

Our Ref: B07195.W.03.AMcP.ks.RFI.docx
Your Ref: DEV2012/299
Contact: Andrew McPhail

BROWN
Smart Consulting

Urban Land Development Authority
C/- Urbis Pty Ltd
GPO Box 3205
BRISBANE QLD 4001

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 2 /10 /2012

11 July 2012

Attention: Peita McCulloch

Dear Peita

58-66 Abbotsford Road, Bowen Hills
Information Response Stormwater & Sewer

Brown Consulting (QLD) has previously undertaken a Flooding and Stormwater Constraints Assessment (B07195.W.01.AMcP.azh dated 28 Feb 2011) and an Engineering Services Report (Report No. B07195.W.01.Services Report dated 1 March 2012) for this site. Subsequently the architectural design for the project has been changed and additional underground carpark levels have been proposed. This letter has been prepared in response to the information requested dated 29 June 2012.

As per the architectural plans by Nettleton Tribe (DWG 3013-DA50 (1) and DA51 (1) these new basement levels, B3 and B4, have been designed to avoid the existing sewer line. These architectural plans also indicate an as constructed invert level for this sewer line. The stormwater drainage pipeline is located on the adjacent southern lot.

As has been shown on the architectural plans the basement design has been undertaken to avoid impact on the adjacent sewer and stormwater infrastructure. Building foundation design will need to be undertaken to ensure no loading on these pipelines occur.

During detailed design phase, Building near Stormwater and Sewer Infrastructure Assessment will be required. As indicated in the Flooding and Stormwater Constraints Assessment Feb 2011, compliance to the BCC Subdivision and Development Guidelines will be required, including, but not limited to:

- a) Pipeline Survey and Condition Assessment (CCTV)
- b) Invert Survey
- c) Access and Clearance for maintenance
- d) Foundation Clearance
- e) Assessment of rehabilitation works
- f) Strategy development to ensure services are maintained

At this stage the Building near Stormwater and Sewer Infrastructure assessment has not been undertaken. We respectfully request that this assessment be conditioned as part of the approval to be undertaken and approved with the detailed design for site.

If you have any further queries please do not hesitate to contact the undersigned.

Yours sincerely

Brown Consulting (QLD) Pty Ltd



Andrew McPhail

Manager - Water & Environment

COPIES:

1. Daniel Farquhar, Seymour Group