

From: Rowell Umale <rumale@ifp.com.au>
Sent: Friday, 19 June 2026 10:47 AM
To: Monica Luo <MonicaLuo@logan.qld.gov.au>
Cc: WaterDA <WaterDA@logan.qld.gov.au>
Subject: RE: B4942 - 673 Silverwood Drive, Flagstone - Lot 1 RP45241 - Residential Subdivision (1 Into 526) - Water & Sewer Network Planning Request

Hi Monica,

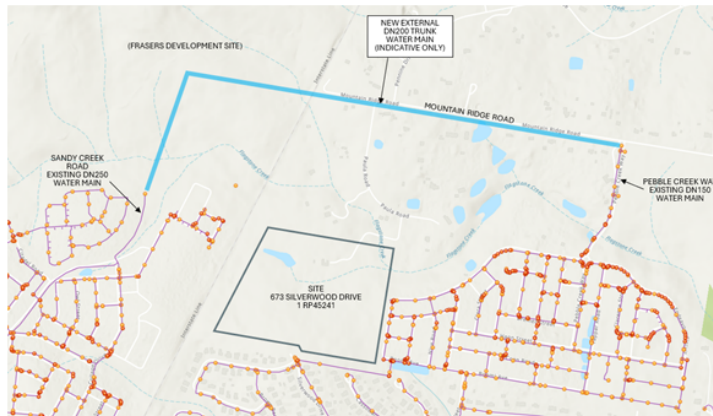
Thanks for providing this advice, that is very helpful. Could you please clarify some questions I had below?

Water:

- There is competition for the existing capacity available through the existing interim supply (DMA097) with Frasers New Beith who are also responsible for providing the ultimate connection and DMA191 feed. However, with the imminent commissioning of the Chambers Flat SRWP Connection Q4 2026 modelling has confirmed that the network can support the 526 lots in this application in addition to the initial Frasers New Beith loads and existing approved development in Pebble Creek
Does the 'Ultimate connection and DMA191 feed' refer to a new DN200 water main along Round Road connecting water mains in Sandy Creek Road to Pebble Creek Way (snippet below)?

WDS's Comments:

Essentially yes, A DN200 on Mountain Ridge Road will initially supply Fraser early stages until the Ultimate connection /extension of Sandy Creek Road (in DN300) which then ultimately connects at Round Mountain Reservoir. When Sandy Creek Road is connected and a DMA feed delivered the supply along Mountain Ridge Road will reverse and DMA191 will be formed and segregated from DMA097



Is my understanding correct, commissioning of the Chambers Flat SWRP Connection is a separate network strategy that is going to provide some interim capacity to the area?

WDS's Comments:

Yes, due to be commissioned later this year.

- This PDA development will cross two ultimate DMA boundaries
 - DMA097 (interim supply to Pebble Creek) will capture elevated areas above 50mAHd via a single connection to the DN150 on Silverwood Drive
 - DMA191 (future supply=2028-29) will capture the remaining development as well as the entirety of Pebble Creek via connections to the existing DN150 mains on Bloomfield Esplanade & Boomie AvenueBased on the development staging, allotments to the north-east will come online first (connecting to DMA191). Is it correct that although labelled as (future supply=2028-29), connection of these first stages of development to existing DN150 water mains Bloomfield Esplanade and Boomie Avenue can occur straight away (ie. due to the Chambers Flat SWRP Connection)?

WDS's Comments:

Yes.

- Recommended DN100 (red)/DN150 retic (blue) is shown below along with 4 combi-valve tees and two standard boundary valve arrangements (x-o-x) to manage DMA boundaries, contingency and WQ risks
Noted.

Sewer:

Based on this:

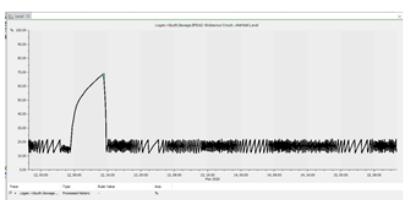
- The capacity of the existing DN225 trunk sewer servicing this development is adequate
Noted.
- The existing interim pumps will need to be replaced with ultimate sized pumps for the development to proceed
I understand this will be the case for the ultimate development loading. Will the network analysis extend to identify what will be the trigger EP / no. of lots or stages than can occur prior to requiring the ultimate pumps be in place?

WDS's Comments:

With regards the pump capacity of SPS162 – Endeavour Street. The pumps need to be upgraded as soon as possible.

The interim pump flow at SPS162 drops significantly, when SPS157 Bradman Street pumps operate, to less than 10 L/s. The design wet weather load at SPS162 excluding the development is 45L/s and the only reason it is not overflowing during wet weather is that there has been spare capacity in SPS157 injection system. However, SPS157 services Greenbank and North Maclean, which are both developing rapidly and during wet weather the impact on the pump rate achieved at SPS162 will be adversely affected much more frequently.

This can be seen in its recent performance during a relatively small event on the 12/03/2026 where the wet well approached 70% (100% is overflow level).



From: Monica Luo <MonicaLuo@logan.qld.gov.au>

Sent: Thursday, 18 June 2026 11:00 AM

To: Rowell Umale <rumale@ifp.com.au>

Cc: WaterDA <WaterDA@logan.qld.gov.au>

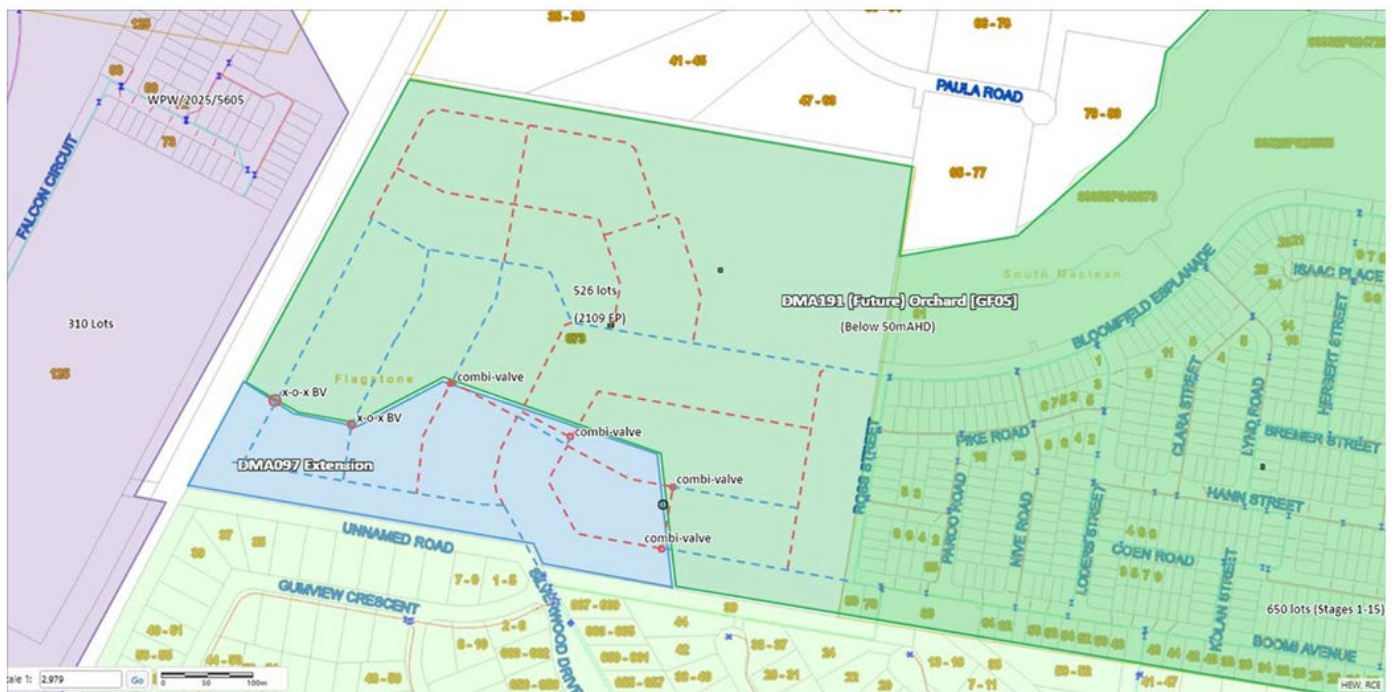
Subject: RE: RE: B4942 - 673 Silverwood Drive, Flagstone - Lot 1 RP45241 - Residential Subdivision (1 Into 526) - Water & Sewer Network Planning Request

Hi Rowell,

Please see below for the water and sewer network analysis advice for 673 Silverwood Drive, Flagstone:

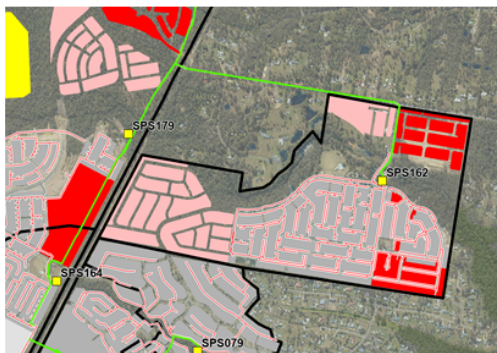
Water:

- There is competition for the existing capacity available through the existing interim supply (DMA097) with Frasers New Beith who are also responsible for providing the ultimate connection and DMA191 feed. However, with the imminent commissioning of the Chambers Flat SRWP Connection Q4 2026 modelling has confirmed that the network can support the 526 lots in this application in addition to the initial Frasers New Beith loads and existing approved development in Pebble Creek
- This PDA development will cross two ultimate DMA boundaries
 - DMA097 (interim supply to Pebble Creek) will capture elevated areas above 50mAHd via a single connection to the DN150 on Silverwood Drive
 - DMA191 (future supply=2028-29) will capture the remaining development as well as the entirety of Pebble Creek via connections to the existing DN150 mains on Bloomfield Esplanade
- Recommended DN100 (red)/DN150 retic (blue) is shown below along with 4 combi-valve tees and two standard boundary valve arrangements (x-o-x) to manage DMA boundaries, contingency and WQ risks

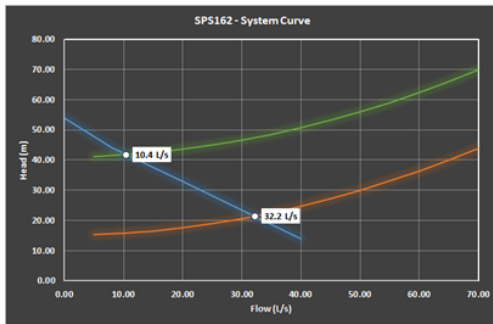


Sewer:

SPS162 services the proposed development. A plan of the system is shown below.



The pump rate is estimated at 32 L/s (SCADA – Flow Meter) when operating alone. This flow rate compares well with that derived from the system curve (below) for when it is not injecting, see below. However, when injecting into the rising main servicing Bradman Street Pump Station the capacity reduces to less than 10 L/s (when Bradman Street pumps are operating).



The existing pumps were interim and installed to meet the initial development and the capacity of the pump station has been exceeded.

The proposed lot layout has the total number of lots to be serviced at 517 dwellings. This is an increase on the current growth model that allows for 430 dwellings. The **design load** from the proposed 517 lots is estimated at 25 L/s.

The estimated total load for the SPS161 catchment is as follows:

- Load excluding proposed development = 3,880 EP (design flow 45 L/s)
- Ultimate load including proposed development = 5,430 EP (design flow 63 L/s)

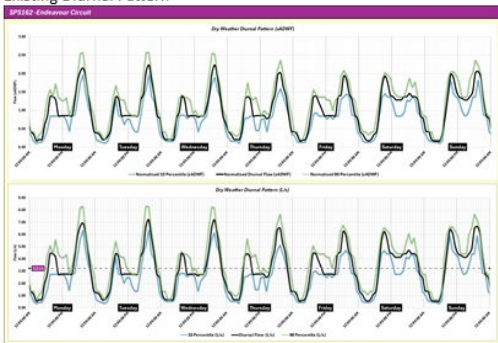
The design flow for the total catchment including the proposed development is estimated at 63 L/s. This requires the pumps to be upsized to meet ultimate loads for this development to proceed.

The **capacity of the existing DN225** from the development connection through to the pump station is likely to be operating close to full capacity but adequate.

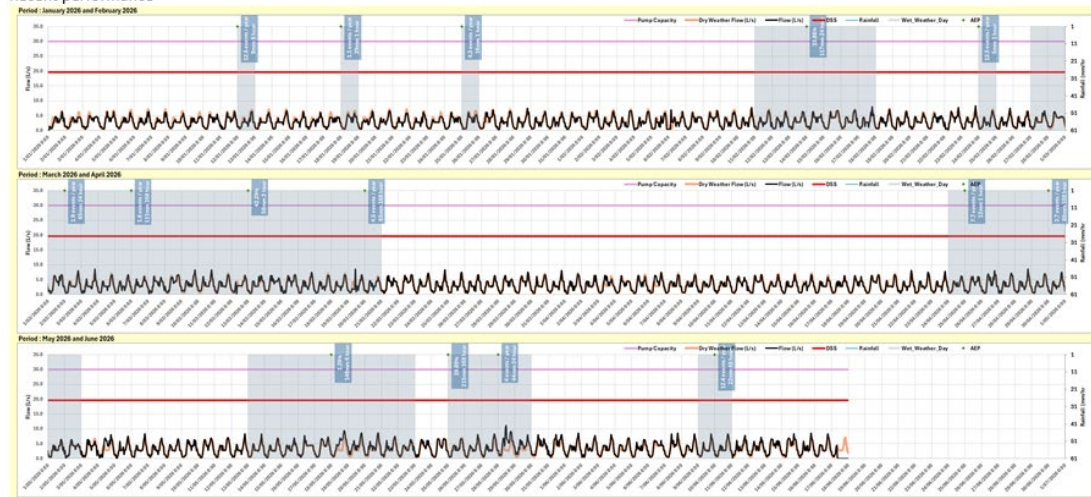
Based on this:

1. The capacity of the existing DN225 trunk sewer servicing this development is adequate
2. The existing interim pumps will need to be replaced with ultimate sized pumps for the development to proceed

Existing Diurnal Pattern



Recent performance



Please feel free to reach out if you have any questions in the meantime.

Kind regards,

Regards

Monica