

APPENDIX B – SITE DEVELOPMENT PLAN CONDITIONS OF APPROVAL**1. APPLICATION DETAILS**

Application No:	MPC15/0007
Street Address:	Central Boulevard, BIRTINYA QLD 4575
Real Property Description:	Lot 29 SP181069
Planning Scheme:	Sunshine Coast Planning Scheme 2014

2. DECISION DETAILS

The following type of approval has been issued:

- Site Development Plan

3. ASSESSMENT MANAGER CONDITIONS

1. All other conditions and advice notes of previous approvals and amendments for Master Plan No. 9 (Site Developments Plans 1-8 - Business Village) 2004 shall continue to apply.

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 lodgment 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.

4. REFERENCED DOCUMENTS

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

5. ADVISORY NOTES

1. Connection to Unitywater live water mains and live sewer system must be undertaken by Unitywater at the applicant's cost.