available in accordance with the SEQ Water Supply and Sewerage Design and Construction Code

Flow and pressure assessment undertaken:

☒ Undertaken:

Indicative flow and pressure advice for the existing 150mm Cast Iron (CI) water reticulation main (Vintage: 1904) located at Campbell Street is provided in Table 1, below.

- The existing water main is cast iron material constructed many years ago and as such field performance can be variable. Field testing to ascertain actual pressure drops is strongly recommended.

Table 1: Indicative Flow and Pressure Advice

Assumed Point of Connection	Estimated RL Connection (m AHD)	Hydraulic Grade Line (m AHD)			
		0 L/s	10 L/s	20 L/s	30 L/s
150mm Cast Iron constructed in 1904	18.68	81	80	79	78
		Pressure (kPa) ¹			
		0 L/s	10 L/s	20 L/s	30 L/s
		618	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.

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

Hydraulic assessment:

(including modelling of peak wet weather flow conditions)

☒ Undertaken:

Detail:

- Analysis assumes a Peak Wet Weather Flow from the development of 3.43 L/s.
- Sufficient capacity available in accordance with the SEQ Water Supply and Sewerage Design and Construction Code (with the caveat that analysis assumes a total of 282 EP for the site)

Building/Constructing Over or Near Water and Wastewater Assets

☒ 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.

State Controlled Routes

☒ This development is likely to impact a State Controlled Route (Transport and Main Road Corridor) – requiring Public Utility Plant (PUP) approval by Urban Utilities on your behalf and, if granted by the Queensland Department of Transport and Main Roads (TMR), you will be required to use the PUP and Water Approval Decision Notice to request a Road Corridor Permit from TMR before construction occurs in the corridor. Factor in additional time for your TMR approvals. For further guidance, refer to the 'Developing in a State-controlled (TMR) road Fact sheet' at the following link: <https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

☐ This development is unlikely to impact a State Controlled Route

Water Meters

☒ This development involves a Community Title Scheme (CTS)

☒ This development involves a volumetric/title/management subdivision

Meters must be identified at the time of development network connection or alteration. Management lots can affect metering and submetering configurations. For further guidance, refer to the Metering Guidelines, at the following link: <https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Infrastructure Charges

☒ Infrastructure charges are likely to apply, in accordance with legislation

Infrastructure Charges are levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable (online Developer Customer Price List) at the time the water approval application is lodged. Infrastructure charges are paid at the time of connection in accordance with legislation. Further information on what are infrastructure charges is available at: <https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services> and information of the Water Netserv Plan provisions can be found at the following link:

www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

Trade Waste

☒ Unknown 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/won't impact asset

A Network Access Permit is required for work on or 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.