

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL

-4 JUN 2014

MEDQ



Reference: IM:RM LTR/C 14133C

14th March 2014

Senior Planner
 Department of State Development, Infrastructure and Planning
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Attention: Ms Brianna Fyffe

Dear Brianna

**RE: DEVELOPMENT APPLICATION - 37 MAYNE ROAD, BOWEN HILLS SITE BASED
 STORMWATER MANAGEMENT PLAN AND SITE SERVICES REPORT ASSESSMENT**

The Robert Bird Group Pty Ltd (RBG) have reviewed the revised proposals for the above development prepared by Arqus Design dated 20th February 2014 and 21st February 2014, in particular the impact of the proposed additional 14 residential units and 282.50 total GFA's on the existing "Site Based Stormwater Management Plan" and "Site Services Report" for the site completed by RBG.

The "Site Based Stormwater Management Plan" and "Site Services Report" which are both dated 15th December 2010 have been previously lodged to Urban Land Development Authority (former Economic Development Queensland) as part of the Development Application package.

RBG have assessed that the negligible changes in roof, impervious and pervious areas within the site will not alter the content of the original Site Based Stormwater Management Plan.

Since the original report had been submitted, there have been minor changes in the Equivalent Persons calculation method which adopted by Queensland Urban Utilities (QUU). The table below shows the summary of the estimation of the total Equivalent Persons generated from the new development scheme based on the current practice:

Development Type	Quantity	Unit	ET Conversion Rate (ET/unit)	Total ET's	EP/ET Conversion Ratio	Total EP's
Residential Units	256	No.	0.8	204.8	2.7:1	552.96
Retail	431.8	m ²	0.0024	1.04	2.7:1	2.81
Total						555.77

As there will be no major change to the proposed residential unit number and retail Gross Floor Area for the development, we can advise that the proposed amendments will have a minimal impact on the Water and Sewer demands. The recommendations stated in the original Site Services Report will not alter.

RBG shall liaise with QUU for approval to connect into the existing water and sewer infrastructure, based on the revised proposals.

PLANS AND DOCUMENTS
related to the RPA APPROVAL
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If you have any queries regarding this matter, please do not hesitate to contact the undersigned in our Brisbane office.

Yours faithfully
ROBERT BIRD GROUP PTY LTD

IAN McCUBBIN
Civil Infrastructure Manager