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## DECISION NOTICE

### *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

#### Application Details

Connection Application No: 2017010214  
Street Address: Laxton Road Palmview QLD 4553  
Property Description: Lot 346 SP287465  
Local Government Area: Sunshine Coast Regional Council

#### Decision Details

Decision: Approval  
Decision Date: 15/06/2017  
Assessment Officer: Jarrod Murphy  
Category of Connection: Staged  
Approval Phase: Preliminary Connection Approval  
Approval Type: Master Plan Approval  
Description:

- Related Council Application MCU17/0106
- Area Development Approval for Area C under the Palmview Structure Plan Area Infrastructure Agreement (Consolidation No 2) 2010
- Mixed Residential and other use Community.
- Higher Order Palmview Structure Plan Area Infrastructure Agreement (Consolidation No 2) 2010

Advice:

- This application is for the approval of the Master Planning level of the Palmview Area C. Future reconfiguration application applicable to create the lots within Area C.
- Future Network Works application applicable for the approval of the water and sewer design and construction within Area C.

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Unitywater is a statutory authority that provides water and sewerage services for the Moreton Bay, Sunshine Coast and Noosa Council areas.



Unitywater has certification to  
OH&S ISO 4801:2001 Reg No 4260  
Environmental ISO 14001:2004 Reg No 4259  
Quality Systems ISO 9001:2008 Reg No 4258

Revision No: 2

Effective Date: 19/02/2015

Next Review Date: 19/02/2018

- Infrastructure Charges apply to all facets of this development and these must be reconciled prior to the live water and sewer connections, or otherwise agreed to between relevant parties.

### Conditions

- Water and sewer services must be supplied to the Palmview Area C development in accordance with the 'Palmview Structure Plan Area Infrastructure Agreement (Consolidation No 2) 2010'.
- The creation of each lot within the Area C development and the associated Network Works are subject to Connection Applications directly to Unitywater as per the Connection Application process. Fees and charges will apply accordingly.
- Prior to commencement of water and sewer works, all relevant and necessary approvals must be in place such as (but not exclusively) Environment Relevant Activity, Other property owner permission, Approve Environmental Management and Construction methodology plans/statements etc.
- Damage to existing services and assets  
Notify Unitywater about any damage caused to existing water supply and/or sewerage services and assets above or below the ground and repair any damage to the service or asset to the same standard or better as existed before the damage occurred. Notification to Unitywater and repairs are to be done as soon as reasonably possible.  
Any repair work proposing to alter or affect the alignment or level of existing water supply and/or sewerage services and assets must first be referred to Unitywater for approval.
- Connect to Unitywater services  
Connect the development to Unitywater's water supply and sewerage services. This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
- Reticulated water supply
  - a) Provide reticulated water supply to all lots within the development, including a metered water service line to each lot and connection(s) to Unitywater's water supply network in accordance with Unitywater's Connections policy, South East Queensland Water Supply and Sewerage Design and Construction Code and Palmview Structure Plan Area Infrastructure Agreement (Consolidation No 2) 2010.  
This condition is imposed under section 99BRDJ – conditions about non-trunk infrastructure of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
  - b) Engineering drawings and specifications detailing the works required by this approval must be compiled and submitted in accordance with Unitywater's South East Queensland Water Supply and Sewerage Design and Construction Code.
  - c) As-constructed drawings and data which detail the works constructed by the Applicant must be compiled and submitted in accordance with Unitywater's South East Queensland Water Supply and Sewerage Design and Construction Code.
  - d) The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.
- Water meter installation (master and sub-meters)
  - a) Pay Unitywater, at the rate specified in Unitywater's approved Fees and Charges Schedule, to carry out the installation of the master metered water service to each lot.

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- b) Provide water meters (master meter and sub-meters) to each lot in accordance with Queensland Plumbing and Wastewater Code 2010 (QPW code) – Part 4 and Unitywater’s sub metering policy.

This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

- Sewer reticulation
  - a) Provide reticulated sewerage to all lots within the development, including a property connection to each lot and connection(s) to Unitywater’s existing sewerage network in accordance with Unitywater’s Connections Policy, South East Queensland Water Supply and Sewerage Design and Construction Code and Palmview Structure Plan Area Infrastructure Agreement (Consolidation No 2) 2010.  
This condition is imposed under section 99BRDJ – conditions about non-trunk infrastructure of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
  - b) Engineering drawings and specifications detailing the works required by this approval must be compiled and submitted in accordance with Unitywater’s South East Queensland Water Supply and Sewerage Design and Construction Code.
  - c) As-constructed drawings and data which detail the works constructed by the Applicant must be compiled and submitted in accordance with Unitywater’s South East Queensland Water Supply and Sewerage Design and Construction Code.
  - d) The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works
- Certification of sewerage service
 

Provide a registered surveyors certification that the service point/s to an existing building will be contained wholly within the lot containing the building after subdivision.

**Note:** The developer is responsible for any additional approvals and all costs associated with the relocation or alteration to any existing internal service/s. This includes payment to Unitywater for the cut-in of additional house connection branches if required
- Easements
 

Easements will be required over water mains, sewerage mains and rising mains in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.

**Note:** Easement terms will be Unitywater’s most current registered dealing held by the Department of Natural Resources & Mines and will not be altered or amended.
- Infrastructure charges
 

Payment of Levied Charges is required in accordance with Unitywater’s Infrastructure Charges for water supply and sewerage and the Palmview Structure Plan Area Infrastructure Agreement 2010.
- Fire flow
 

The use of pressure boosting pumps for fire flow purposes that are proposed to connect directly to Unitywater’s water mains may not be permitted by Unitywater. Enquire with Unitywater’s Development Services team prior to lodging a connection approval application to ascertain the appropriate requirements in relation to the use of directly connected pressure boosting pumps

- The Aboriginal Cultural Heritage Act 2003

The *Aboriginal Cultural Heritage Act 2003* commenced in Queensland on April 16, 2004. The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.

Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Unitywater strongly advises the Applicant to contact the Cultural Heritage Co-ordination Unit on 07 3247 6212 to discuss any obligations under the *Aboriginal Cultural Heritage Act 2003*

- Other services

It is the Applicant's responsibility to acquire the necessary approvals from the relevant authority or service provider to alter or relocate their service.

- Third party property

Where infrastructure that is to be constructed on property that is not owned or controlled by the Applicant, it is the Applicant's or developer's responsibility to gain the necessary consents to install that infrastructure.