

14 February 2025

Griffin By The Sea Pty Ltd
C/- Empower Engineers & Project Managers
PO Box 197,
Wynnum QLD 4178
Via Email: urban.utilities@eepm.com.au

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development



Dear Empower Engineers & Project Managers,

Urban Utilities Services Advice Notice

This Urban Utilities Services Advice Notice, applies in accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and has regard to the Water Netserv Plan Connections Policy. This advice is guidance only, is not lawfully binding and does not constitute approval to connect, disconnect or alter Urban Utilities networks. Urban Utilities provides no warranty or assurance that this information is correct. The service network is dynamic and subject to change. Independent site physical investigation are recommended to verify site conditions and the location, condition and size of any existing infrastructure.

Urban Utilities application number:	24-SAN-77295
Applicant name:	Empower Engineers & Project Managers
Street address:	50 Retreat St, Bridgeman Downs QLD 4035
Real Property Description:	Lot 2 on RP178844
Services Advice Notice request received:	17 December 2024
Proposed Development:	Residential – Reconfiguration of a Lot (1 into 24)
Service connection/alteration/disconnection proposed:	<input checked="" type="checkbox"/> Drinking water <input type="checkbox"/> Non-drinking (recycled) water <input checked="" type="checkbox"/> Wastewater
Development Demand Type:	<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguration of a lot <input type="checkbox"/> Other works
In a Priority Development Area:	<input checked="" type="checkbox"/> No
Site Details:	<input checked="" type="checkbox"/> Subject site – aligns to existing boundary configuration.
Urban Utilities Services Advice Notice Contact:	Name: Sajid Imam Syed Email: sajid.syed@urbanutilities.com.au Telephone: 0477378990 or Developer Services: 07 3432 2200 DevelopmentEnquiries@urbanutilities.com.au.

Infrastructure

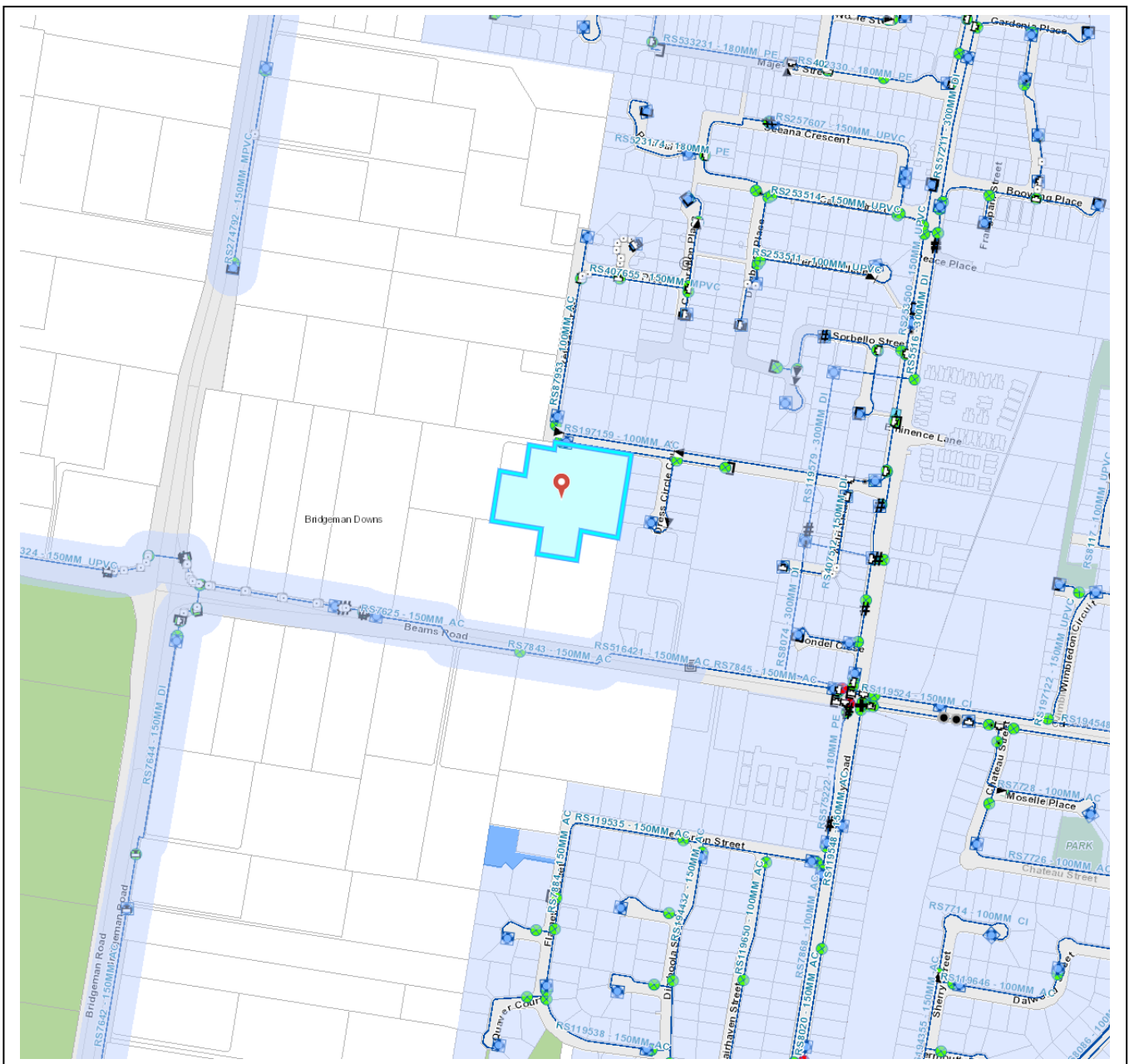
Council's Planning Scheme

The subject site is within Brisbane City Council jurisdiction area. According to the Council's Planning Scheme, the subject site is zoned as Low-Density Residential Zone. Based on the information provided, the proposed development appears to be consistent with Council's planning assumptions.

Water

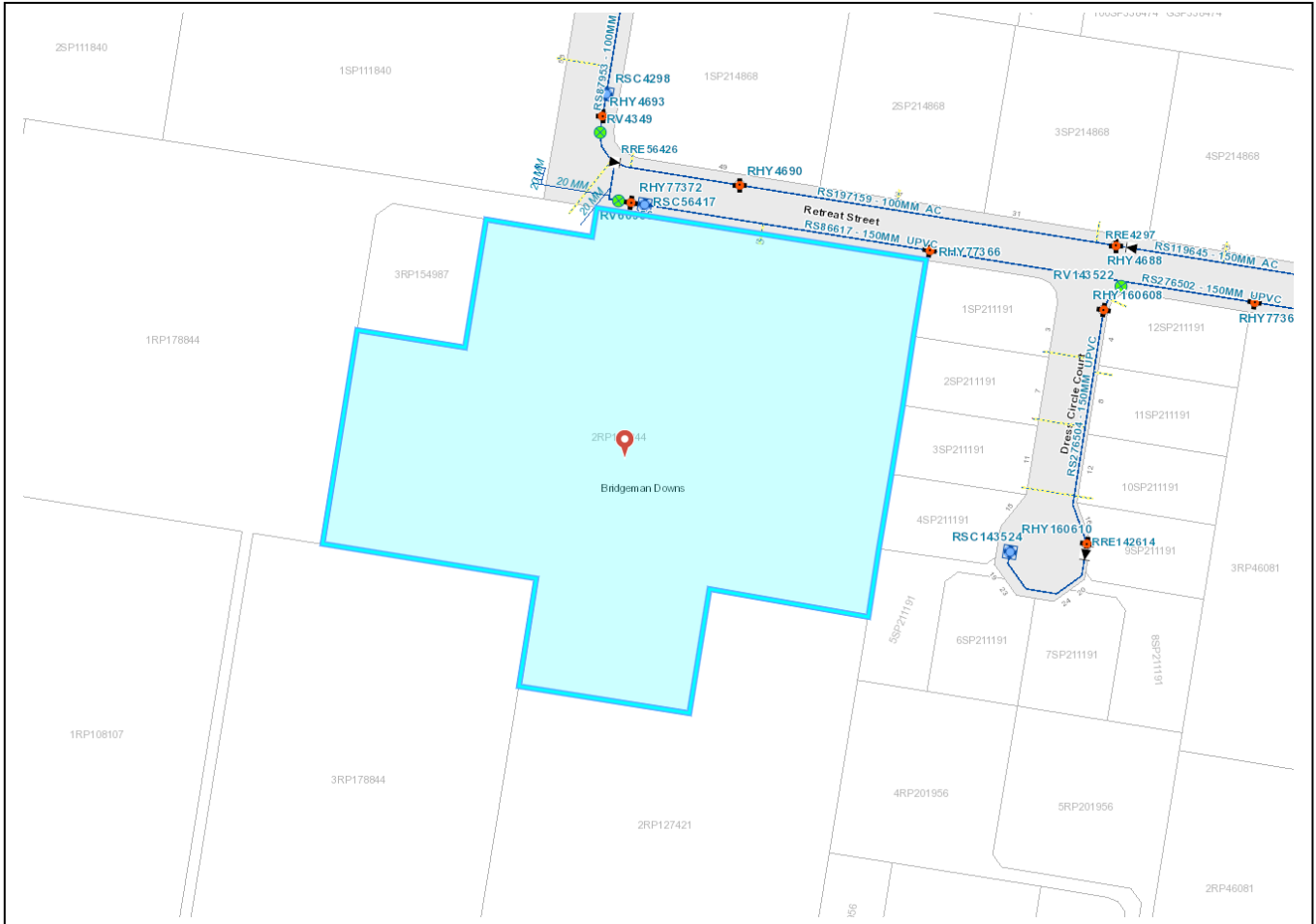
Connection Area - the proposed development is:

Outside the Water Connection Area and Future Water Connection Area (not a prioritised network investment area/unserviced area) – Urban Utilities does not guarantee a connection. Any infrastructure will be at the full cost of the development. Liaison with the local land use assessment authority is recommended.



Water connection for site:

There is an existing water connection:



Proposed new Water Connection or Infrastructure:

Applicable:

The applicant has proposed a new water reticulation main via the existing 150mm Unplasticized Polyvinyl Chloride (uPVC) reticulation main (RS86617) ultimately connecting to the new reticulation main to be located at 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844). Property connections are proposed to service both the Stage 1 and 2 along the new road verge.

Urban Utilities provides below comments:

1. Urban Utilities advises that there is currently no Water Approval issued for 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844) for the water infrastructure as shown in the proposed drawing. If an application is lodged (for both the Stages together or only Stage 2), the downstream infrastructure will form part of the Approval for the subject development in order to establish connection to Urban Utilities' existing network. Until this infrastructure is constructed and accepted on maintenance by Urban Utilities, all developments dependant on this asset will be conditioned to deliver it. * Application lodged only for Stage 1 won't be applied downstream infrastructure condition.
2. Generally, Urban Utilities does not object to the proposed servicing strategy, provided the hydraulic consultant confirms it is sufficient to meet the requirements of the development during the Water Approval

stage. The water meter and sub-metering design and arrangements must meet URBAN UTILITIES'S requirements, and all redundant water services must be sealed at the main.

- Urban Utilities preferred outcome is to not have any duplicate assets in the road verge. The water main connection proposed (in Stage 2) into the adjacent development (Lot 3 on RP178844) will result in another water main in the same road verge which could be avoided by sequencing the applications and coordinating the development with the neighbouring lot owner.

Neighbouring Property Owner's Access Consent required:

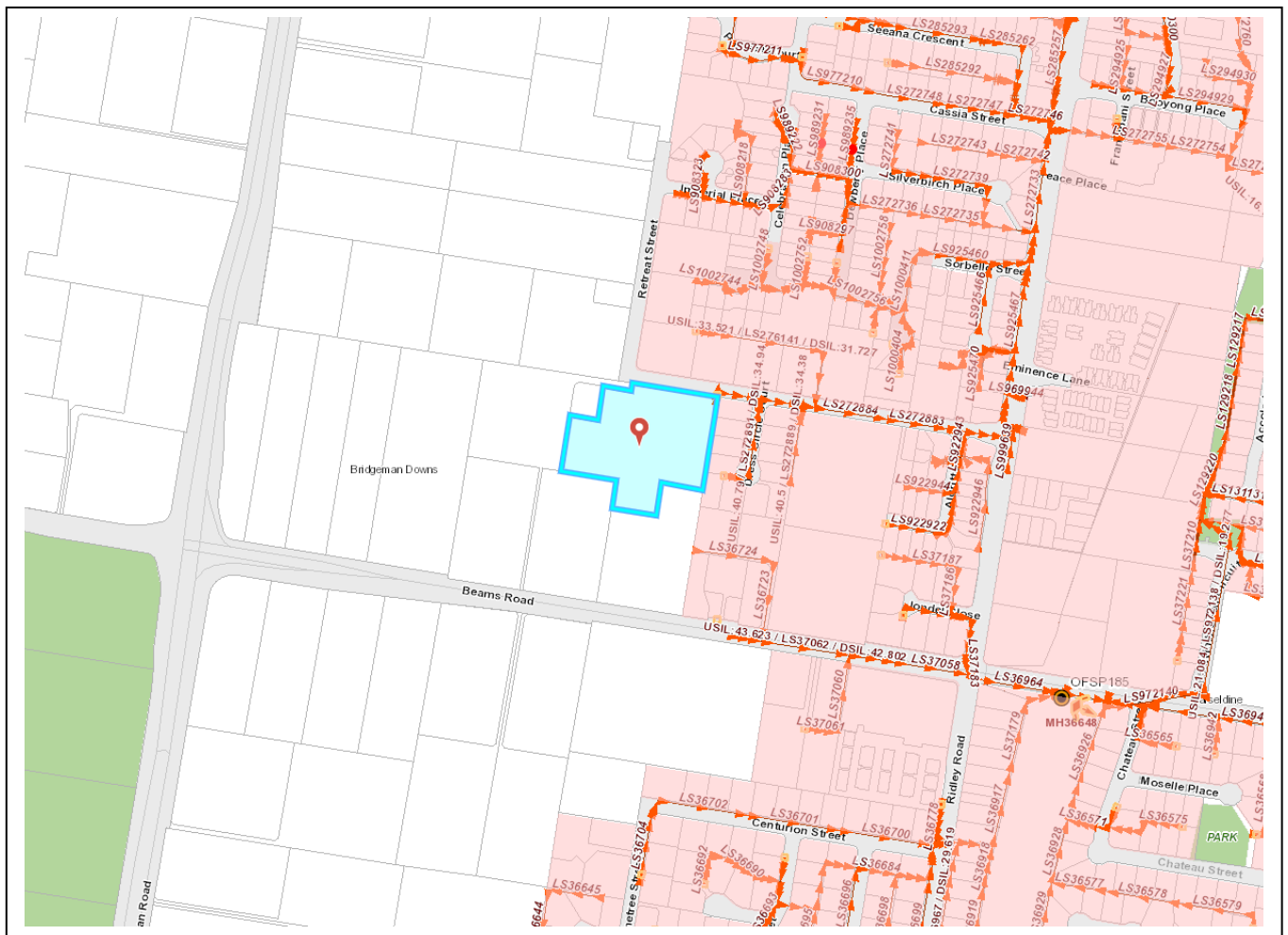
Applicable:

Please note that, the proposed water infrastructure works will be impacted by the requirement of an Access Consent from the owners of the property 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844). The signed access consent including but not limited to the evidence of agreement/disagreement if applicable is to be obtained at the Water Approval stage.

Wastewater

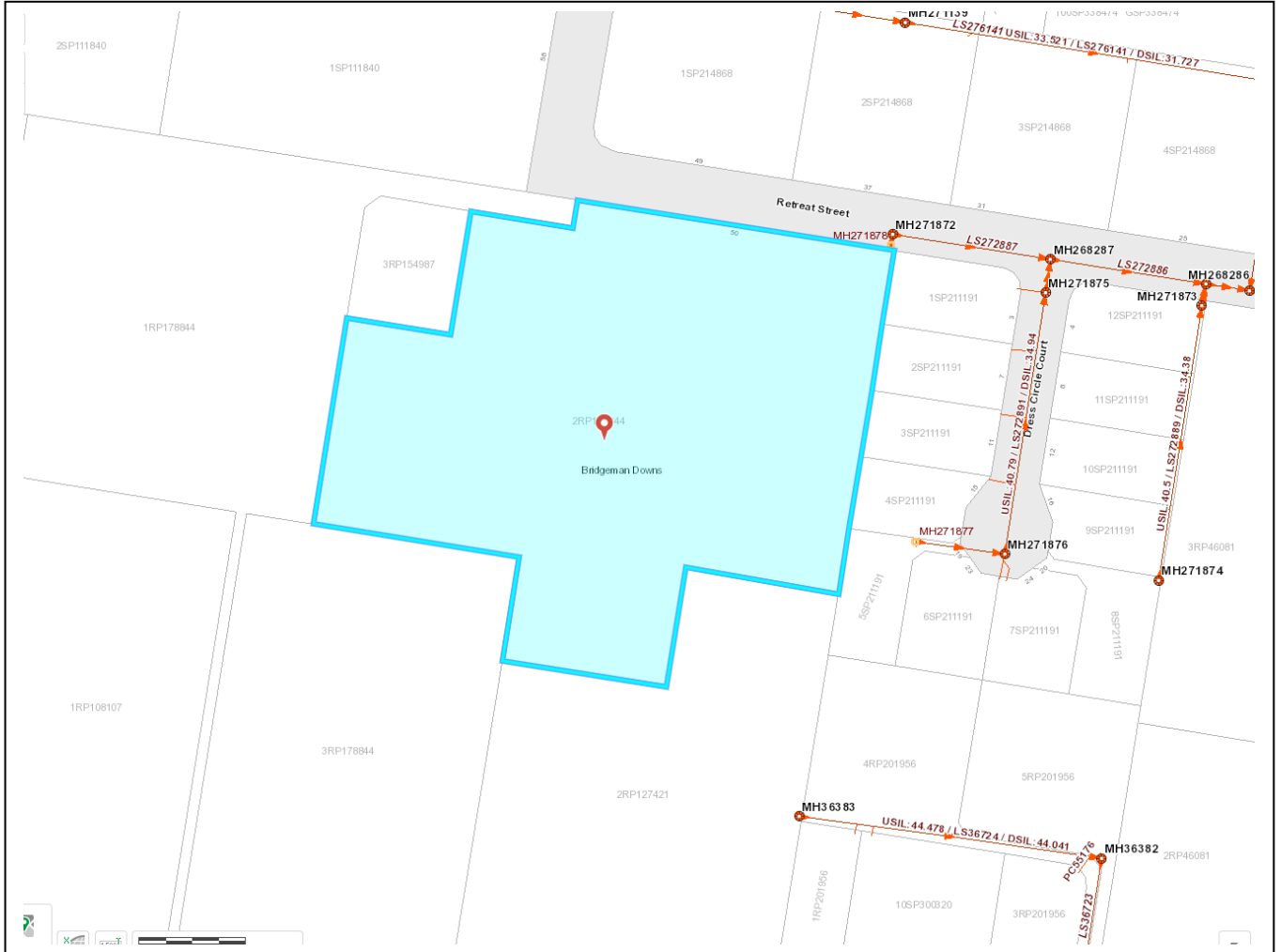
Connection Area - the proposed development is:

Outside the Wastewater Connection Area and Future Water Connection Area (not a prioritised network investment area/un serviced area) – Urban Utilities does not guarantee a connection. Any infrastructure will be at the full cost of the development. Liaison with the local land use assessment authority is recommended.



Wastewater connection for site:

No existing wastewater connection.



A standard Water Approval condition is that wastewater infrastructure shall terminate in a location and in an arrangement that allows future connection to the network to be made without requiring the consent of private landowners. Where upstream properties do not have an existing property connection, and where the development is likely to isolate upstream properties from the sewer, a property connection through the subject site and servicing the upstream lot must be provided.

Proposed new Sewer Connection or Infrastructure:

Applicable:

The applicant has proposed 2 (two) separate servicing strategies for the respective Stage 1 and 2 to service the proposed development:

Stage 1

The applicant has proposed a new sewer reticulation main servicing the Stage 1 proposed new lots (1 to 5 and 10 to 14) via the existing Maintenance Structure (MH271872) ultimately connecting to existing 160mm Polyethylene (PE) reticulation main (LS272887) located at Retreat Street.

Stage 2

The applicant has proposed a new sewer reticulation main servicing the Stage 2 proposed new lots (8 to 9 and 15 to 20) via the proposed new reticulation main to be located at 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844).

Urban Utilities provides below comments for the respective stages:

Stage 1: Urban Utilities does not object to the proposed servicing strategy for Stage 1, provided the proposed works are compliant as per the SEQ Code.

Stage 2: Urban Utilities advises that there is currently no Water Approval issued for 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844) for the sewer infrastructure as shown in the proposed drawing. If an application is lodged, the downstream infrastructure will form part of the Approval for the subject development (Stage 2) in order to establish connection to Urban Utilities' existing network. Until this infrastructure is constructed and accepted on maintenance by Urban Utilities, all developments dependant on this asset will be conditioned to deliver it.

Also note that, the proposed sewer infrastructure works under Stage 2 will be impacted by the requirement of an Access Consent from the owners of the property 855 Beams Rd, Bridgeman Downs QLD 4035 (Lot 3 on RP178844). The signed access consent including but not limited to the evidence of agreement/disagreement if applicable is to be obtained at the Water Approval stage.

The downstream infrastructure for proposed Stage 2 also involves below works:

Urban Utilities has recently adopted (signed off) wastewater servicing strategy for Bridgeman Downs neighbourhood, however it has not yet been published. It is envisaged that Urban Utilities Water Netserv Plan will incorporate this infrastructure as part of its regular update process.

The strategy encompasses the overall catchment from Graham Rd (South) up to Linkfield Rd (North). The area is split into three sub-catchments each to be serviced by its respective sewage pumping station.

The subject site is located within the north-eastern part of the sub-catchment "Blue" which is estimated to yield 297 EP by 2036. The infrastructure necessary to service this sub-catchment is comprised of:

- sewage pumping station to be located near the junction of Beams Road and Bridgeman Downs Road; and,
- approximately 638m DN100 rising main discharging into the existing network in Beams Road.

Hence, to service the proposed development in accordance with the SEQ WS&S D&C Code, the developer will be required to construct the trunk infrastructure described above as well as DN160 reticulation infrastructure between the subject site and the downstream end of the SPS 01. Every development within the sub-catchment will be conditioned to deliver the respective trunk infrastructure.

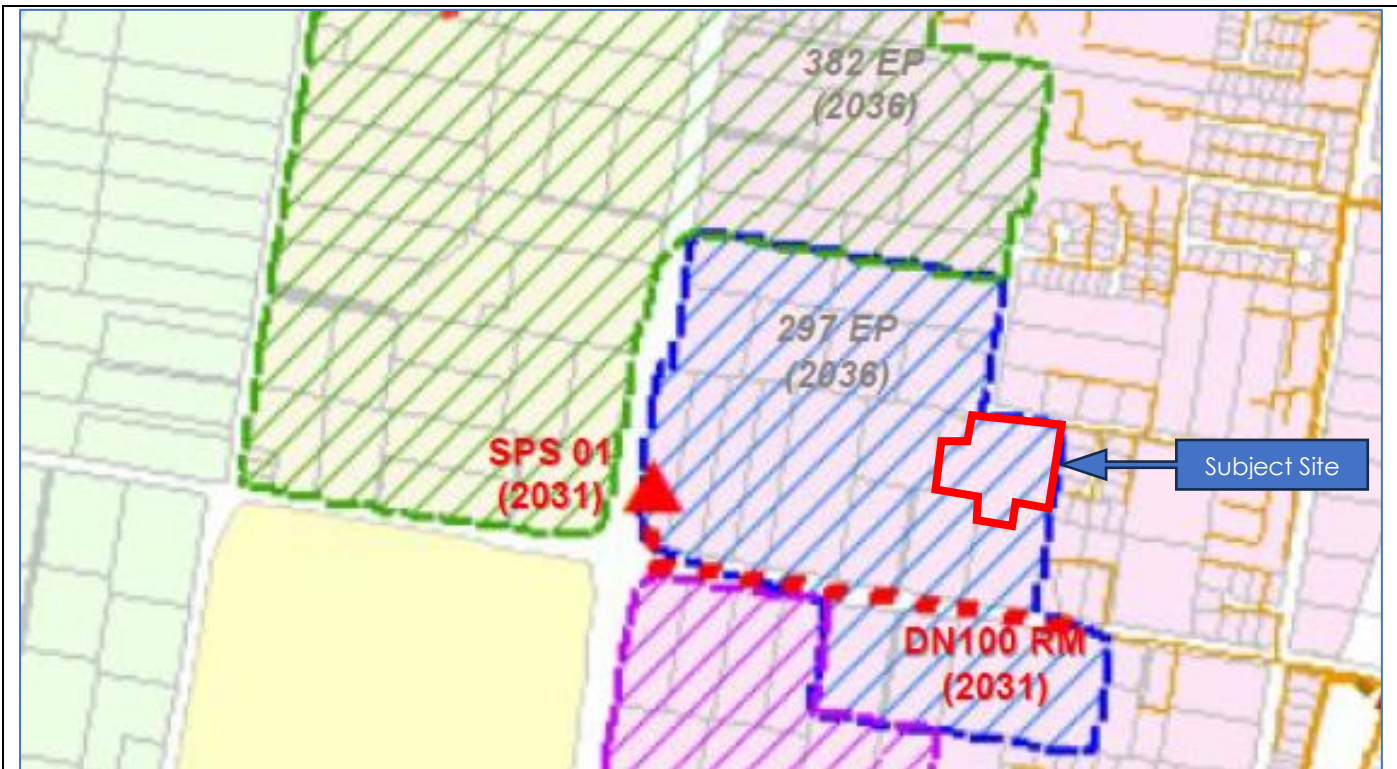


Figure: Bridgeman Downs Wastewater Servicing Strategy. Sub-catchment "Blue"

Developments must accommodate upstream properties by enabling access to the reticulated sewer network in the process of developing a site. It is a design requirement in the *SEQ WS&S D&C Code* that developments enable future extension of the sewerage to ensure upstream properties can also develop.

It is also a standard condition of Water Approval that wastewater infrastructure shall terminate in a location and in an arrangement that allows future connection to the network to be made without requiring the consent of private landowners.

- All property connections within the subject site servicing upstream properties must be upsized to a minimum DN160 PE100 size.
- Where upstream properties do not have an existing property connection, and where the development is likely to isolate upstream properties from the sewer, a property connection through the subject site and servicing the upstream lot must be provided.

Note that the wastewater infrastructure required for the proposed development is to be provided in accordance with URBAN UTILITIES requirements, including but not limited to the *SEQ Water Supply and Sewerage Design and Construction Code* (SEQ WS&S D&C Code, 2013), or current equivalent.

There is currently an Urban Utilities Water Approval application (24-PNT-76972) approved against 915 Beams Rd, Bridgeman Downs QLD 4035 (Lot 5 on SP222228) for the construction of Sewer Pump station (SPS 01). Subsequent application for the rising main is still required to be lodged at the time of issuing this SAN.

In the case where all the downstream infrastructure (including SPS 01 and Rising Main) has been constructed and accepted on maintenance by Urban Utilities, the proposed development could potentially be allowed to connect to the pump station or the nearest existing gravity sewer.

Detail:

- Analysis assumes a Peak Wet Weather Flow from the development of 0.82 L/s.
- Sufficient capacity available in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code (with the caveat that analysis assumes a total of 67.20 EP for the site).*

Property Easements
 Not applicable from information provided at this time.

Building/Constructing Over or Near Water and Wastewater Assets
 Not applicable from information provided at this time.

Contributed Assets
 Not applicable from information provided at this time.

State Controlled Routes
 This development is unlikely to impact a State Controlled Route.

Water Meters
 It is unknown at this time if this development will involve a CTS or volumetric /title/management subdivision.

Infrastructure Charges
 Infrastructure charges are likely to apply, in accordance with legislation.

Infrastructure Charges are levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable (online Developer Customer Price List) at the time the water approval application is lodged. Infrastructure charges are paid at the time of connection in accordance with legislation. Further information on what are infrastructure charges is available at: <https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services> and information of the Water Netserv Plan provisions can be found at the following link: www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

Trade Waste
 Not applicable from information provided at this time.

Network Access Permit (NAP)
 Likely to involve a complex NAP (Type 3) – requiring a network isolation plan shut plan or sewer flow control plan (may involve trunk infrastructure / multi-stage / large area isolation).

A Network Access Permit is required for work on our near our assets and for network isolations related to development new connections, alterations and disconnection. Development metering information and infrastructure charges are required at this Water Approval stage to help manage non-revenue water and Water Approval compliance in accordance with legislation. Refer to Network Access Permit Application Guidelines at the following link: <https://www.urbanutilities.com.au/development/our-services/network-access-permits>

Water Approval Application Process

A formal Water Approval assessment will determine if your application qualifies as a:

- *Standard Connection Water Approval* (generally up to 3 residential dwellings / lots) where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and a quote is provided for an Urban Utilities engaged contractor to undertake design and construction works once paid (customers are responsible for privately engaging plumbing expertise).

From receipt of a paid and properly made application, it will take five business days for the Water Approval assessment and five business days to issue a decision notice. Urban Utilities' contractor will contact you within three business days to arrange construction. You will need to confirm that the site is cleared, ready for construction and a plumber organised. If conditions are deemed unsafe due to wet weather, works will be postponed and rescheduled as necessary. The contractor will commence construction within 15-25

business days. A Connection Certificate will be issued once your connection is complete and all fees and charges have been paid. <https://www.urbanutilities.com.au/development/our-services/how-to-connect-water-and-sewerage/standard-connections>

- *Non-Standard Connection Water Approval - Minor Works* (not deemed a Standard Connection and generally with water reticulation up to 80m and wastewater reticulation up to 90m, and no more than two maintenance structures). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and design and construction certification is undertaken by a customer engaged Endorsed Consultant, from those that qualified to meet Urban Utilities Certification Scheme Guidelines, and who will be subjected to audits. A 12 month security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then. Refer to the 'Minor Works Design Technical Guidelines': <https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>
- *Non-Standard Connection Water Approval - Major Works* (generally all other property and network connections, not deemed a Standard Connection Water Approval, including complex assets, i.e. pumping infrastructure, and multistage developments). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and there is a Water Approval condition for a Design Approval. Appropriately registered and licenced specialists are privately engaged by applicants to design and construct works with Urban Utilities undertaking assurance at key construction points and post construction. A 12 month to 2 year security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then.

From receipt of a paid and properly made Non-Standard Water Approval application, it will take 20 business days for assessment unless otherwise agreed. Information requests may apply (up to 20 business days for you to respond and up to 20 business days to review from receipt of requested information and paid invoice. A Design Approval must be assessed in 20 business days of receipt of all designs and invoice payment. Refer also to 'Our Service Commitments' at the following link: <https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Fees and Charges

Urban Utilities fees and charges, including scope of works, are stated in the Urban Utilities' Water Netserv Plan 'Developer Customer Price List': <https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services>. Water Approval related fees and charges:

- *Assessment fees* - service costs for assessing Water Approval applications (connect, disconnect or alter water and wastewater connection for development), detailed designs, build over asset referrals and amendments from lodgement stage to post construction compliance
- *Construction fees* – paid to a contractor to undertake construction work related to a water approval (via Urban Utilities only for Standard Connection Water Approvals, otherwise privately engaged by an applicant e.g. plumber, builder, engineer)
- *Developer Product/Service fees* – purchased item or services e.g. complex engineering search, or products e.g. large water meters, security bonds, re-checking/re-inspection fees
- *Infrastructure charges* – State legislated, already discounted rates for new trunk demand, paid at connection (physical connection or certified connection e.g. Connection Certificate) and only used for trunk (shared major infrastructure as per Water Netserv Plan).

Visibility of Activity

- *You can follow Application Progress* – Site owners and agents can see the progress of an application by being a registered and activated contact for an application in the Developer Services Portal. Refer to the 'Application Contact' quick reference guide and 'Adding a Contact' Explainer Byte at the following link: <https://www.urbanutilities.com.au/development/developer-services-portal>

- *GIS* – Urban Utilities owned and operated (not under construction) infrastructure is available for viewing online via ‘GIS Open Data’. Refer to the ‘GIS Mapping System Guideline’ at the following link:
<https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>

Properly Made Application

You are required to submit a lawful Water Approval application. This means ensuring the following are complete and correct:

- all the Owner, Billing Entity and Agent details in the Developer Services Portal
- proposed development and site details with plans (including sequencing for multistage development)
- Proof of ownership and relevant consent of all landowners affected by the development service design.

Refer to the ‘Check for completeness guidelines’ and relevant consent forms at the following link:

<https://www.urbanutilities.com.au/development/help-and-advice/development-forms>

This Services Advice Notice is current for 12 months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at **www.urbanutilities.com.au/development**. Please include your Services Advice Notice reference number in your application.