

Our Ref: 21-0116.TM01A.AN.jg
Contact: Mr Andrew Ngo

26 October 2021

Honeycombes Property Group
Level 13
300 Ann Street
BRISBANE QLD 4000

Attention: Sharon Waddell

Dear Sharon

**Oxley Lifestyle Apartments
Engineering Services Advice**

Following a review of the project documentation, we can confirm that the Engineering Services Report prepared by KN Group dated 25/02/2020 and Stormwater Management Plan prepared by DesignFlow dated 19/02/2020 reasonably addresses the civil servicing components for the proposed development. Specifically:

- Stormwater quality includes the proposed retirement village of 1.6ha in the model,
- The flood management strategy proposes a flood basin at the north of the retirement area and other mitigation strategies to manage flood impacts for the retirement site,
- Proposed earthworks on the site is intended to achieve flood free land and freeboard,
- Lawful point of discharge is indicated to the existing culverts on Cliveden Avenue to be completed with the existing stages of development.
- The Engineering Services Report indicates that the sewer and water connections have been considered. The report states that the capacity assessment for sewer has been undertaken by Urban Utilities and a Service Advice Notice (SAN) from Urban Utilities dated 6/02/2020 confirms that there is adequate capacity within their network.
- The SAN outlines the boundary conditions for water pressure. Site-specific design will be undertaken by a hydraulic specialist as a part of the building application to confirm how adequate water pressure will be achieved internal to the site.

Based on the above, we confirm that the proposed retirement village development is serviceable from an engineering perspective if developed in accordance with the existing masterplans and reports.

However, we understand that the proposed development has been amended to include 5 additional units. We do not anticipate this to have an impact on servicing capacity which can be confirmed during the detailed design phase.

Brisbane

Level 4, 196 Wharf Street
Spring Hill Qld 4000

T 07 3532 1300

E enquiries.qld@peakurban.com.au

Sunshine Coast

Level 2, 1 Innovation Parkway
Birtinya Qld 4575

T 07 5413 5300

E enquiries.qld@peakurban.com.au

Melbourne

Level 1, 1-5 Nantilla Road
Notting Hill Vic 3168

T 03 9562 7424

E enquiries.vic@peakurban.com.au



Yours faithfully
PEAKURBAN Pty Ltd

A handwritten signature in black ink, appearing to read 'Andrew Ngo', with a horizontal line extending from the end.

Andrew Ngo
Principal Engineer