Brisbane City Council ABN 72 002 765 795

City Planning & Sustainability
Development Services
GPO Box 1434, Brisbane QLD 4001
T 07 3403 8888
www.brisbane.qld.gov.au

Dedicated to a better Brisbane

17 December 2021

Jaza Investment Group Pty Ltd
10 Maryvale Street
TOOWONG QLD 4066

Application Reference: A005905070
Address of Site: 10 MARYVALE ST TOOWONG QLD 4066

Dear Jaza Investment Group Pty Ltd

RE: Referral agency response under s56 of the *Planning Act 2016*

I refer to the above referral response to building work over or near stormwater infrastructure, referred to Council on 14 December 2021.

I wish to advise Council's referral agency response is to direct that the development for the building(s) and/or the proposed structure(s) shown on the drawings below be approved subject to the attached conditions.

Plan Reference	Plan Date	Amended Date
210117-SK1	Sep 2021	NA
210117-SK2	Sep 2021	NA
210117-SK3	Sep 2021	NA

Where the proposal involves building work which is assessable development under *Brisbane City Plan 2014* and the Council is not a referral agency for that work you are required to seek a separate development approval from the Council.

Please note that pursuant to section 73A and 163 of the *Planning Act 2016* it is an offence to carry out assessable development without all necessary approvals.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

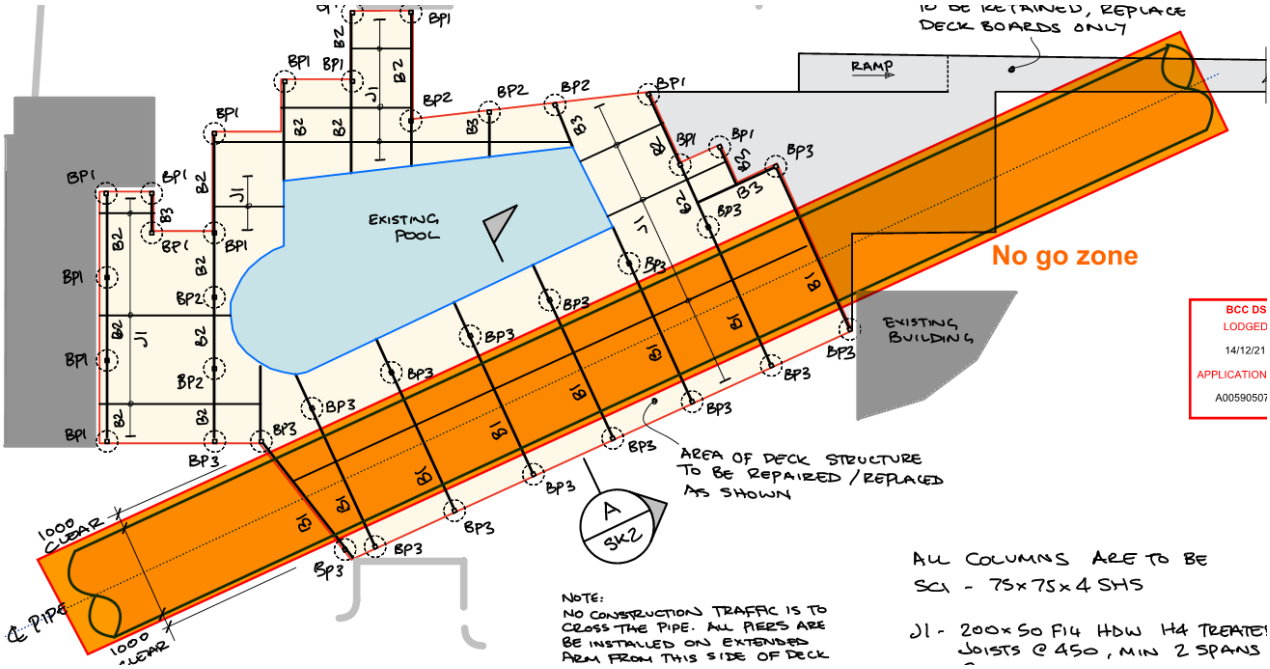
Yours sincerely

Dennis Kim
Senior Engineer
Engineering Compliance
Phone: (07) 3403 9454
Email: dennis.kim@brisbane.qld.gov.au
Development Services
Brisbane City Council

CONDITIONS

STANDARD

1. This approval applies only to the location of the proposed structure(s) in relation to the stormwater facilities. Work shall not be commenced until approval of the plans and specifications submitted has been obtained from a building certifier.
2. The applicant is to locate the stormwater drain/device on site prior to commencement of any earthworks or construction. The approximate location and depth of the stormwater drain/device may be obtained from the plan custodian of Brisbane City Council relevant to the building site. The applicant is to determine the actual location and depth by careful excavation (hand digging preferred) of the stormwater drain/device on site prior to the detailed design of the works.
3. The proposed structures shall be permitted over straight sections of the subject stormwater drainage pipe(s) only. All junction points including property connection points, shall be relocated clear of all proposed building footprint.
4. During the construction, there shall be no loading transfer (or vehicle driven over)to the existing stormwater pipe. Please refer to the below “no go zone”.



CLEARANCE AND COVER

5. The use of fill must not result in over 1 metre of additional fill being placed over the infrastructure, unless –
    a. the fill is associated with a retaining wall; and
    b. the infrastructure is bridged over in accordance with a design that is certified by a Registered Professional Engineer of Queensland.
6. All development shall maintain a minimum 600mm cover over all Council stormwater drainage lines. A minimum of 750mm cover shall be maintained over all stormwater drainage lines subject to potential traffic loads. Where the stormwater pipe has a bridging slab or reinforced slab constructed with a minimum cover of 300mm, fill material to be uncompacted bedding sand, and footings to be hand or backhoe excavated.
7. Foundation plans supplied in support of application to build over/near stormwater facilities indicates that bored piers are proposed with close proximity of existing stormwater line. All bored piers/footings must maintain a minimum of 1 metre clear from the edge of pier to the

outside diameter of the pipe, and shall be located so that the line of influence does not intersect the existing pipe. Where relocation of proposed piers is not applicable stormwater bridging techniques shall be used so that the development adequately protects all existing drainage lines from any potential loading. A Registered Professional Engineer of Queensland is to certify bridging details.

8. All bored piers, screw piles/footings, including those used in bridging, shall maintain clear of all existing easements and a minimum of 1 metre horizontally clear (measured from the edge of pier to edge of pipe) of all existing stormwater drainage lines, and shall be located so that the line of influence does not intersect the existing pipe. Where horizontal clearance is a minimum of 300mm, fill material to be uncompacted bedding sand, and footings to be hand or backhoe excavated.
9. All piers for Class 1 or 10 structures are required to run 300mm below the invert level of the stormwater pipe if they are located within 3 meters of the stormwater pipe.
10. All bored piers, screw piles/footings, including those used in bridging, shall maintain clear of all existing easements and a minimum of 300mm horizontally clear (measured from the edge of the pier to edge of pipe) of all existing stormwater drainage lines, and shall be located so that the line of influence does not intersect the existing pipe. Where horizontal clearance is a minimum of 300mm, fill material to be uncompacted bedding sand, and footings to be hand or backhoe excavated.
11. All driven, vibrated or jacked footings (e.g. piles and piers), shall maintain clear of all existing easements and a minimum of 6 metres horizontally clear (measured from the edge of pier to edge of pipe) of all existing stormwater drainage lines.

MANHOLES

12. All manholes shall be raised level with the finished surface and shall be constructed in accordance with Brisbane City Council's Standard Drawings. In particular, manholes located in trafficable areas shall be constructed in accordance with Standard Drawing No BSD-8031 & BSD-8033.
13. All structures are to maintain a minimum clearance of 2 metres (radius) from the centre of all manholes/pits and shall provide an access/maintenance corridor free of all obstructions (minimum 2 metre nominal width) from the street frontage to the subject manhole/pits.

FLOOD IMMUNITY

14. All development shall be in accordance with the *Flood Overlay Code* as detailed in the Brisbane City Plan 2014. Furthermore, the development shall not adversely affect the amenity of surrounding properties by flooding, ponding or diversion of stormwater.
16. Council's *Flood Overlay Code* required flood immunity to non-habitable and habitable areas associated with residential, industrial and commercial developments. Brisbane City Council records indicate that the proposed development is located within an area affected by flooding. The proposed swimming pool deck shall provide, as a minimum, flood immunity equal to the existing dwelling. To this extent, the finished floor level of the proposed structure shall remain consistent with the finished floor levels of the existing dwelling.

OVERLAND FLOW

17. The proposed building works must comply with Section 8.2.11 – *Flood Overlay Code* of the Brisbane City Plan 2014. This must be certified by a Registered Professional Engineer of Queensland.
18. All development shall adequately accommodate existing stormwater overland flows within the subject site. The development shall preserve all existing stormwater overflow paths or alternatively redirect the flows internally maintaining existing entry and exit flow criteria and insuring no increase in exit flow velocities, flooding, ponding or diversion of stormwater onto adjoining properties.
19. The applicant is advised that the subject land is affected by stormwater overland flows. The development shall preserve the existing stormwater overland flow path and shall not cause

flooding or ponding of stormwater or divert stormwater onto adjoining properties. All proposed structures within the overland flow path shall be located in a low flood hazard zone and shall be constructed to allow for the free passage of stormwater.

20. All external stairs within the overflow path shall be constructed with open rises and shall allow for free passage of stormwater.

21. The proposed void/undercroft for stormwater overland flow purpose as depicted in the approved plans, shall remain open at all times. In this effect, battering or enclosing of the void is strictly prohibited. Adequate access to the void/undercroft area shall be provided to the satisfaction of Brisbane City Council for maintenance purposes.

22. All areas located under the proposed dwelling shall provide scour protection to the satisfaction of Brisbane City Council is accordance with Brisbane City Council's *Infrastructure*

    Design Planning Scheme Policy. All surfaces treatments shall be constructed/installed so as to maintain the existing surface levels.

23. Velocity controls to the satisfaction of Brisbane City Council shall be installed to ensure adjoining properties are not adversely affected by increased stormwater velocity exiting the above site.

EASEMENTS

24. All relevant approvals and permits including permission to build within existing easements not identified on the building over/near stormwater (BONSW) approval notice shall be obtained prior to commencing building works.

25. All development within the existing underground stormwater drainage easement shall be restricted to above the finish surface levels. To this effect, no structures or foundations are permitted below the existing easement surface. All bored piers shall remain outside the easement area and a minimum 1 metre clear of existing stormwater drainage line.

26. All proposed structures with the existing overland flow stormwater drainage easement shall be constructed with open sides and in such a manner as to allow for the free passage of stormwater. To this effect, the development shall preserve all existing stormwater overland flow paths and shall not cause flooding, ponding or diversion of stormwater onto adjoining properties.

CLOSED CIRCUIT TELEVISION (CCTV) PIPE SURVEY

27. The developer shall submit both a video and a report of a post construction closed circuit television camera (CCTV) pipe survey to Council on completion of all site works. A *Letter of completion* shall be obtained from Council, prior to the issuance of a final certificate.

    a. *Council shall not accept CCTV survey inspection reports unless both the report and video are submitted. It is also the applicant's responsibility to ensure the quality of the inspection. Please ensure that the video copy is of adequate visibility and that all defects are logged accordingly. Council shall not accept CCTV surveys of poor quality. Council does not recommend the use of push style camera equipment for pipes and drainage facilities greater than 300mm in diameter. Visibility of push style equipment is often diminished in larger pipes.*

    b. The developer should engage the same contractor to undertake both pre and post construction surveys in order to achieve a high level of consistency.

CARE

28. The applicant is advised that the subject site may still be serviced by private stormwater drainage systems. It is the applicant's responsibility to locate the drainage system. Maintenance of the private stormwater system is the responsibility of the property owner and any other respective neighbours connected to the drainage system.

29. In the event of future proposed structure(s) on the site, located within 2 metres horizontally of stormwater drainage lines (or within the stormwater overland flow path), a separate build over/near stormwater infrastructure application is to be lodged with Council.

30. Extreme care shall be taken during all excavation works to ensure no damage to the existing drainage lines occur. In the event existing drainage lines are damaged during construction or excavation stages of the development, the developer shall contact Brisbane City Council on (07) 3403 8888 to arrange an on-site inspection/meeting of the subject line and to discuss the rectification of the damage to the infrastructure. The developer shall be responsible for the reinstatement of the drainage lines to Council's satisfaction.

Please note: This approval DOES NOT include an assessment of overland flow flooding against Brisbane City Plan 2014.