



# Multi Stage Development Guidance Note

## December 2020

## **Introduction**

This is an Urban Utilities Guidance Note, additional to the Urban Utilities Water Netserv Plan and is intended to assist engineering consultants prepare properly made submissions and documentation for assessment of applications aligned with the definition of a multi stage development.

This document must be read in conjunction with the current version of the Water Netserv Plan.

Urban Utilities will update this guidance note over time.

## **Document Hierarchy**

If there is a discrepancy between this document and the Urban Utilities Water Netserv Plan, the Urban Utilities Water Netserv Plan shall take precedence.

If there is a discrepancy between the Urban Utilities Water Netserv Plan and the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 shall take precedence.

Where a discrepancy exists between this guidance note and any other relevant document (including Urban Utilities documents/specifications/requirements), please consult with Urban Utilities to seek advice regarding which requirement takes precedence.

## **Feedback and Information**

Please direct all comments and suggestions regarding this document by email to [DevelopmentEnquiries@urbanutilities.com.au](mailto:DevelopmentEnquiries@urbanutilities.com.au)

## What is a multi stage development?

A multi stage development can be identified by the following:

- one water approval application may be required for an area that covers more than one development application/approval or vice versa
- one or more water approval may be required for one or more development approvals where development is dependent on water and wastewater servicing beyond the application boundary to function as a whole development.

## Requirements for a properly made submission of a multi stage development

Requirements for lodging a multi stage development application are outlined in the Water Netserv Plan as part of the Staged Connection Criteria.

The Staged Connection Criteria states:

- (1) A staging plan must be submitted setting out the proposed stages of the staged connection and the servicing strategy to effect the connection.
- (2) The servicing strategy must include a sufficient level of detail to identify the demand for each stage and proposed servicing solution including any property service infrastructure or network infrastructure required.

## Lodging a multi stage development application with Urban Utilities

The following details the minimum multi stage application requirements. If the following information is not provided, the application will not meet the Check for Completeness criteria.

Please note, a submission is to include the following documents, separately titled:

### 1. Staging Plan/Sequencing Plan

The plan schedule, and associated map, should include but not be limited to:

- providing the proposed **timing and order** of proposed water servicing infrastructure by Equivalent Person (EP) demand, lots and development stage (collate for the ultimate development/geographic state)
- identifying all proposed and actual **water approval and development application numbers** by lots and stage
- detailing the **development intent and land holding interests** for the total geographic area, including all future stages intended for development and servicing (aligning with the Water Servicing Strategy below)
- detailing how **demand and baseline planning assumptions** have been determined by delivery precinct
- providing a **property sales plan** that aligns with the infrastructure by lots and development stage
- **lodging this plan with every related water approval application** and, once approved, continue to lodge for context and to manage standards with water approvals for subsequent stages to provide context.

## 2. Water Servicing Strategy

The strategy, ideally, would be reviewed and endorsed by Urban Utilities via a Service Advice Notice (SAN), prior to lodging formal Water Approval applications.

The report, and associated map, should include but not be limited to:

- a plan clearly outlining **existing and proposed networks** to support the ultimate development and development stages (size, scale, material, depths, connection arrangements and infrastructure locations related to land use, EPs, lots, stage, sequence)
- an **assessment of the network** impact of the planned development on the existing network operations, capacity and measures to address issues
- identification of **infrastructure dependencies by development stage and functionality of Infrastructure by design**. Use of colour thematic coding and other detail is recommended e.g. where supply mains are intended to form a part of a specific pressure zone, pressure managed/controlled zone/flow monitoring zone and details about how security of supply and water quality are to be achieved during the proposed staging of development
- a **catchment assessment plan** to recognise and address servicing needs within and/or beyond the ultimate development and by development stage
- demonstrating **compliance with desired standard of service, SEQ Code design criteria and Water Netserv Plan**.

## 3. Wastewater Servicing Strategy

The strategy, ideally, would be reviewed and endorsed by Urban Utilities via a Service Advice Notice (SAN), prior to lodging formal Water Approval applications.

The report, and associated map, should include but not be limited to:

- a plan clearly outlining **existing and proposed networks** to support the ultimate development and development stages (size, scale, material, depths, connection arrangements and infrastructure locations related to land use, EPs, lots, stage, sequence)
- an **assessment of the network** impact of the planned development on the existing network operations, capacity and measures to address issues
- identification of **infrastructure dependencies by development stage and functionality of Infrastructure by design**. Use of colour thematic coding and other detail is recommended e.g. delineation of gravity and pressure mains
- a **catchment assessment plan** to recognise and address servicing needs within and/or beyond the ultimate development and by development stage e.g. gravity mains required to service upstream catchment
- demonstrating **compliance with desired standard of service, SEQ Code design criteria and Water Netserv Plan**.