

TECHNICAL MEMORANDUM

To: Ebrahim Mahboobi

Date: 2/10/2026

Re: Civil Engineer Services – 23 Buckland Road, Nundah

Revision: B

Background

Create Engineers has been engaged by Ebrahim Mahboobi to prepare a Technical Memorandum to assess the required civil engineering services for the proposed development at 23 Buckland Road, Nundah.

Subject Site

The site is located at 23 Buckland Road, Nundah. It is bound by Buckland Road to the south, and existing residential properties in all other directions. The total site area is 607m² and is located within the CR2 Character (Infill Housing) Zone under Brisbane City Council's mapped zones. The site is located as shown in Figure 1 and has been summarised in Table 1.



Figure 1 – Proposed Site Location (Source: Queensland Globe – Accessed August. 2026)

Table 1: Site Description

Client	Street Address	Lot and Property Description
Ebrahim Mahboobi	23 Buckland Road, Nundah	Lot 1 on RP61181

The subject site currently consists of a single-storey residential dwelling. The site does not have a formalised crossover for access, with just a grid type crossing at the existing kerb and channel on Buckland Road.

The existing site generally falls from south-west to north-east, with spot levels on-site ranging from RL 7.63m to 6.58m.

Refer to JW Surveys, *Detailed & Level Survey* (Ref: 26157-JW 1160-1) for the detailed site survey which is included within Attachment A of this Memorandum.

Proposed Development

It is proposed to reconfigure the existing lot to provide 2 lots. The existing dwelling will be removed.

Refer to JW Surveys, *Proposed Subdivision of Lots 1 & 2* (Ref: 26157-JW 1161-1) for the site layout plan which is included within Attachment A of this Memorandum.

Earthworks

The development will require minor earthworks to provide building pads and ensure minimum cover is maintained over proposed stormwater infrastructure. Any future retaining systems as deemed appropriate will be designed and documented at a later stage of development. Retaining walls will be maximum 1.0m high.

Detailed earthworks will be completed as part of the detailed design phase of the development. The design and construction of earthworks will be in accordance AS3798. The development is considered to be in compliance with the BCC's Filling and Excavation Code with responses included within Attachment B of this Memorandum.

To reduce preventable stormwater contamination during the project's construction phase due to erosion and sediment transportation offsite, it is proposed to implement best practice erosion and sediment techniques to manage the stormwater quality impacted by the construction works. An Erosion Hazard Assessment form is included within Attached C of this Memorandum.

The proposed development is not considered to be prospective land for the existence of acid sulphate soils (ASS).

For further details on the proposed bulk earthworks, refer to Create Engineers, *Preliminary Bulk Earthworks and Bulk Earthworks Site Sections* plans (Ref: CE26038-P020 & P025) which are included within Attachment D of this Memorandum.

Roadworks

The development will provide two new 3.0m wide driveway crossovers to Buckland Road to service the proposed lots.

For further details on the proposed driveway crossover access, refer to Create Engineers, *Site Services Plan* (Ref: CE26038-P040) which is included within Attachment D of this Memorandum.

Stormwater

The site currently discharges stormwater flows via sheet flow over the northern boundary. There is no existing Council stormwater infrastructure within the vicinity of the subject site, however the development to the north at 15 Kunde Street (Lot 27/RP63711) appears to have provided a Ø225 connection stub at the property boundary for upstream development.

Stormwater runoff from the roof areas will be conveyed via the internal building stormwater network to the existing Ø225 stormwater connection at the north-east corner of site. The stormwater runoff will then be discharged through the existing pipework within 15 Kunde St to the kerb and channel along Kunde Street, ultimately being the sites Lawful Point of Discharge, via a series of kerb adaptors.

The subject site was reviewed to determine if any localised external catchments will contribute to the subject site. It was determined that the site has no contributing external catchments.

In accordance with State Planning Policy, permanent stormwater quality improvement devices are triggered for a reconfiguration of lot development when the developable site has an area greater than 2,500 m² and will result in the creation of 6 or more lots. As the proposed development for the subject site does not involve a development for a reconfiguration of lot that results in a creation of 6 or more lots, permanent stormwater quality devices are deemed not required for the operational phase of the development.

For further details on the proposed driveway crossover access, refer to Create Engineers, *Site Services Plan* (Ref: CE26038-P040) which is included within Attachment D of this Memorandum.

Sewer

There is an existing sewer property connection currently servicing the site via an existing Ø150 sewer main (LS152898) located within 15 Kunde Street (Lot 27/RP63711) to the north. As the existing sewer main within private property, there are two options for sewer servicing strategies dependent on whether consent can be obtained from the property owner.

Option A (if consent is provided):

- Lot 2 reuses the existing property connection
- Lot 1 is provided a new property connection from the existing sewer main

Option B (if consent is not provided):

- Lot 2 reuses the existing property connection
- Lot 1 is serviced via a Y-branch from the existing property connection

An Urban Utilities (UU) Service Advice Notice (SAN) has been completed, with UU confirming that the proposed servicing strategy is generally acceptable. A copy of the SAN has been included as in Attachment E of this Memorandum.

For further details on the proposed driveway crossover access, refer to Create Engineers, *Site Services Plan* (Ref: CE26038-P040) which is included within Attachment D of this Memorandum.

Water

There is an existing 20mm water connection servicing the site, which connects to an existing Ø150 AC main located along the Buckland Road frontage.

The existing water connection will be retained to service Lot 1, and a new 20mm water connection and meter assembly will be constructed along Buckland Road to service Lot 2.

For further details on the existing and proposed sewer infrastructure, refer to Create Engineers, *Preliminary Services Plan* (Ref: CECE26038-P040) which is included within Attachment D of this Memorandum.

Conclusion

This Technical Memorandum has documented the civil engineering works required to facilitate the proposed 1 into 2 residential subdivision development at 23 Buckland Road, Nundah.

The proposed civil works required for the development have been summarised below:

- Minor earthworks are proposed to facilitate the building pads and ensure minimum cover is maintained over stormwater infrastructure.
- The site's stormwater will discharge to the existing Ø225 stormwater connection provided by the downstream development in the north-east corner of site, serving as the site's Lawful Point of Discharge.
- The existing sewer connection will be retained to service Lot 2 and an additional sewer property connection provided to service Lot 1.
- The existing water connection and meter will be retained for Lot 1 and an additional water property connection and meter provided for Lot 2

Certified by:



Blake Peoples

Senior Civil Engineer

CPEng, RPEQ – 33015

Attachments

Attachment A: Site Survey & Proposed Lot Layout

Attachment B: BCC Codes

Attachment C: Erosion Hazard Assessment Form

Attachment D: Civil Engineering Drawings

Attachment E: Urban Utilities Service Advice Notice

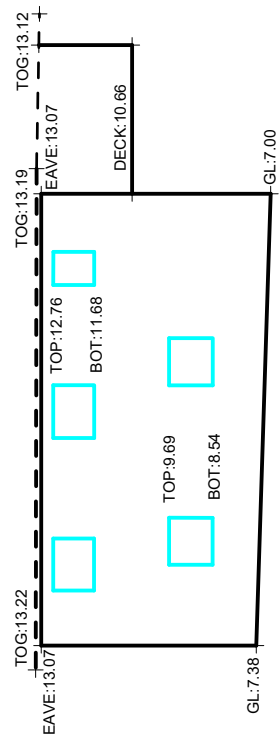
Attachment A – Site Survey and Proposed Lot Layout



28
RP34043

27
RP63711

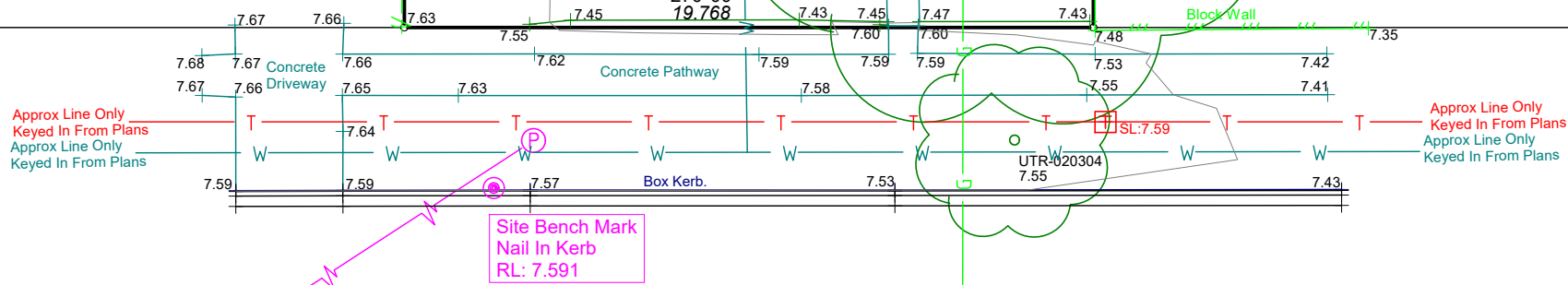
25
RP63711



7
RP34043

1
RP61181

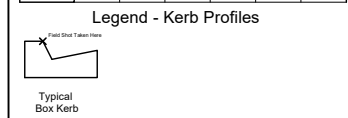
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SP175599



BUCKLAND

ROAD

Location of Services Table							
Service	Above Ground Services	Invert Levels Measured	DBYD Records	Service Locator	Vacuum Probing	Other	
Sewer	N/A	No	Yes	No	No		
Drainage	N/A	No	Yes	No	No		
Water	N/A	No	Yes	No	No		
Elect	Yes	No	Yes	No	No		
Comms	Yes	No	Yes	No	No		
Gas	N/A	No	Yes	No	No		



- LEGEND**
- Electricity Pole
 - Telstra Pit
 - Tree
 - Edge of Concrete
 - Fence
 - Sewerage
 - Stormwater
 - Water
 - Electrical
 - Overhead Wires
 - Comms
 - Gas

Coding for Trees
NAT=Native Tree
UTR=Unknown Tree

Tree Legend
Type of Tree
DIA of Trunk 0.2m
Radial Spread of Canopy 3.0m
Approx Height of Tree 5m
GM-020305

Notations
TOG=Top of Gutter
RR=Roof Ridge
FL=Floor Level

The title boundaries shown hereon, were not marked at time of survey and have been determined from plan dimensions only.

JW Surveys
Cadastral Land Surveyors
Building and Civil Set Out Works
PO Box 39 Bald Hills QLD 4036
info@jwsurveys.com.au

Client Ebrahim Mahboobi

Project / Location
23 Buckland Road Nundah

Real Property Description
Lot 1 on RP61181

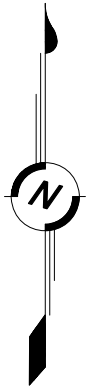
Datum for Levels - PM-118827 RL 14.241 AHD

Detail & Level Survey

Scale 1:200

Date - 09/09/2026 When plotted at A3

Job No. 26157 Drawing No. JW 1160 Issue 1



28
RP34043

27
RP63711

25
RP63711

7
RP34043

0
SP175599

1
304 m²

2
304 m²

9.884

9.884

30.779

30.779

30.779

9.884

9.884

Existing Dwelling
To Be Removed

Existing Dwelling
To Be Removed



BUCKLAND

ROAD

DEVELOPMENT STATISTICS

Total Area of Subdivision: 608m²
Number of Lots: 2
Contour Interval: 0.5 metres

JW
Surveys

Cadastral Land Surveyors
Building and Civil Set Out Works
PO Box 39 Bald Hills QLD 4036

Client Ebrahim Mahboobi

Project / Location
**23 Buckland Road
Nundah**

Real Property Description
Lot 1 on RP61181
Local Authority: Brisbane City

**Proposed Subdivision
of Lots 1 & 2**

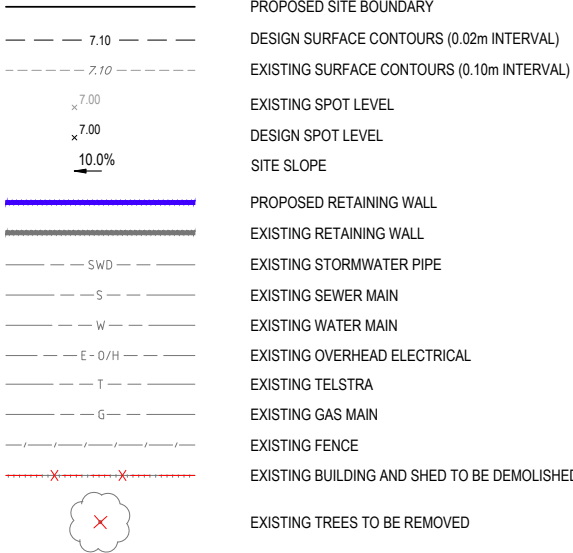
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Date - 10/09/2026 When plotted at A3

Job No.	Drawing No.	Issue
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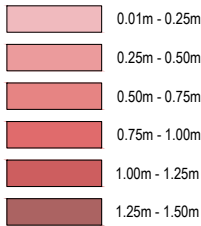
Attachment D – Civil Engineering Drawings

LEGEND

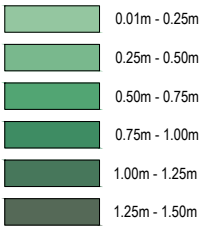


CUT & FILL LEGEND

EXCAVATION

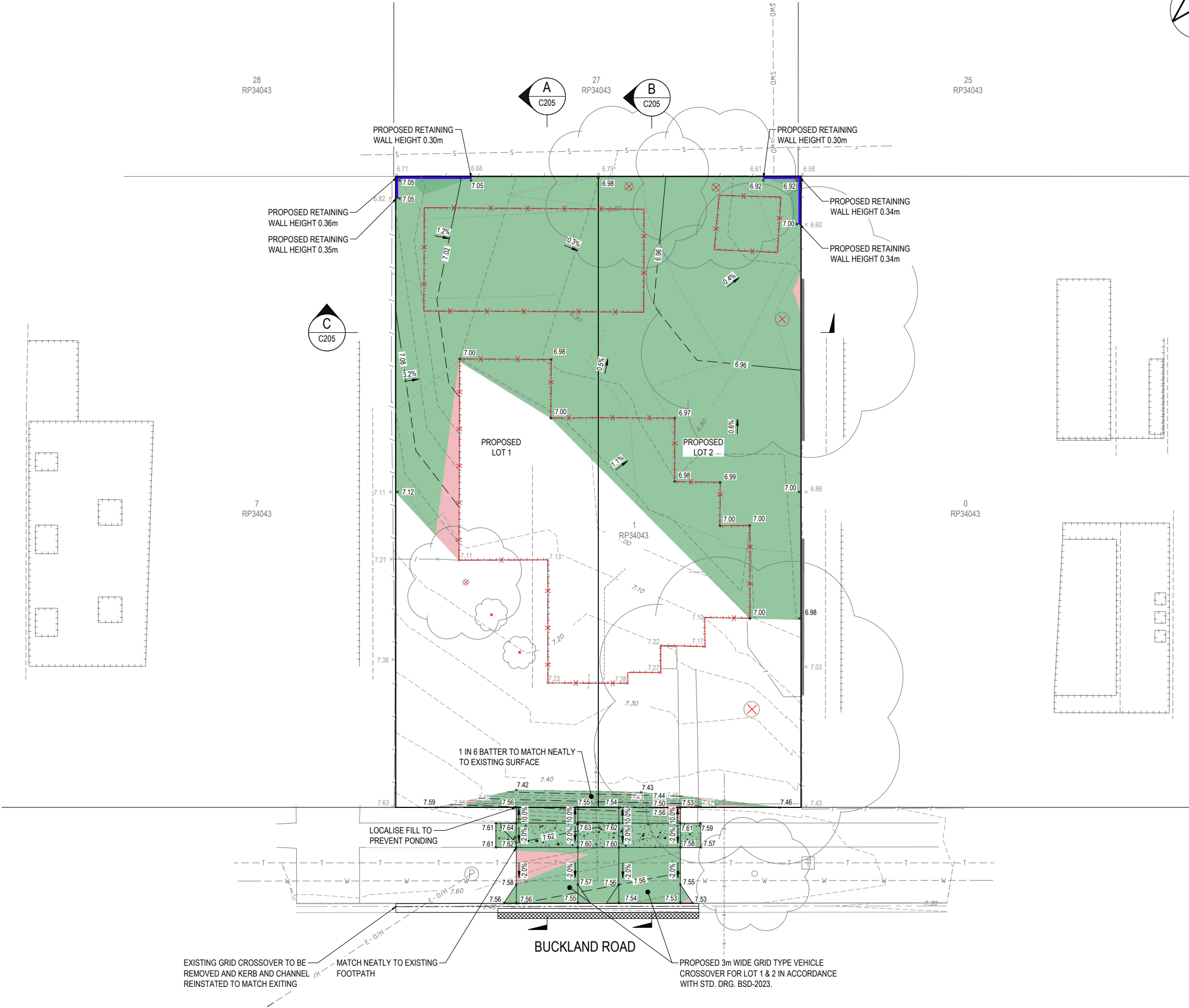


FILLING



NOTE:

- CUT AND FILL IS PROVIDED FOR GUIDANCE ONLY AND DENOTES DIFFERENCE BETWEEN FINISHED SURFACE AND EXISTING SURFACE.
- FINAL EXTENTS OF CUT/FILL ARE TO BE DETERMINED BY THE CONTRACTOR ON SITE IN CONJUNCTION WITH THE EARTHWORKS DESIGN.
- EARTHWORKS DESIGN AND QUANTITIES SUBJECT TO FURTHER CHANGE FOLLOWING RECEIPT OF GEOTECHNICAL INFORMATION.



				DESIGNER:
				H.A
				PROJECT MANAGER:
				B. PEOPLES
				APPROVED:
A	ISSUE FOR APPROVAL	H.A	29-09-26	B. PEOPLES
REV	DESCRIPTION	DRAWN	DATE	

DESIGNER:
H.A
PROJECT MANAGER:
B. PEOPLES
APPROVED:
B. PEOPLES

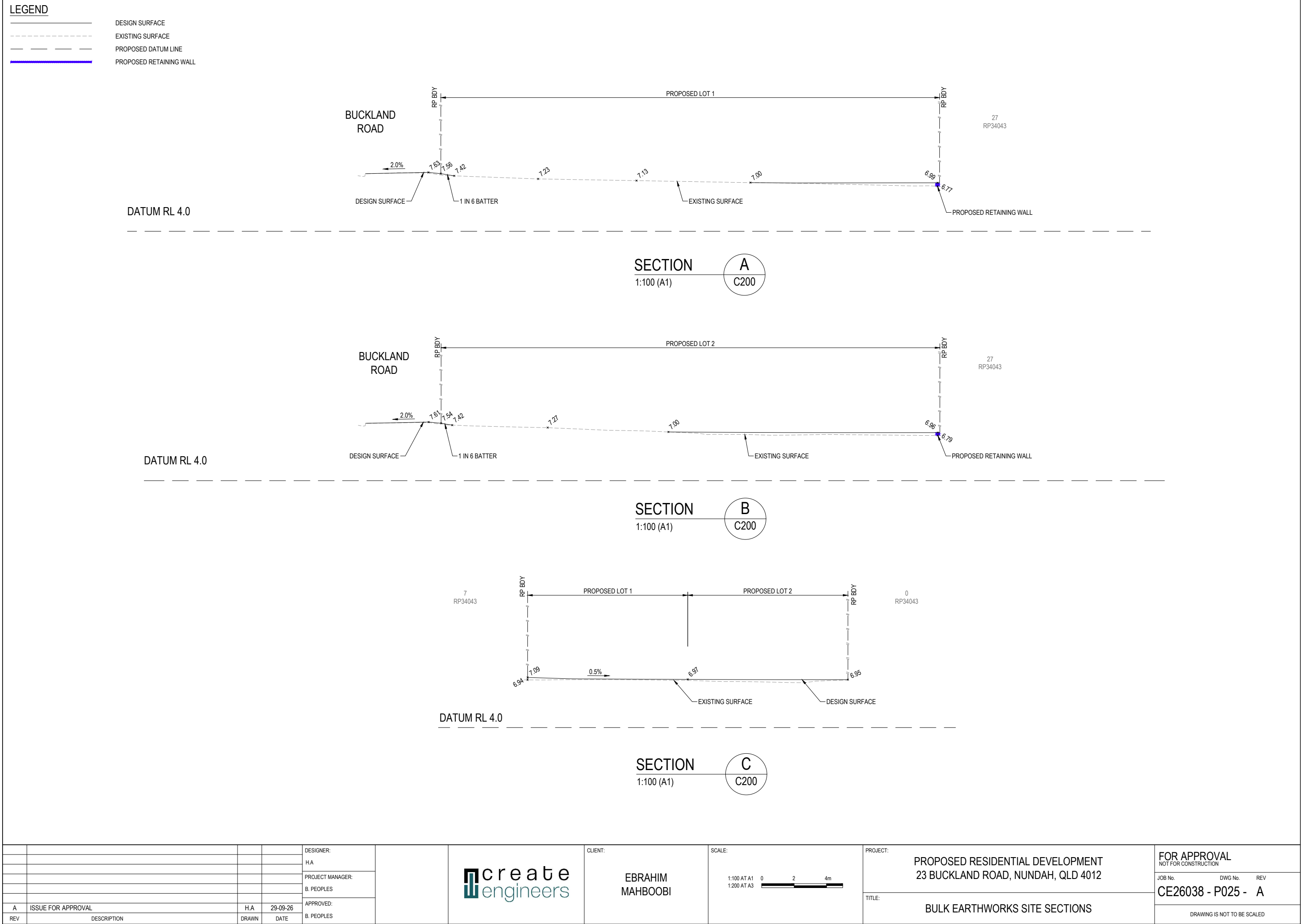


CLIENT:
EBRAHIM MAHBOOBI

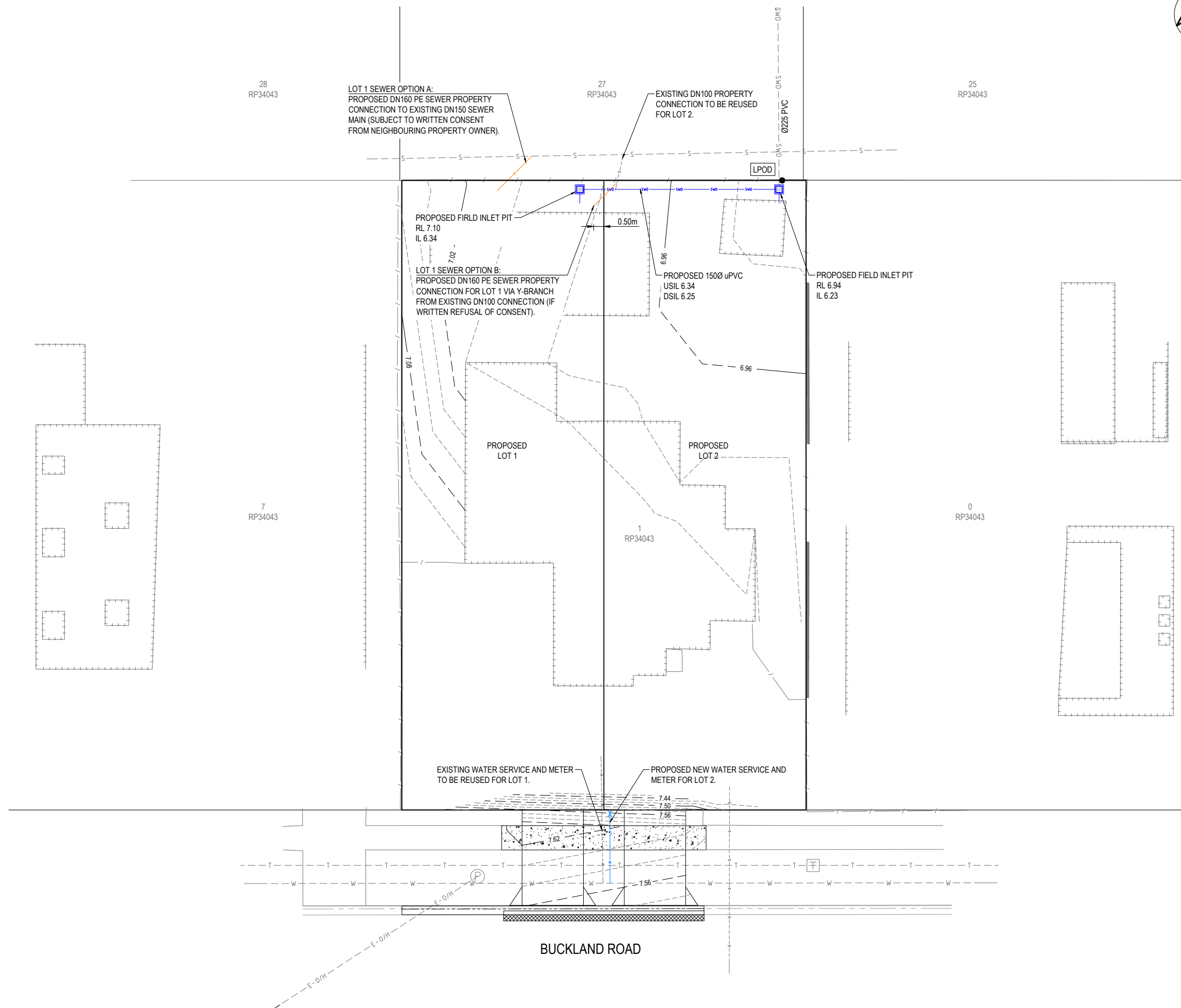
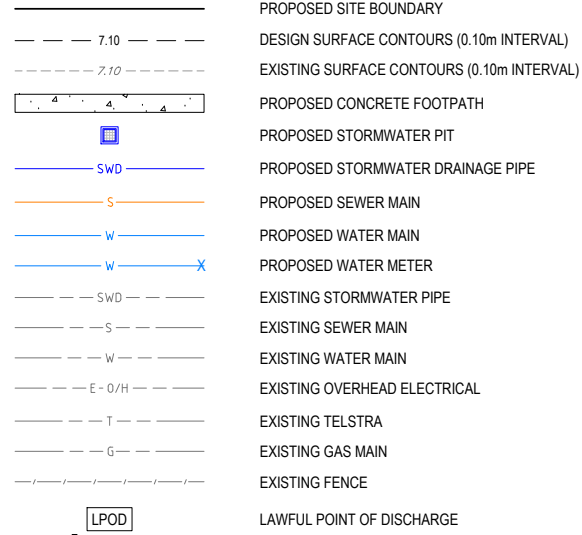
SCALE:
1:100 AT A1 1:200 AT A3
0 2 4m

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT 23 BUCKLAND ROAD, NUNDAH, QLD 4012
TITLE:
BULK EARTHWORKS PLAN

FOR APPROVAL NOT FOR CONSTRUCTION
JOB No. DWG No. REV
CE26038 - P020 - A
DRAWING IS NOT TO BE SCALED



LEGEND



				DESIGNER:		CLIENT: EBRAHIM MAHBOOBI	SCALE: 1:100 AT A1 1:200 AT A3 	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT 23 BUCKLAND ROAD, NUNDAH, QLD 4012	FOR APPROVAL NOT FOR CONSTRUCTION		
				H.A.					JOB No.	DWG No.	REV
				PROJECT MANAGER:					CE26038 - P040 - A		
				B. PEOPLES							
				APPROVED:							
A	ISSUE FOR APPROVAL		H.A	29-09-26							
REV	DESCRIPTION		DRAWN	DATE	B. PEOPLES	DRAWING IS NOT TO BE SCALED					

Attachment E – Urban Utilities Service Advice Notice

19/08/26

Adam Iervese
Create Engineers Pty Ltd
52 Thomas Street, Sherwood, QLD 4075
Via Email: adam.iervese@createengineers.com.au

Dear Adam,

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:	26-SAN-92570
Applicant name:	Adam Iervese
Street address:	23 Buckland Rd, Nundah, Brisbane City, Qld 4012
Real Property Description:	Lot 1 on RP61181
Services Advice Notice request received:	11/08/26
Proposed Development:	1 into 2 lot subdivision
Service connection/alteration/disconnection proposed:	☒ Wastewater
Development Demand Type:	☒ Reconfiguration of a lot
In a Priority Development Area:	☒ No
Site Details:	☒ Proposed site – differs to existing boundary configuration

Urban Utilities Services Advice Notice Contact:	Name: Matt Ferguson Email: Matt.ferguson@urbanutilities.com.au or Developer Services: 07 3432 2200 DevelopmentEnquiries@urbanutilities.com.au .
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Infrastructure

Council's Planning Scheme

The subject site is within Brisbane City Council (BCC) jurisdiction area. According to the Council's Planning Scheme, the subject site is zoned as Infill Housing (CR2). Based on the information provided, the proposed development appears to be consistent with Council's planning assumptions.

Wastewater

Connection Area - the proposed development is:

☒ Inside the Wastewater Connection Area (assumed growth area)

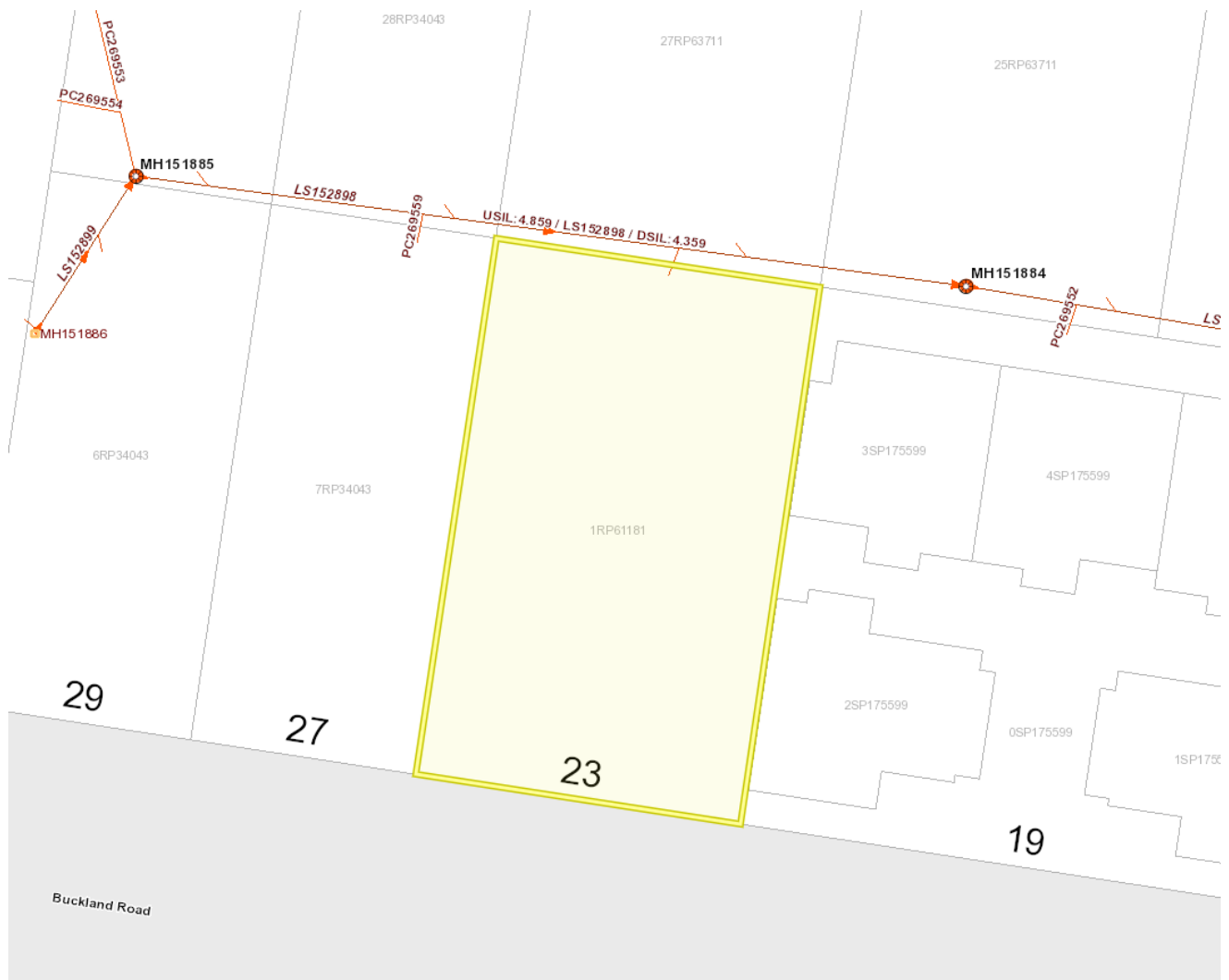


Figure 1: Site location

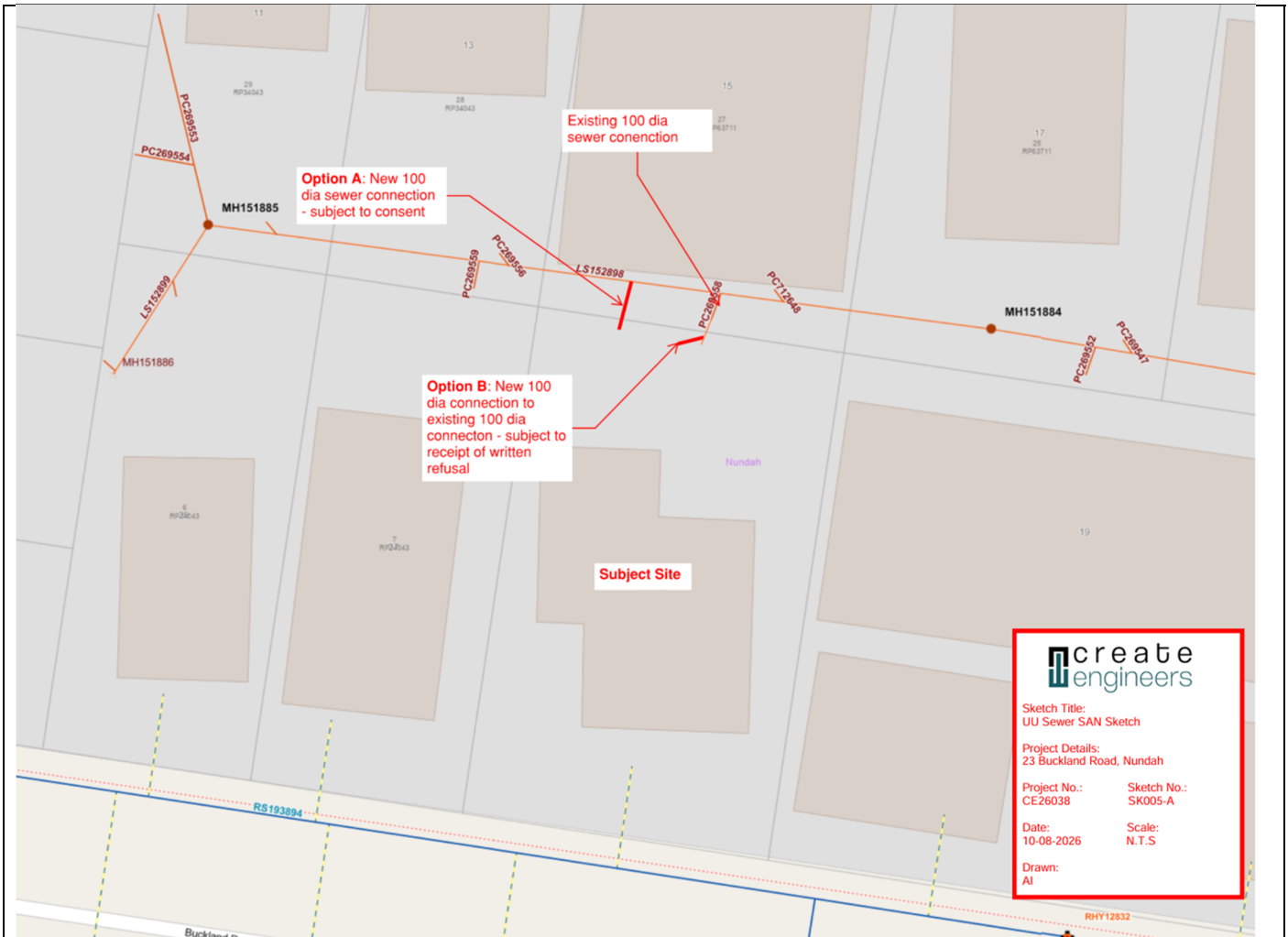


Figure 2: proposed connection options

Wastewater connection for site:

- ☒ There is an existing wastewater connection: refer to map/details

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.

Option A (preferred option)

Sewer Connection Reuse for one of the proposed lots:

- ☒ Applicable

The applicant is proposing that one of the proposed lots utilise the existing property service connection. Urban Utilities does not object to the proposed servicing strategy, provided the proposed works are compliant as per the SEQ Code and subject to reuse criteria outlined in Table 5.5 of the SEQ Code.

Proposed new Sewer Connection or Infrastructure for one of the proposed lots (second lot):

- ☒ Applicable:

The applicant has proposed a 100mm sewer service connect directly to existing sewer main (LS152898) located within neighbour property to service the one of the new lots. This is the preferred servicing strategy to service the second lot, provided the proposed works are compliant as per the SEQ Code. However, neighbour access consent is required to facilitate this option.

Neighbouring Property Owner's Access Consent required:

☒ Applicable:

Please note that, the proposed new sewer infrastructure works will be impacted by the requirement of an Access Consent from the owners of the property 3/15 Kunde Street (Lot 27 on RP63711). 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.

Option B:

As requested for discussion, Urban Utilities has no objection to this Option in the event that evidence of written neighbour refusal consent from Lot 27 RP63711 is provided.

In this case the secondary property connection arrangement is generally acceptable to service two residential lots subject to the following requirements:

- I. The Y-branch arrangement is in general accordance with standard drawing SEQ-WAT-1106-6.
- II. The connection must be able to gravity service the entire lot.
- III. The maximum total length of the 100mm property is 10m, however lengths of up to 25m can be considered with a design variation submission.
- IV. Due to the additional demand on the property connection, a CCTV camera inspection and certification confirming the details and condition of the existing connection would be required as outlined in SEQ Code Table 5.5.

Is the connection made to an infrastructure not on-maintenance yet?

☒ Not applicable

Owner's Access Consent required from the easement holder:

☒ Not applicable

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

Build Over Assets (BOA) involves the construction of buildings or structures, defined as assessable building works in the current Building Regulation e.g. construction of a new dwelling or a retaining wall higher than 1m above the finished ground level, near or over Urban Utilities' water or sewer infrastructure or encroaching on or over an Urban Utilities registered easement. Construction Over Assets (COA) involves the construction of operational works, not defined as assessable building works e.g. construction of stormwater pipework, stormwater retention basin, roads, and earthworks, near or over Urban Utilities' water or sewerage infrastructure or encroaching on an Urban Utilities registered easement.

Where works occur within 3 metres of an Urban Utilities asset a BOA/COA referral submission may be required (<https://www.urbanutilities.com.au/development/our-services/build-over-or-near-pipes-or-easements>). If required, lodge a BOA/COA referral request via the Developer Services Portal ensuring:

- A completed BOA Referral Checklist is submitted, and
- All the mandatory information fields are populated, and
- The Assessment Manager (Planning Act) for the building works, /Building Certifier will to be clearly identified as a contact, and
- The application number for any applicable Water Approves will need to be noted in the additional information field in the portal and
- The site plan and RPEQ certified structural drawings must be uploaded showing all water and sewerage infrastructure (i.e. sewer mains, manholes, property connections, water mains and services) correctly represented spatially and demonstrate that the building works and associated footing arrangement will be located and founded as per the minimum requirements specified in the **Asset Protection Standards** document available at the following link: <https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines>
- The design levels of the ground's finished surface level and the underside of any suspended structural elements need to be provided to consider design criteria compliance.
- Consider future building works and coverage on sites by ensuring access to manholes, avoid sewer bends where building shouldn't occur above and short property connections so that costly reductions are not required in the future.

Contributed Assets

☒ Not applicable from information provided at this time

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

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.