

DETAILS FOR NOTICE OF DETERMINATION FOR AMENDMENT TO EXISTING SDP:
MPC15/0007.01 (PRECINCTS 1-6 & 8)**CONDITIONS OF APPROVAL****1. ASSESSMENT MANAGER CONDITIONS**

- 1 Deleted (no longer relevant)
2. the subject land can only be developed for those uses as defined in Supplementary Tables of Development for Precincts 1-6 & 8;
3. for allotments where shared access driveways are proposed, as shown on Map 4(b) reciprocal access easements must be provided at the time the allotments are created;
4. "filtration baskets" must be provided for each stormwater inlet pit in the street drainage system, to reduce discharge of gross pollutants to Birtinya Lake;
5. individual stormwater pipe connections must be provided for each proposed allotment, to facilitate installation by property owners of stormwater pollution control devices in conjunction with future development of each allotment, as required by the provisions of the Detailed Planning Area Plan;
6. internal road must be designed and constructed in accordance with the provisions of Section 9 ("Industrial Streets") of "Queensland Streets";
7. design of sewerage reticulation must ensure that sewers are not located within the "building envelope" area of any allotment;
8. payment of contributions towards water supply headworks for each allotment, in accordance with the provisions of Council's Headworks Policy, with the required contribution for each allotment to be assessed in conjunction with subsequent applications for approval of reconfiguring/design plan applications;
9. all the requirements and provisions of the "approved" Preliminary Acid Sulfate Soils Assessment (PASSA prepared by Gilbert & Sutherland, titled "Geomorphology, Soil Survey, Acid Sulfate Assessment and Modelling of Birtinya Area") are to be implemented and adhered to prior to, and during, all development works commencing on the site.
10. Deleted (not longer relevant)

UNITYWATER

11. 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.

12. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
13. 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.
14. 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.
15. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metres from Unitywater water supply and sewerage infrastructure.
16. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains.
17. 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.
18. 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

- a) any application (impact/code) being lodged for a noise sensitive use in Detailed Planning Area 9, eg: an "educational establishment", will require to be accompanied by the following:
 - architectural design details of the educational buildings detailing sound transmission ratings;