

Sedgman Consulting Pty Ltd

ABN 45 125 910 849

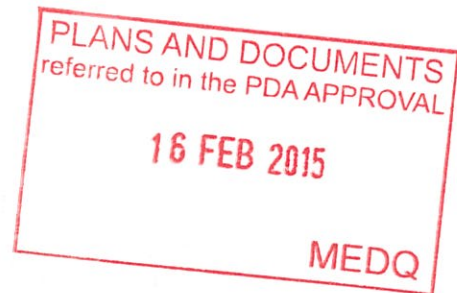
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66 Cullen Avenue, Eagle Farm

Engineering Services Report Letter

Temporary Carpark Development

66 Cullen Avenue, Eagle Farm

Document #: YBC0180_66 Cullen Avenue, Eagle Farm – Darius Vearncombe/DV

Revision: B

RPEQ Notice

This document has been reviewed and approved by the following appropriately qualified and experienced Registered Professional Engineer of Queensland (RPEQ)



Sean Stringer (RPEQ No.: 3644)

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Revision Status

Revision Number	Author	Description	Date	Approved By
A	DV	Response to Economic Development Queensland Request For Information	12/12/2014	SS
B	DV	Amendments as requested by Client	16/12/2014	SS

Distribution

Company Name	Contact Name	Revision	Date
Northshore Corporation Pty Ltd	Angus Campbell	A	12/12/2014
Northshore Corporation Pty Ltd	Angus Campbell	B	16/12/2014

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1 Introduction

1.1 Background

The following Utility assessment has been prepared for a proposed temporary carpark located at 66 Cullen Avenue West, Eagle Farm, being Lots 802, 1093 & 1094 on SL8401 and Lot 94 on RP228156. This site is located in a Priority Development Area (PDA) and is managed by Economic Development Queensland (EDQ).

1.2 Objectives

Ensure the site has appropriate utility services to allow development to proceed as designed.

1.3 Proposed Development

The proposal is for a temporary carpark with associated internal roadworks and drainage. The development is to create a number of carparks for short and long term use and provide shuttle busses to final destinations.

1.4 Site Description

1.4.1 Location

Street Address:	66 Cullen Street West, Eagle Farm
RP Description:	Lots 802, 1093 & 1094 on SL8401 and Lot 94 on RP228156
Total Site Area:	5.009 Ha
Proposed Use:	Temporary Carpark
Local Authority:	Economic Development Queensland (EDQ)

1.5 Stormwater Drainage

Stormwater runoff from the site is currently directed to existing field inlet pits which ultimately drain to the drainage easement to the south, for the existing hardstand surfaces. The minor flows from the grassed area and the major flows from site are directed to the drainage easement via overland flow. The drainage easement drains via a tidal movement, mangrove channel to the Brisbane River approximately 1.5km to the east.

We propose to maintain and discharge all stormwater flows in the existing drainage easement. Refer the Site Based Stormwater Management Plan by Sedgman Consulting, dated 10 October 2014.

1.6 Water Supply

The site is serviced by an existing water main located along the Cullen Avenue frontage and within Sir Kingsford Smith Drive. These mains are located in the northern verge of Cullen Avenue and the southern verge of Sir Kingsford Smith Drive. We propose to connect to the existing main in Cullen Avenue as described above and provide all potable water requirements for the development.

Refer to dial before you dig extracts attached to this letter

1.7 Sewerage Reticulation

The site is serviced by an existing sewer main located along the Cullen Avenue frontage and within Sir Kingsford Smith Drive. We propose to connect to the existing main in Cullen Avenue as described above and provide all house drainage requirements for the development.

Refer to dial before you dig extracts attached to this letter.

1.8 Electricity and Telecommunications

A site inspection has determined that Telstra and Energex infrastructure is available on both Cullen Avenue frontage and within Sir Kingsford Smith Drive. Although the capacities of these existing services have not been determined, it is anticipated that the availability of these services and the required capacity for the proposed development should not impede the completion of the project.

1.9 Conclusion and Recommendations

The proposed development has all the required utility services in close proximity to the site. The capacity of these services have not been determined, although we believe that the surrounding infrastructure will have capacity to service the development due to insignificant flows expected from the proposed usage of the site as a temporary carpark and given that the original facility was a rail yard requiring greater resources than the proposed temporary carpark proposal.



Dedicated to a better Brisbane

EMAIL

Brisbane City Council

To: Retail Plumbing Design

3 December 2014

Plumbing Services Group
Compliance and Regulatory Services

Email: admin@retailplumbingdesign.com.au

South Regional Business Centre
681 Fairfield Rd
Yeerongpilly QLD 4105

From: Corey Evans

Phone: 07 3403 8888

Re: 66 Cullen Ave West Eagle Farm

Facsimile: 07 3334 0234

Internet: www.brisbane.qld.gov.au

DRAINAGE PLAN NUMBER

217209

COST

\$40.00



BRISBANE CITY COUNCIL

Official Receipt

ABN 72 002 765 795

(1) Drain Plan Microfilm	\$40.00
Receipt Total	\$40.00
Eftpos Credit	\$40.00
Payment Total	\$40.00

Receipt Date: 03-Dec-2014
Cashier: Corey
Plumbing Services Central

Receipt#: P1006735
Issued: 03-Dec-2014 12:08:58 PM

Dedicated to a better Brisbane
Plastic or heat may fade receipt

IF THIS FACSIMILE TRANSMISSION IS INCOMPLETE OR ILLEGIBLE, PLEASE TELEPHONE THE ABOVE SENDER, THANK YOU.

Dedicated to a better Brisbane

4576

• EREBING WINDMILLS & WOOD PUMPING
Curlin & Cullen, Aves, Hamilton, Lond

It is the responsibility of the owner to provide an adequate supply of water to all living and living on the premises.

The preparation of this change plan does not affect or prejudice any liability for non-registration due to failure under Chapter 5 Part 1 of the Copyrights Ordinance.

It is the Contractor's responsibility to provide justification for such costs prior to consideration, while change work is being carried out.

If the error correction has not been constructed, the internal claim shall be filed not later than 60 days after the error is discovered.

ATIONS:		
B.T.	Bondary Time	J.U. Jump Up
D.T.	Dissociate Trap	S.P. Bad Poo
		C.P. Can't Run Poo
		I.C. Inspection Open
		I.O. Inspective Open

When larger measurements appear in the notes above, the following is to be read in the right-hand column:

REFERENCE

Basin to be connected to SVP, as directed.

Main Waste System.

for approval.

6.17 W.C. (Exl), 600m Urmil (Exl) k Buzan

35

BOYLE

PLAN

0426
-77
-77

10/23/77

Check



BRISBANE CITY COUNCIL
**INSPECTION AND/OR TESTING OF
SEWERAGE/SEPTIC INSTALLATION**
Department of Water Supply and Sewerage

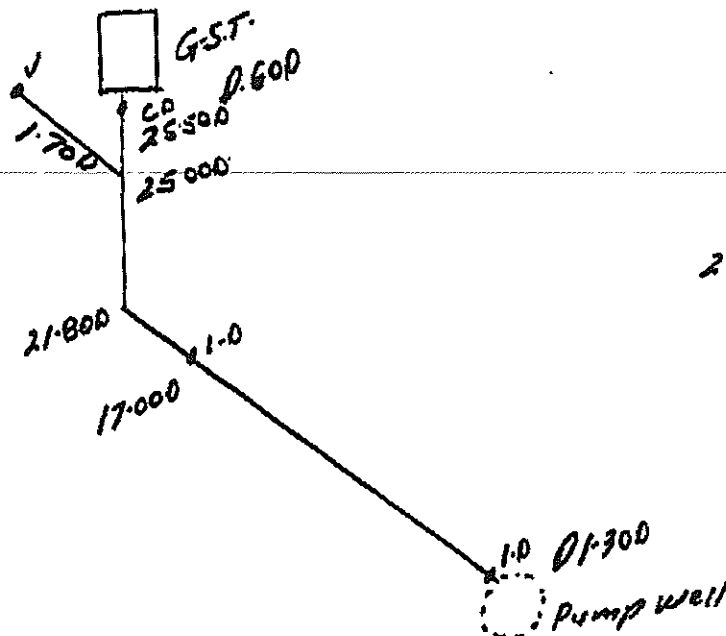
Please cross applicable box/s thus: ☒

☐ New Work ☒ Additions ☐ Other than ☐ Repairs
☐ Sewerage ☐ Septic ☐ Private Dwelling

FORM B

PREMISES			
Owner			Drainage Plan No. 217209
Location	Shop No. Suite No. Floor No.	B/A No.	Fee \$ 111.00
Postal Address			Date 20.4.91
Real Property Description			

SKETCH OF HOUSE DRAINAGE

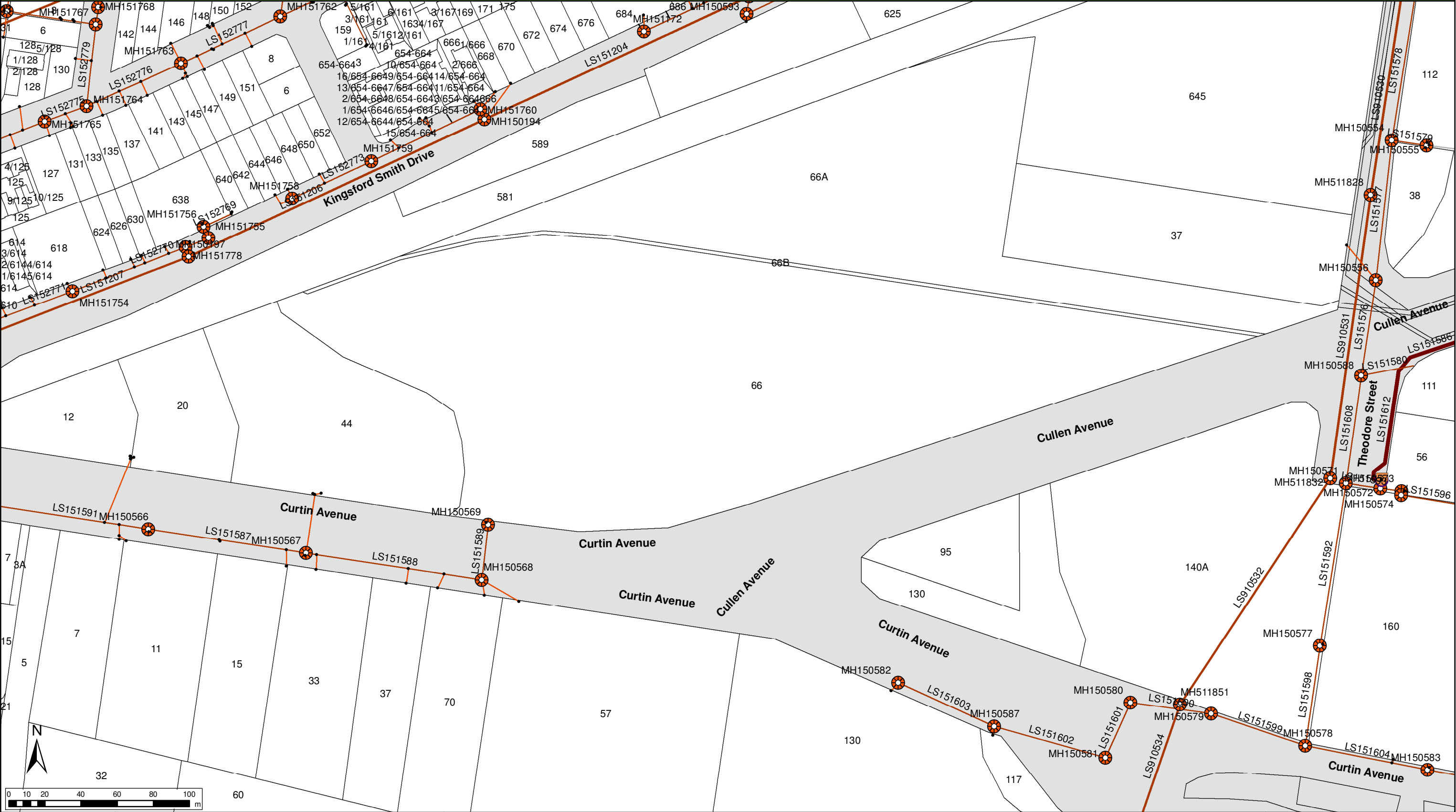


This sketch is the house drainage referred to in
Certificate of Compliance - Serial No.

Plumbing Inspector

Lic. Plumber/Drainer

Queensland Urban Utilities Wastewater Infrastructure



66 Cullen Avenue
Eagle Farm
QUU Ref: DE14/818

Produced By: Thomas Schultz Date Updated: 12/09/2014
Copyright © 2013 Queensland Urban Utilities Date Created: 12/09/2014 Scale: 1:2,000



- | | | | |
|--------------------|--------------------|-------------------|-------------------|
| <all other values> | <all other values> | Model Link | Model Link |
| End | Service | Trunk Main | Low Pressure Main |
| Flume Pit | | Reticulation Main | Rising Main |
| Manhole | | Overflow Main | Vacuum Main |
| | | Syphon | |

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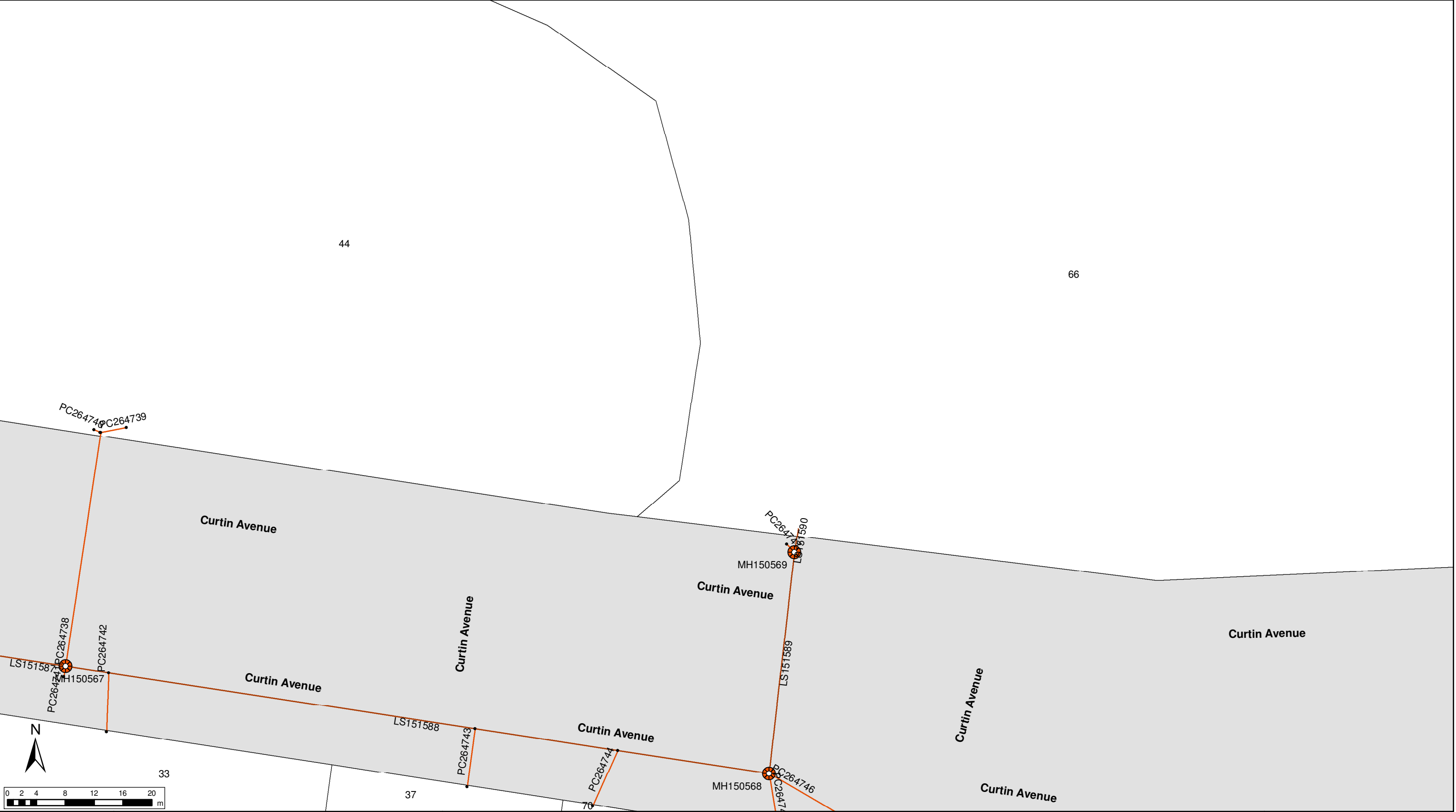
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For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays), Faults and emergencies 13 23 44 (24/7). www.urbanutilities.com.au ABN 86 473 835 011

Queensland Urban Utilities Wastewater Infrastructure - Detailed



**66 Cullen Avenue
Eagle Farm**
QUU Ref: DE14/818

- | | | | | | | | |
|---|--------------------|---|--------------------|---|-------------|---|-------------------|
|  | <all other values> |  | <all other values> |  | Model Link |  | Model Link |
|  | End |  | Service |  | Trunk Main |  | Low Pressure Main |
|  | Flume Pit |  | Reticulation Main |  | Rising Main |  | Vacuum Main |
|  | Manhole |  | Overflow Main |  | Syphon | | |

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Produced By: Thomas Schultz
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Date Updated: 12/09/2014
Date Created: 12/09/2014
Scale: 1:500



As Constructed Details of Relevant Wastewater Infrastructure
66 Cullen Avenue, Eagle Farm

Sewer Line Segment

Asset Id	LS151590	LS151589
As-Constructed Date	1/01/1977	1/01/1977
Material	VITRIFIED CLAY	VITRIFIED CLAY
Measured Length	3.383	29.84
US Asset Id	MH150570	MH150569
US Invert Level	0.872	-
DS Asset Id	MH150569	MH150568
DS Invert Level	0.878	-
Average Depth	2.655	-
Subtype	RETICULATION MAIN	RETICULATION MAIN
Diameter	225 MM	225 MM

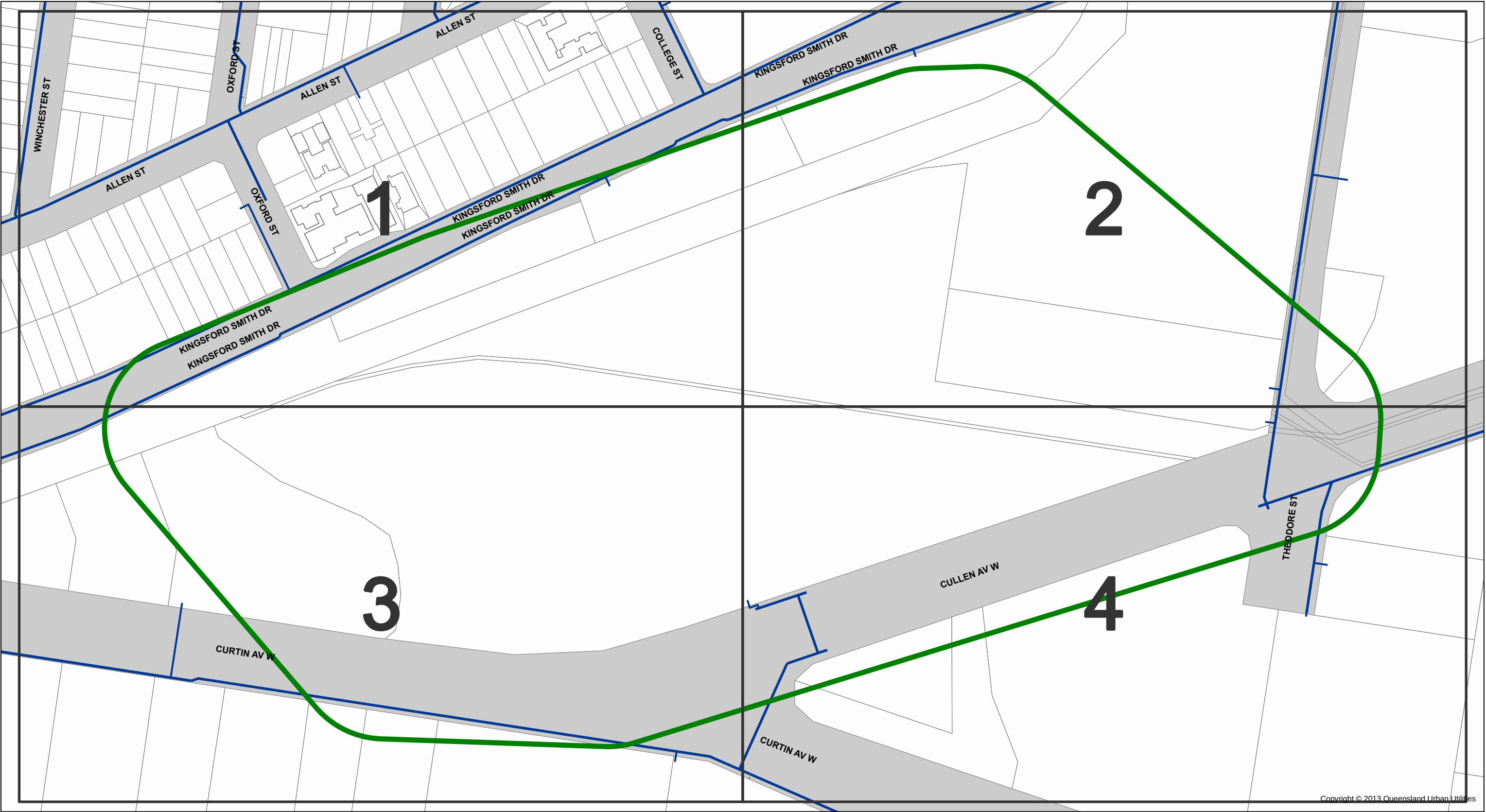
Maintenance Hole

Asset Id	MH150569
As-Constructed Date	1/01/1977
Surface Level	3.402
Manhole Use	MAINTENANCE MH
Depth	2.524

Property Connection

Asset Id	PC264747
As-Constructed Date	1/01/1977
Measured Length	0.5
Subtype	SERVICE
Diameter	100 MM
Oblique Distance	29.84
Surface Level	3.402
Invert Level	2.621

Queensland Urban Utilities - Water Infrastructure



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QUEENSLAND
UrbanUtilities

DBYD - Queensland Urban Utilities Water Infrastructure

DBYD Reference No: 40891551

Date DBYD Ref Received: 6/08/2014 4:00:00 PM
Date DBYD Job to Commence: 9/08/2014 12:00:00 AM
Date DBYD Map Produced: 6/08/2014 Produced By: Queensland Urban Utilities



Water Network features

- Infrastructure
- Network Pipelines
- Network Structures
- Proposed Work Area

Other Features

- Easements
- Road Casements



Map Scale
1:2050

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DBYD - Queensland Urban Utilities

Water Infrastructure

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Produced By: Queensland Urban Utilities



Water Network features

- Infrastructure
- Network Pipelines
- Easements

Other Features

- Network Structures
- Proposed Work Area
- Road Casements



Map Scale
1:1000

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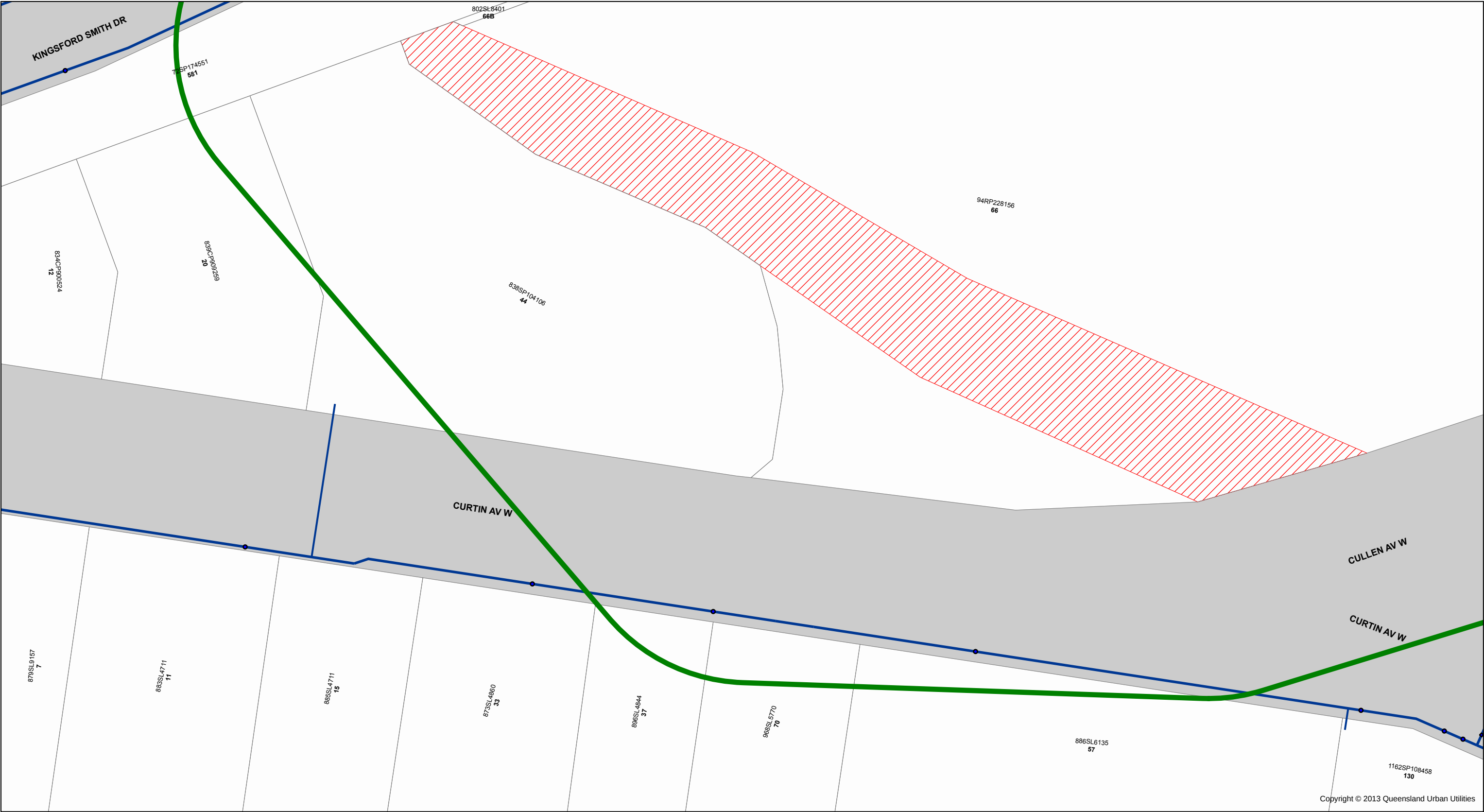
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Queensland Urban Utilities - Water Infrastructure



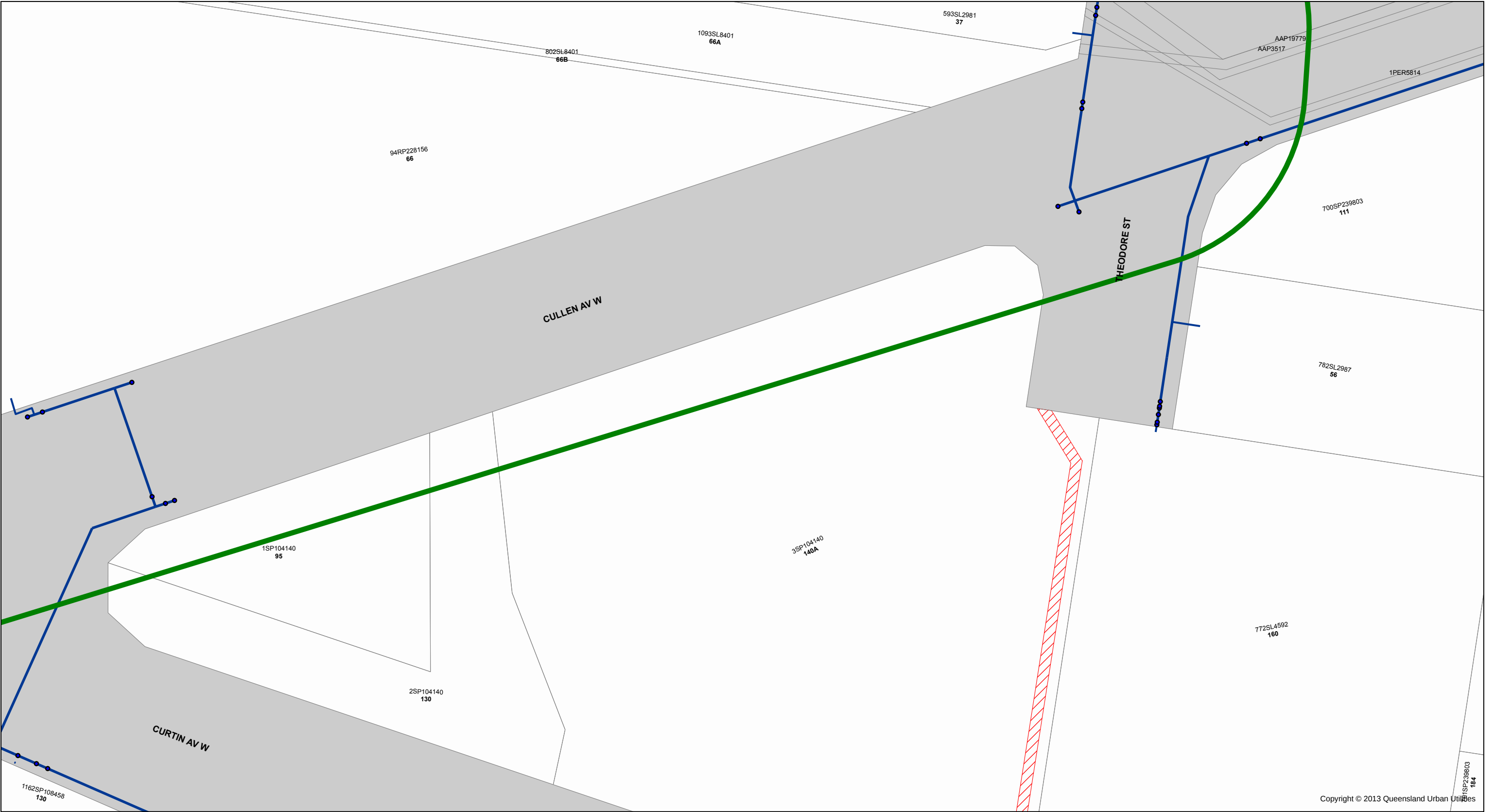
 QUEENSLAND UrbanUtilities	DBYD - Queensland Urban Utilities Water Infrastructure DBYD Reference No: 40891551 Date DBYD Ref Received: 6/08/2014 4:00:00 PM Date DBYD Job to Commence: 9/08/2014 12:00:00 AM Date DBYD Map Produced: 6/08/2014 Produced By: Queensland Urban Utilities 	Water Network features - Infrastructure - Network Pipelines Other Features - Easements - Road Casements Network Structures Proposed Work Area	N Map Scale 1:1000	The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose. QUU takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans. This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2012] For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011
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Queensland Urban Utilities - Water Infrastructure



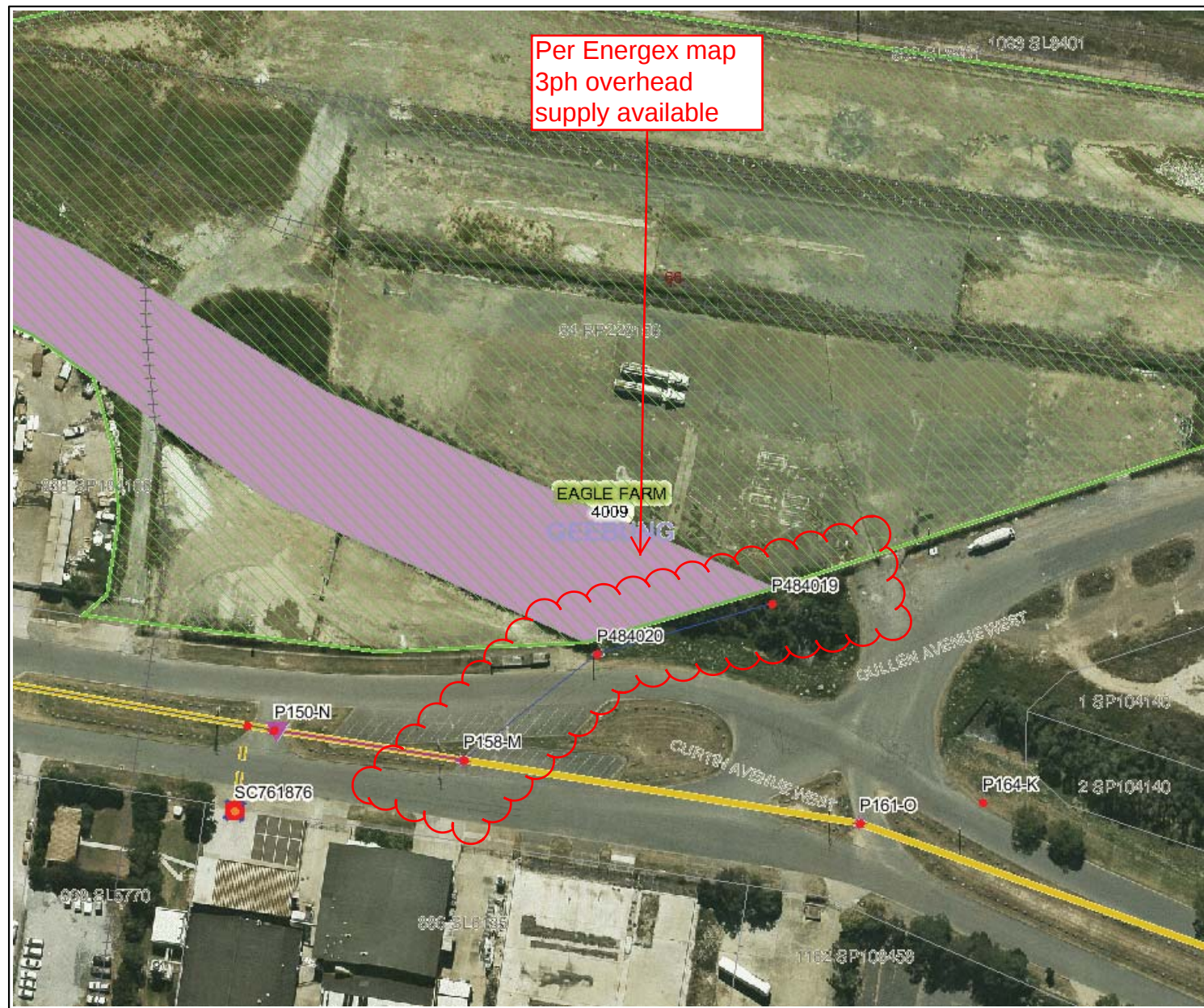
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Queensland Urban Utilities - Water Infrastructure



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	DBYD - Queensland Urban Utilities Water Infrastructure DBYD Reference No: 40891551 Date DBYD Ref Received: 6/08/2014 4:00:00 PM Date DBYD Job to Commence: 9/08/2014 12:00:00 AM Date DBYD Map Produced: 6/08/2014 Produced By: Queensland Urban Utilities	Water Network features - Infrastructure - Network Pipelines - Other Features Legend: - Network Structures - Proposed Work Area - Easements - Road Casements	Map Scale 1:1000	The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose. QUU takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans. This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2012]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2012]. For further information, please call Queensland Urban Utilities on 13 26 57 (7am-7pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011
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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

UNCONTROLLED COPY



Site Access Poly Text

Site Access Line Text

Site Access Point Text

Site Access Point

Critical Load

Life Support

Sensitive

Capital Contributions

Poles

Transformers

Work Orders

Work Requests

Non Actioned Defects

RFR Sites

Type A

Type B

Street Lights

LV_Sites

Cable Termination (CZ)

Bridge - Open (BR)

Transformer (TR)

Disk Link - Closed (DL)

Disk Link - Open (DL - Open)

AFLC Sinking Filter

LV Site Status

O

LV_Pits_P

LV_Pits_T

Scale = 1:1,480

Metres 20 40 60

Date/Time: 17/11/2014 1:30:39 PM

Requested By: kn013