

## Decision Notice Key Points

This page highlights key conditions/advice contained within the Water Approval.

Please ensure this page is read in conjunction with the full Decision Notice to understand all obligations arising from this Notice.

[Refer to Attachment 1 for the complete Conditions Package.](#)

| Conditions/ Advice  | Comment  |
|---|--|
| External Works<br>(Completion of<br>Downstream<br>Infrastructure) | Construct new DN180 PE (or equivalent) water main from Point A to Point B (RS577088) as shown in Attachment 2 Conceptual Infrastructure Layout.<br><br>In the event this infrastructure is constructed under another conditioned Water Approval (24-PNT-71761 - Stage 4 & 5), it must be certified and accepted on-maintenance by Urban Utilities for any physical connection to be permitted. |

### Other information

N/A

31 March 2025

Developer Services | Environmental & Industrial Group  
 GPO Box 2765  
 Brisbane QLD 4001

Park Lake Adare Pty Ltd ATF Park Lake Adare Unit Trust  
 C/- van der Meer Consulting (QLD)  
 Level 1/51 Alfred Street,  
 Fortitude Valley QLD 4006  
 uu.applications@vandermeer.com.au

Phone: 07 3432 2200  
[www.urbanutilities.com.au/development](http://www.urbanutilities.com.au/development)

To whom it may concern,

**Decision notice pursuant to section 99BRA1 of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***

The water approval application for a connection(s) received by Urban Utilities and properly made on 12 February 2025, **has been Approved with conditions on the date of this decision notice** in accordance with s99BRAG of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

The application has been assessed against:

- (a) the decision criteria in the Urban Utilities' Water Netserv Plan (Part A);
- (b) the South-East Queensland Water Supply and Sewerage Design and Construction Code; and
- (c) other matters Urban Utilities considers relevant to the connection or supply of its drinking water services.

**This decision notice grants approval to connect to Urban Utilities' network.** Only the development identified below is approved under this decision notice.

**Application details**

|                                  |   |
|----------------------------------|---|
| <b>Application reference</b>     | 25-PNT-78266  |
| <b>Connection type</b>           | Drinking water: Network Connection incl. Property Service Connection/s - Connection |
| <b>Works classification</b>      | Major Works - Staged  |
| <b>Site address</b>              | Redbank Creek Rd, Adare QLD 4343  |
| <b>Real property description</b> | Lot 900 on SP328402   |
| <b>Landowner / developer</b>     | Park Lake Adare Pty Ltd ATF Park Lake Adare Unit Trust                              |
| <b>Consultant</b>                | van der Meer Consulting (QLD)   |
| <b>Stage</b>                     | Stages 6 and 7  |
| <b>Council reference</b>         | RL2022/0017.04  |

**Conditions of water approval**

This water approval is given for the development type, demand units and conceptual infrastructure layout identified in the following tables. **These tables are taken to be conditions of this water approval** with which compliance is required. **If any of the variables in these tables change**, a request to amend this water approval must be made in writing to Urban Utilities. An amended water approval will need to be approved, with all conditions of the amended water approval complied with prior to the connection certificate being issued by Urban Utilities.

### Stages approved

| Stage                  | Connection type   | Approved  |
|------------------------|---|---|
| Stage 1                | Network Connection including Property Service Connection        | Connection authorised under 22-PNT-60566            |
| Stage 2 & 3            | Network Connection including Property Service Connection        | Connection authorised under 23-PNT-65110            |
| Stage 4 & 5            | Network Connection including Property Service Connection        | Connection authorised under 24-PNT-71761            |
| <b>Stage 6 &amp; 7</b> | <b>Network Connection including Property Service Connection</b> | <b>Connection authorised under this application</b> |

### Note - only the following is authorised under this water approval:

Only stages 6 & 7 drinking water network connection including property service connections are authorised under this water approval.

### Description of development – Stage 6 & 7

| Development type                  | Demand unit | No. of demand units |
|-----------------------------------|-------------|---------------------|
| Residential - Reconfiguring a lot | Lot         | 46                  |

### Conceptual infrastructure layout

| Document title  | File name/number     | Date             | Amendments |
|---|----------------------|------------------|------------|
| WATER RETICULATION PLAN Sheet 1 - van der Meer Consulting (QLD) | BR242036-C6601 rev B | 15 November 2024 | Yes        |
| WATER RETICULATION PLAN Sheet 2 - van der Meer Consulting (QLD) | BR242036-C6602 rev B | 15 November 2024 | Yes        |
| WATER RETICULATION PLAN Sheet 3 - van der Meer Consulting (QLD) | BR242036-C6603 rev B | 15 November 2024 | Yes        |
| WATER RETICULATION PLAN Sheet 4 - van der Meer Consulting (QLD) | BR242036-C6604 rev B | 15 November 2024 | Yes        |

**This water approval is also subject to the conditions in Attachment 1.** The conditions of this water approval apply to the conceptual infrastructure layout identified above and included in **Attachment 2** and, if applicable, including amendments required by Urban Utilities and marked up in red on the conceptual infrastructure layout plan(s).

**Note:** reference to the above document(s) in the decision notice does not constitute a design approval notification by Urban Utilities. The applicant will need to submit a design package and obtain approval from Urban Utilities prior to commencement of the construction phase.

## Design approval

**This water approval is not an approval of the conceptual infrastructure designs submitted with the connection application.** You must engage a Registered Professional Engineer of Queensland (RPEQ) to design the connection(s) infrastructure. Urban Utilities will review the design to ensure compliance with the water approval conditions. Construction must not commence until the design has been approved by Urban Utilities.

The design (and construction) of the connection(s) must comply with:

- the **conditions included below**; and

General Enquiries **13 26 57**  
 Faults and Emergencies **13 23 64**  
[urbanutilities.com.au](http://urbanutilities.com.au)

- Urban Utilities' design [standards and guidelines](#), including (but not limited to) the South East Queensland Water Supply and Sewerage Design and Construction Code.

## Construction of works

You may engage your construction or plumbing contractor to construct the connection(s). We recommend you liaise with your preferred RPEQ to select a suitable contractor to undertake construction works.

Urban Utilities may audit design, construction or maintenance of the connection(s). Non-compliance with the conditions of this water approval is an offence pursuant to section 99BRBZ of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

## Fees and charges

To progress this water approval, you are required to pay the fees and charges listed in the Charges Notice. For water approvals requiring the payment of levied charges an infrastructure Charges Notice will be issued within 10 business days of granting this water approval. In accordance with legislation, infrastructure charges are payable at property connection (Network Access Permit stage) or at Connection Certificate stage in instances where a Network Access Permit is not applicable.

## Internal review and appeals

Internal review and appeal rights are set out in Chapter 4C, Part 4 of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. An interested person may apply to Urban Utilities for an internal review of an original decision. If the internal review decision is not the decision sought by the applicant, the applicant may appeal against the internal review decision to a development tribunal or the Planning & Environment Court.

An application for internal review may be made by post to Developer Services, Environmental & Industrial Group, GPO Box 2765, Brisbane QLD 4001 or by delivery to Developer Services, Environmental & Industrial Group, Level 10, 31 Duncan Street, Fortitude Valley QLD 4006, or by email to [developmentenquiries@urbanutilities.com.au](mailto:developmentenquiries@urbanutilities.com.au).

The relevant provisions of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* are set out below:

### **Internal review**

#### **99BRAY Appeal process starts with internal review**

*An appeal of an original decision, other than an appeal against a compliance notice, must be, in the first instance, by way of an application for internal review.*

#### **99BRAZ Who may apply for review**

- (1) *An interested person for an original decision may apply for an internal review of the decision (an **internal review application**).*
- (2) *An internal review application may be made only to the chief executive officer of the relevant distributor-retailer (the **reviewer**).*

#### **99BRBA Requirements for making internal review application**

*An internal review application must be—*

- (a) accompanied by a statement of the grounds on which the applicant seeks the review of the decision; and*
- (b) supported by enough information to enable the reviewer to decide the application; and*
- (c) made within 30 business days after the day—*
  - (i) for a failure to decide or a deemed refusal of a conversion application - the relevant decision was required to be made; or*
  - (ii) otherwise—the original decision is made.*

**99BRBC Notice of review decision**

- (1) *The reviewer must, within 5 business days after the review decision period ends, give the applicant notice of the review decision (a **review notice**).*
- (2) *The review notice must state the reasons for the review decision.*
- (3) *If the review decision is not the decision sought by the applicant, the notice must also state the applicant may, within 20 business days after the review notice is given—*
  - (a) *appeal against the decision to a development tribunal; or*
  - (b) *appeal against the decision to the Planning and Environment Court.*
- (4) *If the reviewer does not comply with subsection (1), the reviewer is taken to have made a decision confirming the original decision.*

**Appeal****99BRBE Appeals about applications for connections—general**

- (1) *This section applies to an applicant for a connection if—*
  - (a) *the land to which the connection relates is subject to an application for a development approval; and*
  - (b) *a development tribunal may, under the Planning Act, hear an appeal against a decision on the application for a development approval; and*
  - (c) *the applicant applied for internal review of an approval decision or failure to decide; and*
  - (d) *the review decision is not the decision sought by the applicant.*
- (2) *The applicant may appeal to a development tribunal against any of the following—*
  - (a) *a refusal, or an approval in part, of an application for a connection;*
  - (b) *a water approval condition;*
  - (c) *another matter stated in the approval.*
- (3) *The appeal must be started within the standard appeal period.*

**99BRBN Appeals about applications for connections—general**

- (1) *This section applies to an applicant for a connection if—*
  - (a) *the applicant applied for internal review of an approval decision or failure to decide; and*
  - (b) *the review decision is not the decision sought by the applicant.*
- (2) *The applicant may appeal against the review decision to the Planning and Environment Court.*
- (3) *The appeal must be started within the standard appeal period.*

## Advice on your application

Please contact the following if you have any questions relating to this application.

- Technical assessment: Nagendra Kafley on [Nagendra.Kafley@urbanutilities.com.au](mailto:Nagendra.Kafley@urbanutilities.com.au) or 0738556333.
- Infrastructure charges: [ICNenquiries@urbanutilities.com.au](mailto:ICNenquiries@urbanutilities.com.au)

Yours sincerely



Nghiep Nguyen  
Senior Engineer  
Developer Services | Urban Utilities

## Attachment 1

# CONDITIONS PACKAGE

## General Conditions

| TITLE (REF)   | DETAILS   | TIMING  |
|---|---|---|
| Currency period (CURR1)   | <p>(a) This water approval is current for a period of four (4) years from the date of issue.</p> <p>(b) This water approval will lapse if the connection certificate is not issued within the four-year period.</p> <p>(c) Requests for an extension to the currency period may be made prior to this water approval lapsing, and should be made in writing to <a href="mailto:developmentenquiries@urbanutilities.com.au">developmentenquiries@urbanutilities.com.au</a> 20 business days prior to the expiration of the currency period and in accordance with the process specified in the Urban Utilities' <a href="#">Water Netserv Plan (Part A)</a> .</p> <p>(d) A new water approval application to connect to Urban Utilities' networks must be made where this water approval has lapsed.</p>   | From the date of this decision notice.  |
| Owner's consent (DOC01)   | <p>(a) Owner's consent to construct the connection on the property identified in the real property description must be obtained and submitted to Urban Utilities.</p> <p>(b) Should any works be proposed on any other land under private ownership, written permission for the works must be obtained from the relevant landowner and submitted to Urban Utilities.</p>  | Prior to: <ul style="list-style-type: none"> <li>- submission of the network access permit application; and</li> <li>- construction of the relevant connection.</li> </ul>  |
| External agency approvals and other authorisations (DOC02)                        | The applicant is responsible for obtaining, at no cost to Urban Utilities, all approvals, permits and authorisations required from any external agencies necessary to satisfy this water approval conditions.   | Prior to: <ul style="list-style-type: none"> <li>- submission of the network access permit application; and</li> <li>- construction of the relevant connection.</li> </ul>  |
| Payment of fees and charges (FEES1)   | Pay fees and charges calculated in accordance with the Urban Utilities <a href="#">Water Netserv Plan (Part A)</a> .  | At the times specified in the Urban Utilities' <a href="#">Water Netserv Plan (Part A)</a> .  |
| Drinking water property service infrastructure (non-trunk infrastructure) (DWIS1) | <p>(a) Design and construct all property service connections, disconnections or alterations as detailed in the conceptual infrastructure layout.</p> <p>(b) This condition for non-trunk infrastructure has been applied in accordance with section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(c) This non-trunk infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(d) Supply and install a property service connection to the boundary of each proposed lot in the development which connects into the Urban Utilities' drinking water infrastructure.</p> <p>(e) Water must not be drawn from Urban Utilities' drinking water infrastructure unless it is provided through an approved meter assembly. Where applicable, the approved meter assembly is to be located. All water usage charges incurred through water consumption in the period between</p> | Prior to the earlier of: <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |

| TITLE (REF)                | DETAILS  | TIMING   |
|----------------------------|--|--|
|                            | <p>meter installation and completion of the Water Approval are payable by the Applicant.</p> <p>(f) Provide a separate property service connection for each proposed lot.</p> <p>(g) Where the proposed development comprises mixed building classifications as defined by the Building Code of Australia containing any of classes 5 to 9 mixed with any of classes 2 to 4, provide a separate, metered property service connection (and meters in accordance with Urban Utilities' requirements) for the class 2 to 4 occupancy. This requirement is exclusive of any special fire service consideration (e.g. internal hydrants, fire hose reels and sprinkler systems).</p> <p>(h) If necessary and at no cost to Urban Utilities, alter the existing drinking water infrastructure including relocating any existing water meters, valves or hydrants from within the limits of the development's proposed vehicular footway crossings and raising or lowering drinking water infrastructure to current standards, including but not limited to, the South East Queensland Water Supply and Sewerage Design and Construction Code, if development works change the depth of cover on infrastructure.</p> <p>(i) Where not required for future development, remove and seal any existing property service connections to Urban Utilities' drinking water infrastructure and return water meter(s) to Urban Utilities.</p> <p>(j) At no cost to Urban Utilities, transfer ownership of the property service infrastructure located outside the boundary of the lot or proposed lots, to Urban Utilities.</p>  |  |
| <p>Water meters (WMI1)</p> | <p>(a) Design and construct all water meters as detailed configured in the conceptual infrastructure layout and in accordance with Urban Utilities' metering <a href="#">Standards and Guidelines</a>.</p> <p>(b) This condition for non-trunk infrastructure has been applied in accordance with section 99BRDJ of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>(c) This infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>(d) Supply and install an approved meter assembly and meter box (where applicable) on each drinking water property service connection servicing the subject site(s).</p> <p>(e) Provide a water meter (submeter) for each lot and the common property within a community title scheme, sole occupancy or storey of a class 5 building in accordance with the Queensland Plumbing and Wastewater Code and Urban Utilities' Sub-Metering Standards.</p> <p>(f) Provide a separate master meter for each body corporate where there are multiple body corporates in each development.</p> <p>(g) Where unrestricted physical access to submeters is not practical, provide an AMR system for all the submeters within the subject site, including the master meter and fire water meters.</p> <p>(h) If necessary and at no cost to Urban Utilities, update the existing metering of the site(s) including the introduction of meters for any unmetered fire services, and ensure separate metering for any combined fire/domestic water services.</p> <p>(i) Transfer ownership of all new or altered water meters to Urban Utilities.</p> <p>(j) Pay for any water usage charges incurred through water consumption in the period between meter installation and completion of the Water Approval.</p> | <p>To be submitted with the As-Constructed Package prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- or the commencement of the use.</li> </ul> |



| TITLE (REF)  | DETAILS   | TIMING   |
|--|---|--|
| <p>Wastewater property service infrastructure (non-trunk infrastructure) (WWIS1)</p> | <p>(a) Design and construct all property service connections, disconnections or alterations as detailed in the conceptual infrastructure layout.</p> <p>(b) This condition for non-trunk infrastructure has been imposed in accordance with section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(c) This non-trunk infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(d) Supply and install a property service connection to serve each proposed lot and which connects into the Urban Utilities' wastewater infrastructure.</p> <p>(e) Provide a separate property service connection which commands the whole lot for each proposed lot.</p> <p>(f) If necessary and at no cost to Urban Utilities, alter the existing wastewater infrastructure where it is not required for future development, by removing and sealing any connection to Urban Utilities' wastewater infrastructure. Where removing the existing wastewater infrastructure is not practicable, it may be grout filled and sealed subject to acceptance by Urban Utilities. The alteration works are to be completed in accordance with the current standards, including but not limited to, the South East Queensland Water Supply and Sewerage Design and Construction Code.</p> <p>(g) If necessary and at no cost to Urban Utilities, alter existing wastewater infrastructure, including from within the limits of proposed vehicular and footway crossings where practicable. Where an existing or new property service connection on private property will be located under a sealed surface (e.g. reinforced concrete slabs), provide a 900mm x 900mm removable slab with lifting arrangements centrally located over the point of connection of the property service infrastructure with the network infrastructure. The alteration works are to be in accordance with the current standards, including but not limited to, the South East Queensland Water Supply and Sewerage Design and Construction Code.</p> <p>(h) Where existing wastewater maintenance holes do not have the current standard top slab, cover and frame or there are changes to either the surface levels or the loading conditions, the maintenance holes are to be modified, at no cost to Urban Utilities, to comply with the current standards.</p> <p>(i) Where an existing property service connection is to be reused to service a development, a camera inspection report of the existing wastewater infrastructure must be provided to demonstrate compliance with Urban Utilities' requirements, including but not limited to the South East Queensland Water Supply and Sewerage Design and Construction Code. This includes confirmation that the existing wastewater infrastructure is in sound condition and suitable for reuse in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as assessed by CCTV, material and age.</p> <p>(j) At no cost to Urban Utilities, transfer ownership of the property service infrastructure to Urban Utilities.</p> | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant);</li> <li>- or the commencement of the use.</li> </ul> |
| <p>Drinking water network infrastructure (non-trunk infrastructure) (DWIS2)</p>      | <p>(a) Construct new DN180 PE (or equivalent) water main from Point A to Point B (RS577088) as shown in Attachment 2 Conceptual Infrastructure Layout.</p> <p>In the event this infrastructure is constructed under another conditioned Water Approval (24-PNT-71761 - Stage 4 &amp; 5), it must be certified and accepted on-maintenance by Urban Utilities for any physical connection to be permitted.</p> <p>(b) Design and construct all network connections, disconnections or alterations as detailed in the conceptual infrastructure layout.</p>   | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community</li> </ul>  |

| TITLE (REF)   | DETAILS   | TIMING  |
|---|---|---|
|   | <p>(c) This condition for non-trunk infrastructure has been imposed in accordance with section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(d) This non-trunk infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(e) Supply and install a network connection that connects into the existing Urban Utilities' drinking water infrastructure, at no cost to Urban Utilities.</p> <p>(f) At no cost to Urban Utilities, transfer ownership of the network infrastructure to Urban Utilities.</p> <p>(g) If necessary, at no cost to Urban Utilities, alter the existing Urban Utilities' drinking water infrastructure in accordance with current standards, including but not limited to, the South East Queensland Water Supply and Sewerage Design and Construction Code. This includes:</p> <p>(i) where not required for existing or future development, removal of any existing drinking water infrastructure and sealing of connection(s) to remaining network infrastructure;</p> <p>(ii) relocating any valves, fire hydrants and scours from within the limits of vehicular footway crossings;</p> <p>(iii) raising or lowering infrastructure to current standards if development works change the depth of cover on infrastructure; and</p> <p>(iv) where a road opening or widening is required, relocating existing drinking water infrastructure clear of the proposed carriageway.</p>                       | <p>management statement (whichever is relevant); or</p> <p>- the commencement of the use.</p>   |
| <p>Wastewater network infrastructure (non-trunk infrastructure) (WWIS2)</p> | <p>(a) Design and construct all network connections, disconnections or alterations as detailed in the conceptual infrastructure layout.</p> <p>(b) This condition for non-trunk infrastructure has been imposed in accordance with section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(c) This non-trunk infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(d) Supply and install a network connection that connects into the existing Urban Utilities' wastewater infrastructure, at no cost to Urban Utilities.</p> <p>(e) At no cost to Urban Utilities, transfer ownership of the wastewater network infrastructure to Urban Utilities.</p> <p>(f) If necessary, and at no cost to Urban Utilities, alter the existing Urban Utilities wastewater infrastructure in accordance with current standards, including but not limited to, the South East Queensland Water Supply and Sewerage Design and Construction Code. This includes:</p> <p>(i) where not required for existing or future development, removal of any existing wastewater infrastructure and sealing any connection(s) to remaining network infrastructure;</p> <p>(ii) raising or lowering infrastructure to current standards if development works change the depth of cover on infrastructure; and</p> <p>(iii) where a road opening or widening is required, relocate existing wastewater infrastructure clear of the proposed carriageway.</p> | <p>Prior to the earlier of:</p> <p>- Urban Utilities issuing the connection certificate;</p> <p>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</p> <p>- the commencement of the use.</p> |
| <p>Build over assets (BOA1)</p>   | <p>If applicable, submit a build over asset referral application in relation to the drinking water infrastructure and/or wastewater infrastructure.</p>   | <p>Prior to the earlier of:</p> <p>-commencement of earthworks;</p>   |

| TITLE (REF)       | DETAILS   | TIMING   |
|-------------------|---|--|
|                   |   | -construction of building works;<br>or<br><br>-construction of drinking water infrastructure and/or wastewater infrastructure. |
| Trade waste (TW1) | <p>If applicable, apply for trade waste approval to Urban Utilities. Such application must accurately characterise the proposed discharge to enable assessment and conditioning by Urban Utilities.</p> <p>Urban Utilities requires discharges to be appropriately pre-treated and to comply with the requirements of the Urban Utilities Trade Waste Environmental Management Plan (TWEMP). The TWEMP and an online application form are available <a href="http://www.urbanutilities.com.au/business/business-services/trade-waste">www.urbanutilities.com.au/business/business-services/trade-waste</a>.</p> <p>For advice on the suitability of waste for discharge to Urban Utilities' wastewater network and likely trade waste conditions, you may contact Urban Utilities' Trade Waste section on 13 26 57.</p> | Prior to commencement of discharge.  |

## Design conditions

| TITLE (REF)   | DETAILS   | TIMING   |
|---|---|--|
| Network infrastructure and property service infrastructure (DES1) | <p>The design and sizing of any connection, disconnection or alteration (including reuse) of all network infrastructure and property service infrastructure must be in accordance with:</p> <p>(a) the conceptual infrastructure layout referenced in the decision notice; and</p> <p>(b) Urban Utilities' design <a href="#">standards and guidelines</a> – including but not limited to the South East Queensland Water Supply and Sewerage Design and Construction Code.</p>   | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |
| Easements (DOCO3)   | <p>(a) At no cost to Urban Utilities, the applicant must obtain the grant of <a href="#">easements</a> (including easement plans and associated documents) in favour of Urban Utilities in accordance with Urban Utilities Standards and Guidelines, including but not limited to the Urban Utilities Easement Guideline and the South East Queensland Water Supply and Sewerage Design and Construction Code.</p> <p>(b) Buildings or structures must not encroach on any easement issued in favour of Urban Utilities without the prior written consent of Urban Utilities.</p> | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |

|  |   |  |
|--|---|--|
| Design review – major works (MAJW1)                | <p>(a) Submit complete design plans and associated supporting information (design package) for all drinking water and wastewater infrastructure required by this water approval in accordance with the <a href="#">standards and guidelines</a>.</p> <p>(b) Obtain acceptance from Urban Utilities that the design referred to in (a) above complies with all relevant water approval conditions, relevant engineering standards and sound engineering practice (design approval notification).</p>   | Prior to the construction of drinking water or wastewater infrastructure.  |
| Terminating infrastructure (TERM1)                 | Drinking water and wastewater property service connections and network connections shall terminate in a location and in an arrangement that allows future connection to drinking water infrastructure and wastewater infrastructure to be made without disruption to the community, damage to infrastructure and/or the need to obtain private landowner's consent.   | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |
| Land dedication (non-trunk infrastructure) (LAND1) | <p>(a) Provide a land dedication for non-trunk infrastructure in accordance with Urban Utilities design <a href="#">standards and guidelines</a> including but not limited to the South East Queensland Water Supply and Sewerage Design and Construction Code.</p> <p>(b) Where required, this condition for non-trunk infrastructure has been imposed in accordance with section 99BRDJ of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(c) Where required, this non-trunk infrastructure is not eligible for an offset or refund in accordance with section 99BRCT of the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>(d) Where required, land required for any drinking water or wastewater non-trunk infrastructure is to be on a separate lot which must be transferred, in freehold, and at no cost to Urban Utilities.</p> <p>(e) Where required, the land for the drinking water or wastewater infrastructure shall be sufficient to accommodate any future augmentation of the infrastructure.</p> | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |

## Construction conditions

| TITLE (REF)   | DETAILS  | TIMING  |
|---|--|---|
| Network infrastructure and property service infrastructure (CON1) | The construction of any connection, disconnection or alteration of all network infrastructure and property service connection must be in accordance with the approved design drawings certified by the responsible Registered Professional Engineer of Queensland and Urban Utilities design <a href="#">standards and guidelines</a> including but not limited to South East Queensland Water Supply and Sewerage Design and Construction Code. | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community</li> </ul> |

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|   |   | management statement (whichever is relevant); or<br><br>- the commencement of the use.   |
| Testing (TEST1)                             | <p>(a) Conduct testing in accordance with Urban Utilities <a href="#">design standards and guidelines</a> including but not limited to the South East Queensland Water Supply and Sewerage Design and Construction Code and Urban Utilities' as-constructed certification requirements.</p> <p>(b) Testing must be carried out by a National Association of Testing Authorities Australia registered testing authority.</p> <p>(c) Test reports must be certified by the Registered Professional Engineer of Queensland supervising the works and submitted to Urban Utilities (as part of the <a href="#">As-Constructed Package</a>).</p>   | <p>Prior to:</p> <ul style="list-style-type: none"> <li>- live works and construction of new connection to the Urban Utilities' infrastructure; and</li> <li>- Urban Utilities issuing the connection certificate and commencement of the maintenance period.</li> </ul> |
| Network Access permit - major works (MAJW2) | <p>(a) Submit an application for a network access permit (including plans and associated supporting information for all drinking water and wastewater infrastructure required by this water approval) to Urban Utilities in accordance with the conditions, <a href="#">standards and guidelines</a> and <a href="#">Network Access Permit Guidelines</a>.</p> <p>(b) Schedule a pre-start meeting by emailing <a href="mailto:Development.Audit@urbanutilities.com.au">Development.Audit@urbanutilities.com.au</a> with at least 3 business days' notice to enable Urban Utilities to attend (if required).</p> <p>(c) Obtain review comments (if any) from Urban Utilities on the application for network access permit submitted in accordance with (a) above (at the pre-start meeting or otherwise in writing) and ensure such comments are properly considered and addressed in the construction documentation, including submitting a detailed reconciliation closing out such comments and a revised network access permit application if necessary.</p> <p>(d) Schedule all subsequent major works construction audits and inspections (including construction, live works, pre-on maintenance, on maintenance and off maintenance audits) by emailing <a href="mailto:Development.Audit@urbanutilities.com.au">Development.Audit@urbanutilities.com.au</a> with at least 3 business days' notice.</p> <p>(e) No construction works, including building activities, may commence on subject sites until appropriate sediment and erosion controls have been implemented.</p> | <p>Prior to the construction of water supply or wastewater infrastructure.</p>   |
| Live works (LIWO1)                          | <p>(a) All work on or within 2 metres of live Urban Utilities infrastructure must be authorised by Urban Utilities via a <a href="#">network access permit</a>.</p> <p>(b) To request a network access permit, lodge a <a href="#">network access permit</a> application.</p> <p>(c) Areas of the work site over or near live infrastructure must be securely fenced. Construction work in these areas is subject to the prior approval of Urban Utilities.</p> <p>(d) All live works authorised by Urban Utilities must be undertaken at no cost to Urban Utilities.</p>   | <p>Prior to and at all times during all work on or within 2 metres of live Urban Utilities infrastructure.</p>   |
| Works inspections – major works (MAJW5)     | <p>(a) Notify Urban Utilities by emailing <a href="mailto:Development.Audit@urbanutilities.com.au">Development.Audit@urbanutilities.com.au</a> at least 3 clear business days in advance of each of the following activities occurring:</p> <ul style="list-style-type: none"> <li>(i) pre-start;</li> <li>(ii) hold points determined at the pre-start meeting, such as: <ul style="list-style-type: none"> <li>(1) mains construction (progressive works and completion);</li> <li>(2) property connections;</li> <li>(3) construction of maintenance structures;</li> </ul> </li> </ul>  | <p>Prior to and during construction of drinking water or wastewater infrastructure.</p>  |

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|                         | <p>(iii) live works;<br/>           (iv) pre on-maintenance;<br/>           (v) on-maintenance;<br/>           (vi) off maintenance.</p> <p>(b) Urban Utilities may identify, at the pre-start meeting or in writing at other times in the construction phase, hold points during the construction schedule, at which work is not to proceed until Urban Utilities has inspected the works and other (non-hold point) works inspections.</p> <p>(c) The applicant (through its construction contractor and/or RPEQ) must coordinate any inspections for which Urban Utilities has notified that it requires its personnel to be present.</p> <p>(d) Any person nominated to represent the RPEQ on site must have sufficient training, experience and knowledge of the works to be able to adequately liaise with Urban Utilities or its representative during works inspections.</p> <p>(e) A legible copy of the approved design drawings and water approval conditions must be available on site at all times during the construction phase.</p> |  |
| Temporary works (TEMP1) | <p>(a) At no cost to Urban Utilities, provide temporary drinking water infrastructure and wastewater infrastructure, if applicable, and all associated works required to allow construction of the infrastructure set out in this water approval (such as bypass mains).</p> <p>(b) Water must not be drawn from Urban Utilities' drinking water infrastructure for construction purposes unless it is provided through a compliant meter assembly as approved by Urban Utilities</p> <p>(c) Decommission and remove the temporary drinking water infrastructure and wastewater infrastructure referred to in (a) above and reinstate the site prior to completion of the works at no cost to Urban Utilities.</p>   | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- where there is a related development approval, Council issuing a signed plan of subdivision, certificate of classification, end of maintenance certificate or endorsement of a community management statement (whichever is relevant); or</li> <li>- the commencement of the use.</li> </ul> |

## Certification conditions

| TITLE (REF)                      | DETAILS  | TIMING  |
|----------------------------------|--|---|
| Compliance – major works (MAJW3) | <p>a) Submit the <a href="#">As-Constructed Package</a> and provide certification from a RPEQ, that the construction of all drinking water and wastewater infrastructure complies with all relevant conditions, relevant engineering standards, sound engineering practice and the certified design.</p> <p>(b) The <a href="#">As-Constructed Package</a> must be submitted in accordance with the conditions, <a href="#">standards and guidelines</a>.</p> <p>(c) The <a href="#">As-Constructed Package</a> is to be submitted with one month of the completion of Live Works.</p> | <p>Prior to the earlier of:</p> <ul style="list-style-type: none"> <li>- Urban Utilities issuing the connection certificate;</li> <li>- commencement of the Maintenance Period; or</li> <li>- prior to commencing use on the site.</li> </ul> |

## Maintenance Conditions

| TITLE (REF)                                     | DETAILS  | TIMING   |
|---|--|--|
| Maintenance period (MAINT1)                     | <p>(a) Maintain all drinking water and wastewater infrastructure provided in accordance with this water approval for the period stated in (b) below and in accordance with the approved operations and maintenance manuals and maintenance schedule (lodged as part of the <a href="#">As-Constructed Package</a>), relevant engineering standards and sound engineering practice.</p> <p>(b) The maintenance period shall be a minimum of 12 months or as otherwise advised by Urban Utilities and, in the event of any defect, may extend for 12 months after all defects have been rectified.</p> <p>(c) Maintain comprehensive records of all maintenance activities undertaken during the maintenance period.</p> <p>(d) Rectify all defects identified during the maintenance period and maintain comprehensive records of all such defects and their rectification.</p> <p>(e) Ensure comprehensive operations and maintenance manuals are available and up to date and provide training to all relevant personnel.</p> | For the maintenance period which commences on the date that Urban Utilities specifies in the connection certificate. |
| Maintenance bond (MAINT2)                       | <p>(a) Submit a security undertaking in the form of a bank guarantee on terms acceptable to Urban Utilities, that protects Urban Utilities for the time specified in (b) below against defects and faults in materials, workmanship and design (including any associated consequential loss) for at least the value specified in (c) below.</p> <p>(b) The maintenance bond must remain valid for the full term of the maintenance period including any extended period in the event of any defect.</p> <p>(c) The minimum value of the maintenance bond shall be the greater of \$5,000 or 5% of the total works design and construction cost.</p>  | Prior to Urban Utilities issuing the connection certificate and commencement of the maintenance period.              |
| End of maintenance period – major works (MAJW4) | <p>(a) Submit the <a href="#">End of Maintenance Package</a> and provide certification from a RPEQ, that all drinking water and wastewater infrastructure complies with all relevant conditions, relevant engineering standards, sound engineering practice and the certified as-constructed plans and that any defects have been rectified and that there are no known defects (end of maintenance certificate) and notify Urban Utilities by emailing <a href="mailto:Development.Compliance@urbanutilities.com.au">Development.Compliance@urbanutilities.com.au</a> at least 3 clear business days in advance for off maintenance inspection</p> <p>(b) The <a href="#">End of Maintenance Package</a> and end of maintenance certificate must be submitted in accordance with the conditions, <a href="#">standards and guidelines</a>.</p>  | At the end of the maintenance period and prior to Urban Utilities issuing the end of maintenance certificate.        |

## Attachment 2

# CONCEPTUAL INFRASTRUCTURE LAYOUT

*See separate attachment for Conceptual Infrastructure Layout.*