

APPENDIX A: Details for Notice of Determination – Amended Master Plan No. 5 – Detailed Planning Area Plan (Business Village)

1. ASSESSMENT MANAGER CONDITIONS

There are no new conditions applying to Master Plan No. 5 as a result of this Notice of Determination. However, for convenience, conditions of previous Notices of Determination that are still relevant to the Master Plan are provided below.

Notice of Determination No. 66 – Amended Master Plan No. 5 (Detailed Planning Area 9-Business Village) 2004 – Dated 2 August 2004

PLANNING

1. Deleted (no longer relevant);
2. the subject land can only be developed for those uses as defined in Table 1 of the Detailed Planning Area Plan;

ENGINEERING

3. the finished ground surface level within the entire “building envelope” area on each proposed allotment shall be no lower than the required minimum reclamation levels as detailed in the “Western Waterways Revised Layout and Reclamation Levels” as prepared by Cardno MBK dated 20 march 2003;
4. all relevant requirements of Condition 10 of the Structure Plan approval (“Birtinya Lake System”) shall be satisfied in conjunction with the development of the section of Birtinya Lake within DPA 9;
5. the design and construction of stormwater drainage outlets to Birtinya Lake shall comply with the requirements of the Structure Plan conditions of approval;
6. in conjunction with the future development of each individual allotment, all stormwater runoff from uncovered sealed or paved areas (carparking and manoeuvring areas, storage areas, etc.) shall be directed via an appropriate stormwater pollution control device/s prior to discharge to Council’s drainage system. The ownership, and responsibility for maintenance of each pollution control device will rest with the respective property owner;
7. any proposals for reduced building setbacks from the street boundary shall demonstrate that they will not result in excessively steep footpath crossfalls to accommodate differences between allotment levels and road levels;
8. the internal road network within the DPA 9 area, including street cross-sections and intersection treatments, shall comply generally with the details and recommendations of the “Kawana Waters Business Village Local Area Traffic Network Study” and subsequent Addendum prepared by Eppell Olsen & Partners dated March 2004 and 1 June 2004 respectively;

9. access driveways to each allotment should be located having regard to the locations of openings in street medians and the commercial vehicle type to access the *allotments*, so that wherever possible both left and right turn ingress and egress will be accommodated;
10. indented bus bays shall generally be provided along Innovation parkway and Capital Place which have been designated as bus routes in map 4 of the DPA where determined in accordance with Austroads and Council standards;
11. pedestrian and bikeway linkages shall be provided generally in accordance with Map 6 of the DPA 9 Plan with the addition of a pedestrian link along the western side of *Innovation Parkway*. In addition a temporary "at grade" pedestrian/cycle crossing of the MMTC sub-arterial near its intersection with the extension of Main Drive shall be provided until such time as the grade separated crossing of the MMTC at Main Drive is constructed;
12. the applicant shall provide the various items of water supply and sewerage *infrastructure* required to serve the DPA 9 area (these works may be provided in stages, in conjunction with staged development of the area);
13. the trunk water main along the alignment of the MMTC sub-arterial road (shown on Map 7) shall be minimum of 300mm diameter as determined by Council's previous *network* modelling. The trunk water main along the extension of main Drive shall be a 300mm diameter main and shall be extended east along Main Drive to connect to the existing mains in Nicklin Way in conjunction with the development of the first state of this area (in accordance with the Structure Plan conditions of approval);
14. easements, a minimum of 4m wide, shall be provided in favour of council where *municipal* infrastructure traverses proposed allotments. Such easements shall be provided in conjunction with the future subdivision of the area;
15. the development of this area shall make provision for the alignment for future duplication of the effluent outfall sewer, generally as shown on Cardno MBK's Drawing No 478/00-13;
16. the lot layout within Precinct 2 should be cognisant of the existing major stormwater *infrastructure* through the area. In this regard, the lot boundaries affected by this infrastructure should be position to maximise the developable area of the lots or alternatively the infrastructure reconstructed to achieve this requirement. This issue is required to be addressed at time of application for Site Development Plan;

BUILDING

17. Any Building work to be carried out shall be in compliance with the Building Act, *Standard* Building Regulations and Building Code of Australia. Compliance with all related Standards is required. Building work is not to be undertaken prior to approval of a Building application. Proposed signage is to be in accordance with the Council's Sign Policy;

GENERAL

18. *Deleted (no longer relevant);*

19. Deleted (no longer relevant);

Notice of Determination No. 135 – Amendment to Master Plan 5 for increased Density and Building Height of Precinct 7 – Dated 7 February 2011

PLANNING

1. Deleted (no longer relevant);
2. Deleted (no longer relevant);
3. Deleted (no longer relevant);

UNITYWATER

4. The increased density of Lot 29 SP181069 will trigger an upsizing of the existing sewer system from the junction of Kawana Way and Capital Place northwards to the existing sewage pump station located on lot 900 on SP169746. These works are to be undertaken by the developer.
5. The sewer augmentation must be approved by Unitywater or its delegate and works completed prior to the use commencing on Lot 29 SP181069. Should the development be staged the developer is to have all necessary Operation Works approvals and works completed prior to the completion of the 96th dwelling unit.

GENERAL

6. Deleted (no longer relevant);
7. Deleted (no longer relevant);

Notice of Determination No. 185 – Amendment to Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 to increase residential dwelling yield and remove 'Hotel' as a permitted land use – Dated 22 December 2015

1. Deleted (no longer relevant)

UNITYWATER

2. Sewer network augmentation works, including the upgrade of sewerage pumping station (KAW106), must be provided by the developer, generally in accordance with the Conclusion given in approved "Sewerage Analysis" (CEB06543), dated 8 October 2015 by Cardno(Qld) Pty Ltd.
3. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
4. Easements must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ Code. Easements shall be centred over the pipe. Easement terms shall be the most current registered dealing held by the Department of Natural Resources & Mines and shall not be altered or amended.

5. 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.
6. *Storm* water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metres from Unitywater water supply and sewerage infrastructure.
7. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains.
8. *Written* approval to enter and construct must be provided from property owners through which external sewers traverse. This must be submitted with lodgement of the associated development application for Operational Works.
9. *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.

2. REFERENCED DOCUMENTS

Document No.	Rev.	Document Name	Date
CEB06543	4	Innovation Parkway Development Sewerage Analysis	7/10/2015

3. ADVISORY NOTES

Not Applicable