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**APPENDIX A - CONDITIONS OF APPROVAL**

Development Application Number MPC15/0013

**1. APPLICATION DETAILS**

Application No: MPC15/0013  
Street Address: Corner of Main Dr and Sportsmans Pde BOKARINA QLD 4575  
Real Property Description: Lot 711 SP 165752  
Lot 805 SP 181080  
Planning Scheme: Caloundra City Planning Scheme 1996

**2. DECISION DETAILS**

The following type of approval has been issued:

- Site Development Plan for Sport and Recreation – Sports House (High Performance Sports & Medical Centre, Community Sports & Recreation Club, Short Term Accommodation)

**3. ASSESSMENT MANAGER CONDITIONS****PLANNING****When Conditions must be complied with**

1. Unless otherwise stated, all conditions of this Notice of Determination must be complied with prior to the use of the first stage of the development commencing, and then compliance maintained at all times while the use continues.

**Approved Plans**

2. Development authorised by this approval must be undertaken generally in accordance with approved master plan – Master Plan No. 93 (Site Development Plan – Detailed Planning Area 14 – Precinct 15) 2015. This master plan document must be amended to incorporate the amendments listed within this Notice and resubmitted to Council prior to the lodgement of the Design Plan to create the freehold allotment replacing current Lot 805 SP181080:
  - (a) Amend Table 1 – Supplementary Table of Development – Precinct 15 to list Operational Works within Column 3 of the table
  - (b) Include drawing number A804-H “Perspectives Sheet 5” prepared by Mode Design, dated 18/05/2016 in the list of plans
  - (c) Amend the master plan document and the Basement Floor Plan, Ground Floor Plan, Landscape Concept Plan and Development Layout Plan (prepared by Tate Engineers) to remove all reference to a second access from Sportsmans Parade
  - (d) Amend the Level 1 Floor Plan, Roof Plan, Elevations Sheet 2, Sections and Perspectives Sheet to remove the section of roof which overhangs the public walkable waterfront and to comply with Unitywater requirements

- (e) Amend the Concept Landscape Plan to provide a logical demarcation of landscape and pathway elements proposed within public land and private land on the lake edge frontage of the subject site. All infrastructure such as handrails and retaining structures must be wholly located on private property.
- (f) Amend the Ground Floor Plan, Landscape Concept Plan and Development Layout Plan to show a stair free ramp from the walkable waterfront into the basement for cyclist use
- (g) Amend the elevations of the short term accommodation building to provide more articulation of the roof to avoid the appearance of bulk. A more refined roof form, reflective of the function/restaurant roof as well as the adjacent bank building to the west would provide suitable articulation to the North and South Elevations.

### **Nature and Extent of Approved Use**

- 3. The approved short-term accommodation must be used to provide short-term accommodation only (i.e. not exceeding three consecutive months). The accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises. The requirements of this condition must be included in the Community Management Statement for any body corporate for the subject site.
- 4. The approved short term accommodation building must remain ancillary to the primary use of the premises as a Sport and Recreation – Sports House. The short term accommodation must:
  - (a) Must be operated in conjunction with the Sports House, with guests staying in the accommodation being there primarily to utilise the facilities of the Sports House
  - (b) Remain on the same lot as the Sports House.

### **Land Amalgamation**

- 5. All properties the subject of the development must be amalgamated, following Lot 805 SP181080 becoming a free hold lot.

### **Street Identification**

- 6. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.

### **Development Staging**

- 7. The development may be staged in accordance with the stage boundaries shown on the Approved Plans. If staged, the development need not be completed sequentially in the stage order indicated on the Approved Plans provided that:
  - (a) Stage 1 (as shown on the staging plan listed in the approved Site Development Plan) occurs as the first stage of the development
  - (b) While Stage 1 is the only developed stage, the development must be operated such that the restaurant/function room components remain ancillary to the sports related components at all times
  - (c) As part of Stage 1, pedestrian access (separated from the driveway) must be provided from Main Drive to the building entrance

- (d) Landscaping to the full Main Drive frontage of the site must be completed prior to commencement of use of Stage 1 of the development
- (e) Landscaping to the full Sportsmans Parade frontage of the site must be complete prior to the commencement of use of the first stage of the development that abuts Sportsmans Parade
- (f) Any external walls that are provided as part of the staging process and are not a planned final elevation of the building must be painted and may also be provided with some external pattern or articulation
- (g) Any road access and infrastructure services required to service the particular stage are constructed with that stage.

### **Treatment of Temporarily Vacant Land**

8. Where part of the site remains vacant or undeveloped for more than three (3) months, following commencement of site works, the following must to be carried out. This requirement applies until completion of the final stage of the development:
- (a) the site must be cleared of all rubble, debris and demolition materials
  - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals
  - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species
  - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
  - (e) where fencing is installed to secure boundaries:
    - (i) the fencing must be durable and not capable of being pushed or blown over
    - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
    - (iii) vandalism must be promptly repaired and any graffiti removed.

### **Building Appearance**

9. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
10. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like.

### **Fencing and Walls**

11. Any street fencing and walls must be setback behind a 2m wide landscape strip and must have a maximum height of not more than:
- (a) 1.8m, if 50% transparent or
  - (b) 1.2m if solid.

### **Works within Easements**

12. Any structures or works proposed in the Unitywater easement must be approved by Unitywater prior to the commencement of any works.

### Disability Access

13. Prior to the lodgement of the Design Plan to create the freehold allotment replacing current Lot 805 SP181080, the applicant must submit to Council a detailed disability access plan for the development. The plan must detail how disabled access will be provided into the site and between key nodes on the site.

### ENGINEERING

14. Interim and ultimate car parking area linemarking plans must be submitted with future Operational Works applications. The Stage 1 and 2 plans must include the 1250mm wide painted zones to reinforce the one-way operation of the parking aisle that intersects with the bottom of the ramp, as recommended in the referenced Traffic Engineers advice from TPS Group. Directional signage must be located near the bottom of the ramp to reinforce this restriction.
15. A sealed access driveway must be provided from Main Drive as part of the first stage of development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) a driveway crossover in accordance with IPWEAQ standard drawing SEQ RS-051
  - (b) a driveway width of 11.25 metres, comprising a 6 metre entry, 4 metre egress and a 1.25 metre median, generally in accordance with the referenced Traffic Engineering advice from TPS Group and,
  - (c) Driveway grades across the verge and into the site generally in accordance with the *Development layout plan*, by TATE Professional Engineers listed in the approved Site Development Plan, and in particular Section A on that drawing.
16. Proposed retaining structures along the southern boundary of the sewer easement on the Main Drive frontage must be designed and constructed having regard to the ultimate verge level. They must also be designed and constructed having regard to the requirements of the owner of the adjacent asset (Unitywater) (e.g. zone of influence etc).
17. The proposed stairway access on the Main Drive frontage (between proposed parking bays 6 and 7) must be sufficiently set back into the property such that when Main Drive is widened for CoastConnect (resulting in a lower verge level), the ultimate stairway is located wholly within the future lot (i.e. not within the future road reserve). Details of the ultimate verge and stairwell arrangement must be submitted as part of the Operational Works application.
18. The development must provide an on-site bus parking bay generally in accordance with the approved plans and Figure 8 of the Response to Council Request for Further Particulars (RFP) – Traffic Engineering Matters, by TPS Group, listed in this Notice of Determination.
19. A minimum of 236 car parking spaces must be provided and marked on the site and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an Operational Works approval and must include a minimum of 3 disabled parking spaces within the total. The parking provided with each stage must satisfy the expected demand for that stage.

20. All car parking areas and access driveways must be designed and constructed in accordance with Australian Standard AS2890: *Parking Facilities*
21. All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
22. Directional signage must be provided to direct visitors and customers to the car parking spaces provided on site.
23. Service vehicle parking, manoeuvring and standing spaces must be provided on the site as part of Stage 1. The works must be undertaken in accordance with an Operational Works approval and generally in accordance with the approved plans.
24. Pedestrian and bicycle facilities must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) clear demarcation (by pavement marking, signposts and/or changes in surface materials or levels) of the pedestrian route across the driveway between the proposed short term accommodation and the main building.
  - (b) signage and lighting at strategic locations to direct people to building entries
  - (c) pedestrian refuge areas at strategic locations within the carpark to ensure safe and convenient congregating of pedestrians waiting to cross major driveways and circulating roadways
  - (d) a minimum of 8 bicycle hoops for visitor use, to be provided as part of the first stage of the development
  - (e) a secure enclosure within the basement for employee bicycle storage, having a minimum area equivalent to two standard car parking bays, to be provided as part of the first stage of the development. The enclosure must contain as many racks or hoops for attaching bicycles to as possible. The enclosure must be located in close proximity to the lift, well lit, be under CCTV surveillance and secured with a lockable door or gate.
25. The site must be provided with a stormwater drainage system that discharges lawfully via existing stormwater connections to Council's municipal drainage network. The works must be undertaken in accordance with an Operational Works approval.
26. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 6.3 of document number C5839 (PF) by Tate Professional Engineers, listed in this Notice of Determination.
27. All stormwater quality treatment devices must be maintained in accordance with the *Water by Design (2009) – Maintaining Vegetated Stormwater Assets (Version 1)*. A copy of this document must be retained on the site together with the approved Operational Works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to Council upon request.
28. The minimum floor level of all buildings and minimum opening crest level of basement ramps constructed on the site must be 3.12m AHD.

29. Where the development is proposed to be staged, a preliminary Construction Management Plan must be submitted with the Operational Works application and must demonstrate that construction activities can be managed to ensure off-site impacts are to the satisfaction of Council's delegate.

## ENVIRONMENTAL HEALTH

### Waste Management

30. Refuse storage, removal and collection facilities must be provided in accordance with the approved plan and the following:
- provision of separate bulk bins for general and recyclable waste for the site
  - collection by service vehicles from within the site only in a safe, efficient and unobstructed manner
  - provision of a communal hardstand impervious storage area sized to accommodate the required amount of bins, for the permanent storage location and service collection of all bulk bins, having minimum dimensions of 1.5 m<sup>2</sup> (1100mm x 1300mm) per bin
  - provision of a purpose built enclosure to the communal bin store, which is screened from the street and adjoining properties by fencing
  - provision of a wash-down area in the vicinity of the permanent storage location fitted with a hosecock and a drain connected to the sewer that has a stormwater catchment area of no more than 1m<sup>2</sup>

### Acoustic Amenity

31. Acoustic measures and treatments must be incorporated into the development in accordance with section 9 of the *Proposed Community and Sporting Club Acoustic Report* listed within this Notice of Determination.
32. Certification must be submitted to Council from a qualified person\* which certifies that the development has been constructed in accordance with section 9 of the Proposed Community and Sporting Club Acoustic Report listed within this Notice of Determination.
- \*(Refer to Advisory Note)

### Acid Sulfate Soils

33. All works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan (or part thereof) prepared by a qualified person\* and endorsed through an Operational Works approval.
- \*(Refer to Advisory Note)
34. from acid sulfate soils must achieve the following quality prior to release from the site:
- a pH range of 6.5-8.5 pH units
  - 50mg/L maximum total suspended solids concentration
  - 0.3mg/L maximum total iron concentration
  - 0.2mg/L maximum total aluminium concentration
  - No visible plume at either the point of release from the site or within a waterway.
35. The basement must be designed and constructed as a water excluding structure in accordance with Australian Standard AS3735 *Concrete Structures for Retaining*

*Liquids*” to ensure groundwater does not enter the basement after construction is completed.

### **Outdoor Lighting Devices**

36. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of Australian Standard AS4282-1997 “*Control of the obtrusive effects of outdoor lighting*” using a control level of 1.

### **Commercial Kitchen Exhaust**

37. Kitchen exhaust points for the development must be located and operated in accordance with Australian Standard AS1668.2-2002 “*The use of ventilation and airconditioning in buildings*” (specifically Section 3.10 – *Air Discharges*).

## **LANDSCAPING**

### **Landscaping Works**

38. The development site must be landscaped. The works must be undertaken in accordance with the works shown on the approved Landscape Concept Plans.
39. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

### **Provision of Street trees / Retention of Existing Street Trees**

40. Provide street trees where space is available to allow for a tree at approximately 6 – 8m centres to frontages. Where existing street trees are located in the road reserve they must be retained and protected. Where mature trees are proposed to be removed, reasonable grounds must be provided to Council by the qualified person\* and equivalent replacement specimens provided.  
\*(Refer to Advisory Note)

## **UNITYWATER**

### **General Conditions**

41. This approval authorises the connection of network infrastructure and/or property services infrastructure at Lot 805 SP181080 & Lot 711 SP165752 to Unitywater’s infrastructure subject to the following conditions.

The following Unitywater conditions are applied in accordance with the South East Queensland (Distribution and Retail) Restructuring Act 2009 and Unitywater’s Connections Policy. The conditions below form part of a water connection aspect which are taken to be a water approval for a staged connection. Any future applications must be made to Unitywater under South East Queensland (Distribution and Retail) Restructuring Act 2009. Unitywater can be contacted as follows:

Phone: 1300 0 Unity (1300 086 489)

Email: [Development.Services@unitywater.com](mailto:Development.Services@unitywater.com)

Web: [www.unitywater.com](http://www.unitywater.com)

42. Reticulated water supply and sewerage must be provided to the development in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.
43. Construction activities must not impede the access of Unitywater or Fire Brigade personnel to vital infrastructure (eg. valves, fire hydrants and sewer access chambers).
44. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 30 litres per second.
45. A single Unitywater installed primary water meter must be provided immediately inside the property boundary. Water meter must be located on alternative boundary to electrical pillar.
46. The level of the existing sewerage inspection opening applicant must be adjusted where necessary to suit the proposed finished levels. Work must be undertaken by Unitywater at the owner's cost. Where the existing sewerage inspection opening point is located within a sealed or concreted area, a brass cap is required to be fitted.
47. Buildings and other structures must maintain a minimum clearance of 1.5 metres from Unitywater sewer mains, and 1.0 metre from a sewer manhole chamber or sewer inspection opening.
48. Storm water filtration/retention systems and gross pollutant traps must maintain a minimum clearance of 1.5 metres from Unitywater water supply and sewerage infrastructure.
49. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature, and suitable approved varieties.
50. Construction works undertaken in the vicinity of Unitywater water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.
51. A Certificate of Completion from the Northern SEQ Distributor–Retailer Authority (Unitywater) must be submitted to Council that certifies an underground connection to reticulated water and sewerage has been provided to the development prior to commencement of use.



#### 4. REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

##### Referenced Documents

Document No.	Rev.	Document Name	Date
2015406R04	R04	<i>Proposed Community and Sporting Club Acoustic Report</i> , prepared by Acoustic Works	10 Dec 2015
C5839(PF)		Proposed Sunshine Coast Community & Sporting Club Master Plan No. 93 (Site Development Plan 15-Eastbank) 2015 Corner of Main Drive & Sportsman Parade, Bokarina Request for Further Particulars Council reference: SO004:SO004:MPC15/0013, prepared by Tate Professional Engineers	19 May 2016
N/A		<i>Response to Council Request for Further Particulars (RFP) – Traffic Engineering Matters</i> , prepared by TPS Group	23 May 2016

#### 5. ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

##### PLANNING

###### Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
  - (a) the Disability Discrimination Act 1992 (Commonwealth)
  - (b) the Anti-Discrimination Act 1991 (Queensland) and
  - (c) the Disability (Access to Premises – Buildings) Standards.

###### Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

### **Resubmission of Amended Documents Required**

3. The conditions of this Notice of Determination require resubmission of several plans to Council with amendments. Please address the amended plans to Council’s Major Urban Developments Branch with the Reference No. MPC15/0013 separate to any Operational Works application. To avoid delays and assessment issues with the Operational Works application, it is recommended the plans be resubmitted prior to lodgement of any Operational Works application. Should the amended document/s not be submitted, the applicant is advised that a Preliminary Approval may be issued in lieu of a Development Permit.

### **Easements and Future Works over External Land**

4. Should the conditions of this Notice of Determination require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council’s Property Management Branch and note that compensation may be payable.

### **Other Laws and Requirements**

5. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* only. It is the applicant’s responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website ([www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)). For information about State and Commonwealth requirements please consult with these agencies directly.

### **Restriction on Building Approval until all other Permits are Effective**

6. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, Operational Works approvals) have taken effect under the Sustainable Planning Act 2009. This legislative requirement is critical to ensure that a private certifier’s approval about a component of the development is consistent with the assessment managers’ decisions on other aspects of the overall development.

### **Potential Vehicular Access to the Site from Sportsmans Parade**

7. The approved vehicular access to the site is from Main Drive as shown on the approved architectural plans forming part of the conditions of this Notice of Determination.

A vehicular access to the site from Sportsmans Parade is not approved by the conditions of this Notice of Determination.

It is noted that the future provision of the Coast Connect bus corridor along the Main Drive site frontage in conjunction with full development of the site (to its completion of all stages) may warrant consideration of an access point from Sportsmans Parade as a second vehicular access to improve onsite manoeuvring.

It is recommended that any consideration of a future vehicle access from Sportsmans Parade be investigated prior to the detail design and construction of Stage 4 (as identified on the construction Staging Plan by Mode Design), in order to accommodate any design and construction requirements.

The recommended location for a second access point is at the southern end of the Stage 4 Part B building (as identified on the construction Staging Plan by Mode Design) generally where proposed car parking bays 50 & 51 are shown on the approved architectural plans. This access point provides greatest vehicular separation from the Sportsmans Parade / Main Drive intersection and least degree of compromise to any balance (road closure by state DNRM) allotment created in the event that Sportsmans Parade is realigned in an easterly alignment to intersect with Tandem Avenue at Main Drive.

Note that any proposal for access from Sportsmans Parade will require an application to the council for an amendment to Master Plan 93 (Site Development Plan 15 - Eastbank) and an accompanying application for approval of the Operational Works.

### **Development Compliance Inspection**

8. Prior to the commencement of the use, please contact council's Development Audit & Response Unit to arrange a development compliance inspection.

## **ENGINEERING**

### **Pre-Design Meeting Services**

9. Council offers a free Pre-Design Meeting service specifically for Operational Works applications. Applicants are encouraged to utilise this service prior to the submission of their OPW application to ensure that their application is not held up by avoidable design issues. It is anticipated that the Pre-Design Meeting will ultimately assist in fast tracking the assessment of an Operational Works application once it is lodged with council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a Pre-Design Meeting please visit Council's website (<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=prelodge-advise>) or contact (07) 5475 PLAN.

**Building and Construction Industry (Portable Long Service Leave) Levy  
("QLeave")**

10. The QLeave levy must be paid prior to the issue of a development permit for Operational Works where required. Council will not be able to issue a Notice of Determination without receipt of details that the Levy has been paid. QLeave contact: 1800 803 481 (free call) or (07) 3212 6855.

**Co-ordination of Operational Works Assessment**

11. Additional application fees apply to Operational Work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

**ENVIRONMENTAL HEALTH****Qualified Person**

12. For the purpose of certifying acoustic treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland
  - (b) an environmental consultant with a minimum of 3 years current experience in the field of acoustics.
13. For the purpose of certifying outdoor lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland
  - (b) an environmental or electrical design consultant with a minimum of 3 years current experience in the field of outdoor lighting.
14. For the purpose of preparing an Acid Sulfate soil and Groundwater Management Plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) or
  - (b) a soil scientist with a minimum of 5 years experience in the field of acid sulfate soils.

**Noise**

15. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (e.g. air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) are suitably located and/or shielded to avoid nuisance being caused by any noise from the plant and equipment.

**Food Premise**

16. The approved use includes a food premise. In accordance with the *Food Act 2006* and the *Food Standards Code* the premises must be registered and the operator licensed. Please Contact Council's Healthy Places Unit via the Customer Service Centre for further information in respect of registration and a licence.

## LANDSCAPING

### Qualified Person

17. For the purpose of preparing a Landscape Plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of 3 years current experience in the field of landscape design.

## UNITYWATER

18. Contributions towards infrastructure must be paid in accordance with the Infrastructure Agreement – the Kawana Waters Development Agreement.

All enquires in this regard are to be made to Unitywater.

*Phone: 1300 0 Unity (1300 086 489)*

*Email: [Development.Services@unitywater.com](mailto:Development.Services@unitywater.com)*

*Web: [www.unitywater.com](http://www.unitywater.com)*

19. Connection to the Unitywater live water supply and live sewerage system must be undertaken by Unitywater at the applicant's cost.
20. A 300mm and 200mm diameter water mains are located within the road boundaries fronting the development site in Main Drive and Sportaman Parade. Construction works, heavy traffic crossing the main, excessive vibration and excavation close to the main may cause damage to the pipe. Extreme care is required when working close to this infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

Item 8.2.4 Master Plan 93 (Site Development Plan 15 - Eastbank) 2016, Main Drive,  
Birtinya

Appendix A Conditions of Approval

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