

APPENDIX B: Details for Notice of Determination – Amended Master Plan No. 9 – Site Developments Plans 1-6 & 8 (Business Village)

1. ASSESSMENT MANAGER CONDITIONS

There are no new conditions applying to Master Plan No. 9 as a result of this Notice of Determination. However, for convenience, conditions of previous Notice of Determination No. 201 dated 30 January 2017 that are still relevant to the Master Plan are provided below.

- 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 (no 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;
 - certification from an acoustic engineer (appropriately qualified) that the internal noise levels for building enclosures complies with the levels stated in AS 2107-1987 “Acoustics – Recommended design sound levels and reverberation times for building interiors”;
 - section (b) should take into account the existing predicted external noise levels from the operation of the Multi Modal Transport corridor (MMTC), sub-arterial roads and collector roads;
- b) in accordance with the requirements of Annexure 1 of the Notice of Determination No. 1, an Environmental Management Plan will be required at the time an Operational Works application is lodged for the site. Such an Environmental Management Plan must contain:
- an Acid Sulfate Soils Management Plan, to address issues associated with earthworks and localised trenching etc. for installation of services. The acid sulphate soils component of the Environmental Management Plan must not be inconsistent with the requirements and recommendations of any approved Acid Sulfate Soils Assessment previously approved in a higher order master plan approval (e.g. PASSA prepared by Gilbert and Sutherland, titled “Geomorphology, soil Survey, Acid Sulfate Assessment and Modelling of Birtinya Area”);
 - a detailed Stormwater Quality management Plan (SWQMP). In the preparation of the SWQMP, the applicant must address the requirements of Condition 10 of the Notice of Determination (No. 1) and the incorporation of current best management practices and technologies into the SWQMP;
- c) the layout including parks for the area between Detailed Planning Area 9 and the Town Centre has not been assessed and may be subject to change upon assessment of the relevant Neighbourhood Plan;
- d) any proposed building work is to be in accordance with the Standard Building Regulations, Building Act and associated standards. Boundary clearances from waterways shall be in accordance with Council Policy 335. Adequate provisions are to be taken to ensure compliance with Part C of the Building Code of Australia in relation to fire separation.

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

4. PROPERTY NOTES

a) Commercial Sites

"The amenity of this commercial site is likely to be affected by road and rail traffic noise. If a commercial use is to be established on the site, and noise issues are likely to be of concern for the owner/occupier, then any building to be occupied, should be constructed in accordance with Australian Standards AS 2107-1987 and AS 3671 – 1989 to minimise noise intrusion".

b) All Sites

"The amenity of this site may be affected, from time to time, by odour from a nearby waste water treatment facility. It is likely that this is an issue which is not going to be of concern to many owners/operators of commercial uses on the site, however, this may be an issue of concern from some commercial uses which will be sensitive to periodic denigration of air quality, e.g. food shops etc.".