



WATER NETSERV PLAN (PART A)

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CITATION AND COMMENCEMENT

This plan may be cited as Urban Utilities Water Netserv Plan 2020 (Part A).

A notice was published on 16 March 2020 for this plan for Urban Utilities' geographic area.

The commencement date for this plan was 1 July 2020.

I. Water Netserv Plan 2020 (Part A)

1.1 PRELIMINARY

- (1) This plan has been prepared in accordance with the requirements of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* (SEQ Water Act).
- (2) The purpose of this plan is:
 - (a) to provide for strategic planning for the operation of Urban Utilities' business;
 - (b) to provide planning for the delivery of infrastructure for supplying the Urban Utilities' water services and wastewater services for at least 20 years;
 - (c) to ensure the provision of safe, reliable and secure water services and wastewater services by Urban Utilities;
 - (d) to integrate land use planning and infrastructure planning for Urban Utilities' water services and wastewater services;
 - (e) to provide for the management of Urban Utilities' water services and wastewater services in a way that seeks to achieve ecological and economic sustainability;
 - (f) to provide a process for approvals for connections to Urban Utilities' water and wastewater infrastructure; and
 - (g) to state fees and charges that may be levied for connections to Urban Utilities' water and wastewater infrastructure, including trunk infrastructure.
- (3) Part A of this plan:
 - (a) states in section 2 (Planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
 - (b) states in section 3 (Connection area and future connection area) the area that Urban Utilities:
 - (i) guarantees to provide connections to the water service or wastewater service if the connection complies with the relevant connection criteria (connection area);
 - (ii) intends to extend its infrastructure network (future connection area);
 - (c) states in section 4 (Desired standards of service) the desired standards of performance for each infrastructure network;
 - (d) identifies in section 5 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the water and wastewater networks;
 - (e) states in section 6 (Demand management) Urban Utilities' strategy for demand management for water; and
 - (f) states, in section 7 (Schedules), the definitions, connection policy, including standard connection conditions, charges schedules, types of trunk infrastructure, extrinsic material mapping, schedules of work and planning density assumptions.
- (4) Urban Utilities acknowledges there will be a need to update planning assumptions over time and address any consequent implications to the Schedule of Works, as new and amended planning schemes are prepared, or if there are significant changes to transport or other infrastructure, which may influence distribution of growth. This includes changes that will support alignment to the policy of the *South-East Queensland Regional Plan 2017 (Shaping SEQ)* including the 2041 dwelling supply benchmarks for each local government area.

1.2 INTERPRETATION

1.2.1 Definitions

- (1) A term used in this plan has the meaning assigned to that term by one of the following:
 - (a) the SEQ Water Act;
 - (b) the *South-East Queensland Water (Distribution and Retail Restructuring) Regulation 2010* (the Regulation);
 - (c) the definitions in Schedule 1 of this plan;
 - (d) the *Acts Interpretation Act 1954*;
 - (e) the ordinary meaning where that term is not defined in the SEQ Water Act, the Regulation, Schedule 1 of this plan or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in this plan to any act includes any regulation or instrument made under the act, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in this plan to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of this plan.

1.2.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of this plan.
- (2) Maps provide information to support the outcomes and are part of this plan.
- (3) Notes are identified by the title 'note' and are part of this plan.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of this plan but they are not part of the plan.

1.2.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'.
- (2) A word followed by '; or' means either or both options can apply.

1.2.4 Consistency with State and local planning provisions

1.2.4.1 Regional plan

The minister has identified that this plan appropriately advances the *South-East Queensland Regional Plan 2017*, as it applies in the plan's area.

1.2.4.2 Local government planning assumptions

Each shareholder council being Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset Councils, have identified that this plan is consistent with their planning assumptions for their respective local government areas.

2. Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth;
 - (b) the type, scale, location and timing of future development and future growth including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date of 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2016;
 - (ii) mid 2021;
 - (iii) mid 2026;
 - (iv) mid 2031;
 - (v) ultimate; and
 - (b) the development types in column 2 that include the uses in column 3 to column 8 of Table 1.
- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

Table 1 Relationship between development category, development type and LGIP uses

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Residential development	Dwelling house	Detached dwelling Residential	Caretaker residential Single residential	Caretakers' residence Detached house Relatives' flat	Caretaker's residence Small lot house	Caretaker's residence Secondary rural dwelling	Sales office	Caretaker's accommodation Dwelling house
	Multiple dwelling	Attached dwelling Residential	Dual occupancy Institutional residential Multiple dwelling	Apartment building Attached house Dual Occupancy	Accommodation units Annexed unit	Accommodation units Apartment	Caretaker's accommodation Community residence	Hostel Retirement facility Short-term accommodation
	Other dwelling	Short term accommodation Long term accommodation Residential hotel Community residence		Student accommodation Caravan park Tenement building Institutional residence Retirement community	Bed and breakfast accommodation Caravan park Eco tourism facility Farm worker's accommodation Motel	Caravan park Motel Removal house Tourist accommodation	Home based business Nature-based tourism Non-resident workforce accommodation Relocatable home park Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park	Community residence Home based business Non-resident workforce accommodation Relocatable home park Residential care facility Rural workers accommodation Tourist park

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Non-residential development	Retail	Retail Shop Food services Arts & recreation Showroom Retail warehouse & bulky goods	Business use (where predominately for retail – e.g. shop) Catering shop Entertainment use General store Shopping centre	Auction depot Catering business Club Commercial premises (where predominately retail – e.g. commercial purpose) Community building (kiosk centre) Fast food premises Garden centre General store Hotel Indoor entertainment Landscape supply outlet Licensed club Local shops Major shopping centre Motor showroom Neighbourhood shopping centre Neighbourhood centre Night club Produce store Produce /craft market Reception and function rooms Restaurant Retail warehouse Sale of automotive parts and accessories Service station Tavern	Arts, crafts and antiques Catering shop Hotel Indoor Entertainment Outdoor Entertainment Service Station Shop Showroom	Bulk retail Catering room General store Hotel Indoor entertainment Refreshment service Service station Shop Sport and recreation	Adult store Bar Car wash Child care centre Educational establishment Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Major sport, recreation and entertainment facility Market Motor sport facility Nightclub entertainment facility Office Outdoor sport and recreation Parking station Service industry, Service station Shop Shopping centre Theatre Tourist attraction Veterinary services	Adult store Agricultural supplies store Car park Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping Centre Showroom

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Non-residential development	Commercial	Non-residential commercial (office) – office	Business use (where predominately for commercial – e.g. office) Broadcasting station Display housing Temporary sales office	Child care centre Commercial premises (business office) Professional office Public building Radio station Real estate display/sales office Television station	Commercial premises Health care premises	Commercial premises Estate sales Office Medical/paramedical centre Veterinary hospital	Garden centre Hardware and trade supplies Outdoor sales Showroom	Club Function facility Hotel Indoor sport & recreation Nightclub entertainment facility Office Tourist attraction Veterinary services
	Industry	Non-Residential Industry Medium impact industry Low impact industry Warehouse (bulk stores & logistics)	General industry Nuclear industry Service/Trades use Special industry	Automatic car wash Bulk store Car repair station Concrete batching plant Dangerous goods store Freight depot Fuel depot General industry Junk yard Light industry Milk depot Mini storage complex Plant sales and hire yard Research and associated technology activities Service industry Special industry Storage yard Transport depot Transport terminal Truck depot Vehicle wrecking yard Warehouse	Animal Product Processing Industry Extractive industry Industry Rural Service Industry Service Trade Transport Depot Warehouse	Car repair station Extractive industry Industry Light industry Liquid fuel depot Medium industry Noxious, offensive and hazardous industry Road freight depot Rural processing Transport depot	Brothel Bulk landscape supplies Extractive industry Low impact industry High impact industry Medium impact industry Research and technology industry Special industry Transport depot Warehouse	Extractive industry High impact industry Low impact industry Medium impact industry Service industry Transport depot Warehouse

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
	Community purposes	Education facility except an educational establishment for the Flying Start for Queensland Children program Educational establishment for the Flying Start for Queensland Children program Health care services Community use	Community building Funeral parlour Emergency services depot Hospital Place of public worship Educational establishment Reformation institution	Community building Place of public worship Funeral parlour Educational establishment Reformation institution Emergency services depot Hospital	Education establishment Special purpose	Child care facility Education establishment Emergency services depot Funeral parlour Hospital Place of assembly Place of worship Warehouse	Cemetery Club Community care centre Community use Crematorium Detention facility Emergency services Funeral parlour Hospital Outstation Place of worship Residential care facility	Cemetery Childcare centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship
Non-residential development	Rural and other uses	Non-residential low impact rural-animal husbandry Non-residential stormwater Stormwater impervious area	Veterinary clinic Veterinary hospital	Veterinary clinic Veterinary hospital	Agriculture Animal husbandry Home based business Intensive agriculture Intensive animal industries Local utility Off-street carpark Park Roadside stall Telecommunication facility Transport terminal	Agriculture Animal husbandry Aviation Feedlot Forestry Home based business Home occupation Intensive animal industries Junk yard Kennels Passenger terminal Public facility Public infrastructure Roadside stall	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery Air services Environment facility Landing Major electricity infrastructure Park Renewable energy facility Substation Telecommunication facility Utility installation	Air services Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Major electrical infrastructure Permanent plantation Renewable energy facility Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

2.1 POPULATION AND EMPLOYMENT GROWTH

A summary of the assumptions about population and employment growth for this plan's area is stated in Table 2.

Table 2 Population and employment assumptions

Column 1 Description	Column 2 Assumptions				
	2016 (Base date)	2021	2026	2031	Ultimate
Population					
Brisbane	1,164,862	1,224,585	1,279,119	1,342,550	1,529,197
Ipswich	202,215	270,820	354,216	435,897	518,668
Lockyer Valley	39,811	43,835	48,218	52,732	90,068
Scenic Rim	40,348	45,265	51,918	58,318	79,820
Somerset	25,616	28,726	31,616	34,416	46,883
Total	1,472,852	1,613,231	1,765,087	1,923,913	2,264,636
Employment					
Brisbane	848,682	928,708	1,003,392	1,083,306	1,610,196
Ipswich	68,593	93,051	118,088	153,333	291,405
Lockyer Valley	11,481	12,555	13,698	14,903	19,922
Scenic Rim	14,152	15,381	16,828	18,491	21,745
Somerset	5,541	6,073	6,566	9,174	5,029
Total	948,449	1,055,768	1,158,572	1,279,207	1,948,297

2.2 DEVELOPABLE AREA

- (1) The developable area is land zoned for residential (not including rural residential for wastewater), industrial, retail or commercial purposes and not affected by a developable area constraint stated in Table 3.

Table 3 Developable area constraints

Developable area constraint		
Agricultural land classification – class A and B	Key resource area – resource / processing area	Key resource area – separation area
Key resource area – transport route	Key resource area – transport route separation area	MSES – Protected areas (estate)
MSES – Protected areas (nature refuge)	MSES – Marine park	MSES – Declared fish habitat area
MSES – Wildlife habitat	MSES – Regulated vegetation (category B)	MSES – Regulated vegetation (category C)
MSES – Regulated vegetation (category R)	MSES – Regulated vegetation (essential habitat)	MSES – Regulated vegetation (wetland)
MSES – Regulated vegetation (intersecting a watercourse)	MSES – Strategic environmental areas (designated precinct)	MSES – High ecological significance wetlands
MSES – High ecological value waters (wetland)	MSES – High ecological value waters (watercourse)	MSES – Legally secured offset area (offset register)
MSES – Legally secured offset area (regulated vegetation offsets)	High ecological value water areas	High pressure gas pipeline
Bushfire prone area	Very high potential bushfire intensity	High potential bushfire intensity
		Medium storm tide inundation area
		Water treatment plants and water quality facilities (Seqwater)

Developable area constraint		
Medium potential bushfire intensity	Erosion prone area	Facilities for extracting ground water (Seqwater)
High storm tide inundation area	Pump station facilities and reservoir facilities (Seqwater)	Major electricity infrastructure (Energex)
Pipelines and channels (Seqwater)	Bulk water storage infrastructure (Seqwater)	Future State-controlled road
Major electricity infrastructure (Powerlink)	Electricity substation (Powerlink)	Busway corridor
Electricity substation (Energex)	State-controlled road	Future light rail corridor
Railway corridor	Future railway corridor	Flood Hazard Area
Future busway corridor	Light rail corridor	

- (2) The planned density for future development is stated in Tables SC9.1 to SC9.5 in Schedule 9.
- (3) A summary of the assumptions about future residential and non-residential development for this plan's area is stated in Table 4.

Table 4 Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	2016 (Base date)	2021	2026	2031	Ultimate
Residential dwellings					
Brisbane	454,019	486,941	513,915	545,262	629,938
Ipswich	74,787	106,450	146,617	186,882	230,870
Lockyer Valley	14,891	16,456	18,165	19,935	34,175
Scenic Rim	16,928	18,898	21,568	24,166	33,438
Somerset	10,133	11,496	12,857	14,219	19,830
Total	570,758	640,241	713,122	790,464	948,251
Non-residential floor space (m² GFA)					
Brisbane	34,805,370	37,517,792	40,498,863	43,539,118	58,762,090
Ipswich	3,299,956	4,315,634	5,726,167	7,434,376	17,498,830
Lockyer Valley	562,732	623,519	688,274	756,449	1,322,712
Scenic Rim	614,387	662,464	725,686	805,066	956,118
Somerset	393,182	430,212	464,623	646,409	357,462
Total	39,675,627	43,549,621	48,103,613	53,181,418	78,897,212

2.3 INFRASTRUCTURE DEMAND

The demand generation rate for a trunk infrastructure network is stated in the extrinsic material for the relevant local government area (refer Schedule 6).

3. Connection area and future connection area

- (1) The connection area identifies the area in which Urban Utilities guarantees to provide connections to its water service or wastewater service if the connection complies with the relevant connection criteria.
- (2) The future connection area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (3) The connection area and future connection area are identified on:
 - (a) for drinking water – the relevant map in Schedule 7, section SC7.2.1;
 - (b) for wastewater – the relevant map in Schedule 7, section SC7.2.2.

4. Desired standards of service

- (1) This section states the standards of service for infrastructure to provide Urban Utilities' water service and wastewater service.
- (2) Unless stated otherwise in the extrinsic material contained in Schedule 6, the desired standards of service for new infrastructure is detailed in the SEQ Code and the standards and guidelines available at www.urbanutilities.com.au. These documents contain a consolidated set of standards for the provision of water supply and wastewater reticulation infrastructure. A copy of the SEQ Code is available at www.seqcode.com.au

5. Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service for at least 20 years.

5.1 PLANS FOR TRUNK INFRASTRUCTURE MAPS

- (1) The existing and future trunk infrastructure networks are shown on:
 - (a) for drinking water – the relevant map in Schedule 7, section SC7.2.1;
 - (b) for wastewater – the relevant map in Schedule 7, section SC7.2.2.

5.2 SCHEDULE OF WORKS

- (1) The future trunk infrastructure is identified:
 - (a) for the water supply, the relevant table in Schedule 8, section SC8.1;
 - (b) for the wastewater, the relevant table in Schedule 8, section SC8.2.

6. Demand management

- (1) Urban Utilities proposes to achieve effective demand management outcomes for the provision of water services in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim, and Somerset local government areas and the SEQ region by:
 - (a) reducing demand for water;
 - (b) increasing the efficiency of water supply works;
 - (c) increasing the efficiency of the use of water by end-users;
 - (d) substituting a process that does not use a water resource in place of a process that does use a water resource; and
 - (e) substituting one water resource for another.
- (2) Urban Utilities will publish and maintain on its website details of its strategy for demand management for water for the current financial year.

7. Schedules

SCHEDULE 1 DEFINITIONS AND ABBREVIATIONS

Table SC1.1 Definitions

Term	Definition
alteration	has the meaning in the SEQ Water Act.
applicant	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
base date	means the date from which Urban Utilities has estimated future infrastructure demand and costs for the service area.
Bromelton SDA charge area	means those parts of the Bromelton SDA shown on maps 152, 153, 155, 156, 158 and 159.
brownfield	means an area of land previously used for industrial or other purposes available to be redeveloped for alternative purposes.
business days	has the meaning in the <i>Acts Interpretation Act 1954</i> .
class 10a	means a Class 10a building or structure under the <i>Building Act 1975</i> .
connection	has the meaning in the SEQ Water Act and can mean: <ol style="list-style-type: none"> (1) a property service connection, or (2) a network connection.
connection area	has the meaning in the SEQ Water Act.
customer service standards	means the standards of service provided to existing users as defined in our (separate) Business and Residential Customer Charters.
developable area	for premises, means the area of the premises that is not affected by a developable area constraint stated in Table 3.
future connection area	has the meaning in the SEQ Water Act.
greenfield	means an area that is not brownfield.
infrastructure	has the meaning given to water infrastructure in the SEQ Water Act and which is owned and operated by Urban Utilities.
latent conditions	<p>means a physical condition on the land and its surrounds, including artificial things but excluding weather conditions, which differs materially from the physical condition which should reasonably have been anticipated by the applicant at the commencement of work if the applicant at the time had inspected:</p> <ol style="list-style-type: none"> (1) all written information available to the applicant, including the water approval, reports and tenders relating to the provision of the work; (2) all information reasonably obtainable by the making of reasonable enquiries; and (3) the land, any other land through which the work contribution is to be constructed, and its near surrounds. <p><i>Example – A latent condition includes, but is not limited to, unsuitable trench material, unsuitable subgrade/founding material and the reasonable costs of:</i></p> <ol style="list-style-type: none"> (1) dewatering over and above any allowance in a work contract; (2) disposal of any trench material which cannot reasonably be used for back-filling or founding over and above any allowance in a work contract; (3) importation of reasonably necessary suitable back-filling or founding material over and above any allowance in a work contract.

Term	Definition
local government	has the meaning in the <i>Local Government Act 2009</i> .
minor change	for a water approval, means a change that would not: <ul style="list-style-type: none"> (1) result in substantially different infrastructure; (2) apply to new land that was not the subject of the water approval application; (3) change the network; (4) result in a change in demand of 10% or more of the original demand; and (5) trigger an impact that would necessitate reassessment where the connection type and location has been changed.
native title	has the meaning in the <i>Native Title (Queensland) Act 1993</i> .
network connection	has the meaning in the SEQ Water Act and can mean: <ul style="list-style-type: none"> (1) the connection of network infrastructure to a distributor-retailer's water infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from a distributor-retailer's water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of network infrastructure; and (4) works for the matters mentioned in paragraph (1), (2) or (5) to extend or upgrade the distributor-retailer's water infrastructure.
non-standard connection	means a connection that is not a standard connection or a disconnection.
notice	means a written notice given in accordance with Schedule 2.
owner	has the meaning in the SEQ Water Act.
Planning Act	means the <i>Planning Act 2016</i> .
planning assumption	has the meaning in the SEQ Water Act.
planning regulation	means the <i>Planning Regulation 2017</i> .
property service connection	has the meaning in the SEQ Water Act and can mean: <ul style="list-style-type: none"> (1) the connection of property service infrastructure to a distributor-retailer's water infrastructure to supply a water service or wastewater service; and (2) the disconnection of property service infrastructure from a distributor-retailer's water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of property service infrastructure that is part of a distributor-retailer's water infrastructure.
property service infrastructure	has the meaning in the SEQ Water Act.
publicly-controlled place	has the meaning in the SEQ Water Act.
Queensland Plumbing and Wastewater Code	has the meaning in the <i>Plumbing and Drainage Act 2018</i> .
regional plan	has the meaning in the Planning Act.

Term	Definition
security	<p>means the security provided by the applicant that must be:</p> <ol style="list-style-type: none"> (1) money; or (2) a financial institution's undertaking agreed to by Urban Utilities: <ol style="list-style-type: none"> (a) in favour of Urban Utilities or an entity stated in a notice given by Urban Utilities to the applicant; (b) given by a financial institution consented to by Urban Utilities; (c) under which Urban Utilities may claim a payment on demand without reference to the applicant and despite any objection, direction or claim by the applicant to the contrary; (d) under which the financial institution may make a payment on demand without reference to the applicant and despite an objection, direction or claim by the applicant to the contrary; (e) which is unlimited in time; (f) which is irrevocable and unconditional in respect of the covenants made by the financial institution in favour of Urban Utilities; (g) on terms satisfactory to Urban Utilities including: <ol style="list-style-type: none"> (i) for uncompleted works, not less than 150% of the value of the uncompleted works; (ii) for completed works to be maintained for a period specified by Urban Utilities, not less than \$5,000 or 5% of the value of the completed works, whichever is greater.
SEQ Water Act	means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
staged water connection	<p>means:</p> <ol style="list-style-type: none"> (1) any connection where the applicant seeks to carry out the connection in more than one stage and Urban Utilities agrees is a staged water connection. This can include, but is not limited to: <ol style="list-style-type: none"> (a) a network connection followed by a property service connection; or (b) network connections carried out in more than one stage; or (c) a property service connection to one or more properties carried out in more than one stage (2) a subsequent connection application for the subject property (including child parcels) where a water approval for a staged water connection identified that the subsequent water approval was required; (3) a subsequent connection application for the subject property (including child parcels) where a staged development approval requires that a subsequent water approval be obtained; (4) any connection Urban Utilities determines is a staged connection.
standard connection	has the meaning in the SEQ Water Act.
ultimate	for an area or premises, means the likely extent of planning assumptions, and/or schedule of works descriptions and/or types of infrastructure descriptions that are anticipated in the area or on the premises once the area or premises are fully developed.
water approval	has the meaning in the SEQ Water Act.
water approval condition	has the meaning in the SEQ Water Act.

Table SC1.2 Abbreviations

AD	average day
ADWF	average dry weather flow
Cl	chlorine
d	day
dia	diameter
DMA	district metered areas
DN	diameter nominal
DSS	desired standards of service
EP	equivalent person
EROS	environment release and overflow structures
ET	equivalent tenement
FF	fire flow
GFA	gross floor area
GWI	ground water infiltration
kW	kilowatt
L	litre
LGIP	Local Government Infrastructure Plan - as defined in the Planning Act.
m	metre
MDMM	mean day maximum month
MH	maintenance hole (manhole)
MSES	matters of state environmental significance
OD	on demand
PD	peak day
PDWF	peak dry weather flow as defined in the SEQ Code (Glossary and Abbreviations)
PFTI	plans for trunk infrastructure
PE	polyethylene
PH	peak hour
PPM	parts per million
PRV	pressure reducing valve
PS	pump station
PWWF	peak wet weather flow
RPEQ	Registered Professional Engineer of Queensland
s	second
SDA	State development area
SEQ	South East Queensland
SEQ Code	South East Queensland Water Supply and Sewerage Design and Construction Code
SF	sanitary flow
V	volume (operating)

SCHEDULE 2 CONNECTIONS POLICY

SC2.1 Purpose and content

- (1) The connection policy states Urban Utilities' policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service.
- (2) The connection policy includes:
 - (a) the areas (each a connection area) in which Urban Utilities guarantees to provide connections that comply with its connection criteria to its water service or wastewater service;
 - (b) the areas (each a future connection area) in which Urban Utilities intends to extend its infrastructure network;
 - (c) the circumstances in which Urban Utilities may approve a connection outside a connection area;
 - (d) Urban Utilities' criteria for providing a connection, with or without conditions, to its water service or wastewater service, including:
 - (i) Urban Utilities' criteria and conditions for a standard connection;
 - (ii) Urban Utilities' criteria for a staged water connection;
 - (iii) Urban Utilities' criteria for other categories of connections.
 - (e) the way to apply for a water approval;
 - (f) the categories of connections to which it may delegate its decision function under section 53 of the SEQ Water Act;
 - (g) the timeframes for its decisions for connections, other than a standard connection;
 - (h) its conditions for when a water approval lapses; and
 - (i) its requirements for construction maintenance and defects liability
- (3) In this connection policy, the connection area and future connection area as identified in schedule 7.
- (4) The process for obtaining and completing a water approval generally consists of:
 - (a) application;
 - (b) assessment;
 - (c) approval;
 - (d) design;
 - (e) construction;
 - (f) compliance.

Further details on the water approval process can be found at: **www.urbanutilities.com.au**.

SC2.2 Connection criteria

This connection policy identifies the criteria for providing a connection, disconnection or alteration to its drinking water, recycled water or wastewater services. All applications are for a water approval, which can be either a property service connection or a network connection. Specific types of connections are:

- (a) standard connection, which is a simplified property service connection, in section SC2.2.1;
- (b) non-standard connection comprising:
 - (i) non-staged connections, in sections: SC2.2.2.1, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.6
 - (ii) staged connection, in section SC2.2.2.5; and
- (c) disconnection, in section SC2.2.3.

SC2.2.1 Standard connection criteria

- (1) The purpose of the standard connection criteria is to assess an application for a standard connection.
- (2) A connection that complies with all the relevant criterion in Table SC2.2.1 is a standard connection for the purpose of this connection policy.
- (3) A standard connection also includes any disconnection or alteration of a connection that complies with the relevant criteria in Table SC2.2.1.

Editor's note: for further standard connection process guidance please refer to online Standard Connection Guidelines.

Table SC2.2.1 Standard connection only

Connection Criteria	
All alterations of a connection (not involving works)	
AC1	Property service infrastructure must be inspected by Urban Utilities or an inspector accredited by Urban Utilities.
AC2	The altered property service infrastructure must comply with Urban Utilities' design and construction standards including the SEQ Code. <i>Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:</i> <i>(1) the Queensland Plumbing and Wastewater Code; and</i> <i>(2) Urban Utilities Sub-Metering Standards.</i>
AC3	Urban Utilities' DSS must be achieved at the point of connection.
All new connections	
SC1	(1) Subject to subsection (2), the connection must service a: <ol style="list-style-type: none">(a) dwelling house including:<ol style="list-style-type: none">(i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or(ii) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling; or(b) dual occupancy under a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>; or(c) multiple dwelling on up to 3 residential lots with a maximum of 6 dwellings of up to 3 storeys; or(d) existing single residential lot or each proposed lot in a 3 lot residential subdivision; or(e) maximum 3 lot residential amalgamation.

- (2) All residential lots, dwelling houses, occupancies in a dual occupancy or dwellings in a multiple dwelling must have street frontage and no common water consumption. Each lot, dwelling or occupancy must have its own water meter with no submetering. Any arrangement which requires submetering will be considered a non-standard connection.

Editor's note: The owner must ensure appropriate building fire measures under the Building Act 1975 and related regulations, codes and guidelines.

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- SC2 (1) The required property service infrastructure must comply with Urban Utilities' design and construction standards including the SEQ Code.
- (2) The property service connection must not require any work to Urban Utilities network infrastructure to enable the property service connection.
- (3) The property service infrastructure must not cross, or require works in or adjacent to, a Department of Transport and Main Roads controlled road corridor (including footpath and bikeways).
-

SC3 Property service infrastructure must be provided by Urban Utilities or a constructor accredited by Urban Utilities which requires payment of a property service works charge.

- SC4 (1) The property service infrastructure must not require works:
- in a Queensland heritage place; or
 - in an area with potential for unexploded ordnance; or
 - in a State transport corridor; or
 - seaward of the coastal building line; or
 - clearing State and local protected vegetation; or
 - clearing wetlands and waterways; or
 - clearing fish habitat; or
 - in a trunk transport infrastructure corridor in the relevant LGIP.
- (2) For building types 1 and 10, property service infrastructure shall be located in compliance with MP1.4 of the Queensland Development Code.
- (3) For building types 2-9 inclusive, all parts of the connection must not be within 1.5m from the footing for the building or structure and a clear zone above the infrastructure no less than 2.4m from finished surface level.
-

- SC5 (1) The site, including the entire route for any required property service infrastructure, must not be subject to constraints such that property service infrastructure cannot be designed and constructed in accordance with the Urban Utilities Design and Construction Standards, including the SEQ Code. Site constraints may include but are not limited to:
- physical obstructions;
 - environmental constraints;
 - site or ground conditions;
 - safety risks; and
 - legislative or regulatory restrictions including protected vegetation.
-

All new connections to the drinking water service

- SDC1 (1) The property must be located in the drinking water connection area.
- (2) The connection must service development that is consistent with the planning assumptions.
-
- SDC2 The connection must comprise a single property service no more than 32mm PE (25mm internal diameter) at the connection point.
-
- SDC3 (1) The property service connection must be made to a reticulation main of 300mm (nominal diameter) or less excluding mains that are not suitable for individual property service connections due to the function the main performs.
- (2) The property service connection must not have a depth at the point of connection greater than 1.5m to the invert level.
- (3) The property service connection must not have a length greater than 40m.
-
- SDC4 Urban Utilities' DSS must be achieved at the point of connection.
-

All new connections to the wastewater service

SWC1 (1) The property must be located in the wastewater connection area.
(2) The connection must service development that is consistent with the planning assumptions.

SWC2 The connection must comprise a single property service connection no more than DN160mm.

SWC3 (1) The property service connection must be made to a wastewater main less than 300mm (nominal diameter).
(2) The property service connection must not have a depth at the connection point greater than 1.5m to the invert level.
(3) The property service connection must not be made to a wastewater main at depths greater than 3m to the invert level.
(4) The property service connection must not have a length greater than 10m.

SWC4 The land topography must enable the property drainage to gravitate to the existing wastewater network.

SWC5 Where a property service connection may cross an existing or planned on ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be executed in accordance with the relevant provisions contained within the SEQ Code.
Editor's note: If the land related to the standard connection is land other than a publicly controlled place and the person making the request is not the owner of the land, the applicant is required to provide the owners written consent to the connection.

SWC6 Urban Utilities Customer Service Standards must be achieved at the point of connection.

SC2.2.2 Non-standard connection criteria

SC2.2.2.1 Non-standard connection criteria – all infrastructure

- (1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection, other than a standard connection.
- (2) Subject to SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, SC2.2.2.5, and SC2.2.2.6, a non-standard connection that complies with the criteria in Table SC2.2.2.1 is a non-standard connection for the purpose of this connection policy.

Table SC2.2.2.1 Non-standard connection – all infrastructure

All new connections	
NSC1	The connection must service development that is consistent with the planning assumptions.
NSC2	Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified in accordance with a water approval for a staged connection.
Drinking water, recycled water or wastewater infrastructure in the road reserve	
DWWR1	Water and wastewater mains (diameter less than 300mm) maintain an alignment within the road reserve in accordance with: <ol style="list-style-type: none">(1) the version of the relevant local government authorities' service corridor alignment drawings current at the time the water approval application is lodged; or(2) another alignment to that stated in (1) above, upon provision of evidence of agreement of the alternative alignment from the relevant local government authority.
Drinking water, recycled water or wastewater infrastructure in or near a State or local heritage place	
DWWWH1	Water mains, wastewater gravity mains or wastewater rising mains (other than the property service infrastructure) are not located in a State or local heritage place.
Drinking water, recycled water or wastewater infrastructure in or near an infrastructure corridor	
DWWWC1	Unless otherwise approved by the relevant authority, water mains, wastewater gravity mains or wastewater rising mains are not located in a State transport corridor, high pressure gas pipeline corridor, electrical or bulk water supply corridor.
DWWWC2	Unless otherwise approved by the relevant authority, where the crossing of State transport, high pressure gas, electrical or bulk water supply corridor by a water main, wastewater gravity main or wastewater rising main cannot be avoided: <ol style="list-style-type: none">(1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and(2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and(3) disturbed areas are reinstated and revegetated on completion of works; and(4) the crossing is at angles between 60 and 90 degrees to the State transport, electrical or bulk water supply infrastructure.
Drinking water, recycled water or wastewater infrastructure in or near an area of environmental significance, waterway or wetland	
DWWWE1	A discharge area for a wastewater treatment facility, water mains, wastewater gravity main or wastewater rising mains are not located in an area of environmental significance, waterway or wetland.

DWWWE2 Unless otherwise approved by the relevant authority, where the crossing of an area of environmental significance, waterway or wetland by a water main, wastewater gravity main or wastewater rising main cannot be avoided:

- (1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and
- (2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and
- (3) disturbed areas are reinstated and revegetated on completion of works; and
- (4) the crossing of the area of environmental significance wetland or waterway is at smallest possible distance.

Drinking water, recycled water or wastewater infrastructure in or near a water supply buffer area

WSBA1 A discharge area for a wastewater treatment facility is not located in a water supply buffer area.

WSBA2 EROS are not located in a water supply buffer area.

SC2.2.2.2 Non-standard connection criteria – drinking water

- (1) The purpose of the non-standard connection criteria for drinking water is to assess an application for a drinking water non-standard connection, other than a standard connection.
- (2) Subject to SC2.2.2.1, a drinking water non-standard connection that complies with the criteria in Table SC2.2.2.2 is a drinking water non-standard connection for the purpose of this connection policy.

Table SC2.2.2.2 Non-standard connection – drinking water

Drinking water infrastructure – design and construction standards	
DWCS1	All drinking water network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at www.urbanutilities.com.au .
DWCS2	Existing Urban Utilities' drinking water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: <ol style="list-style-type: none">(1) where not required for existing or future development, removing any existing drinking water network and/or property service infrastructure and sealing any connection to remaining network infrastructure;(2) relocating any valves, fire hydrants and scours from within the limits of vehicular footway crossings;(3) raising or lowering mains to current standards if development works change the depth of cover on these works; and(4) where a road opening or widening is required, relocating existing drinking water mains clear of the proposed carriageway as specified in current standards.
Drinking water network infrastructure (trunk infrastructure)	
DWNT1	All drinking water infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the: <ol style="list-style-type: none">(1) DSS; and(2) PFTI.
DWNT2	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintain a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
DWNT3	Ownership of the drinking water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water network infrastructure (non-trunk infrastructure)	
DNNT1	All drinking water infrastructure, together with valves and fire hydrants, is connected to existing Urban Utilities' drinking water infrastructure.
DNNT2	Ownership of the drinking water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water property service infrastructure	
DWPNT1	A drinking water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects into Urban Utilities' drinking water infrastructure. This includes an approved metering arrangement.
DWPNT2	No water is drawn from Urban Utilities' water supply infrastructure unless it is provided through an approved metering arrangement.
DWPNT3	A separate drinking water property service connection which commands the whole lot is provided for each proposed lot.

DWPNT4	A water meter is provided in accordance with Urban Utilities Metering Standards. <i>Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:</i> <i>(1) the Queensland Plumbing and Wastewater Code; and</i> <i>(2) Urban Utilities Sub-Metering Standards.</i>
DWPNT5	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
DWPNT6	Existing Urban Utilities' drinking water infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
DWPNT7	Existing property service connections to Urban Utilities' network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
DWPNT8	Ownership of the drinking water property service infrastructure located outside the boundary of the lot or proposed lots, and water meters and sub-meters is transferred to Urban Utilities, at no cost to Urban Utilities.

Drinking water quality management

DWQM1	All drinking water is provided in accordance with the standards identified in the <i>Public Health Regulation 2018</i> .
DWQM2	All drinking water is verified in accordance with water quality testing conducted in accordance with the SEQ Code by a laboratory with National Association of Testing Authorities Australia registration.

SC2.2.2.3 Non-standard connection criteria – recycled water

- (1) The purpose of the non-standard connection criteria for recycled water is to assess an application for a recycled water non-standard connection, other than a standard connection.
- (2) Subject to SC2.2.2.1, a recycled water non-standard connection that complies with the criteria in Table SC2.2.2.3 is a recycled water non-standard connection for the purpose of this connection policy.

Table SC2.2.2.3 Non-standard connection – recycled water

Recycled water infrastructure – design and construction standards	
RWCS1	All recycled water network infrastructure and property service infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at www.urbanutilities.com.au .
Recycled water network infrastructure (non-trunk infrastructure)	
RNNT1	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintains a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
RNNT2	Recycled water network infrastructure, together with valves and fire hydrants, is connected into the existing Urban Utilities recycled water network infrastructure.
RNNT3	Ownership of the recycled water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
RNNT4	Existing Urban Utilities' recycled water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: <ol style="list-style-type: none"> (1) where not required for existing or future development, removing any existing recycled water network and/or property service infrastructure and sealing any connection to remaining network infrastructure; (2) relocating any valves, and scours from within the limits of vehicular footway crossings; (3) raising or lowering mains to current standards if development works change the depth of cover on these works; and (4) where a road opening or widening is required, relocating existing recycled water mains clear of the proposed carriageway as specified in current standards.
Recycled water property service infrastructure	
RWPNT1	A recycled water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects into Urban Utilities' recycled water infrastructure. This includes an approved metering arrangement.
RWPNT2	No recycled water is drawn from Urban Utilities' water supply network unless it is provided through an approved metering arrangement.
RWPNT3	A water meter (sub-meter) is provided for each lot within a community title scheme, in accordance with: <ol style="list-style-type: none"> (1) the <i>Queensland Plumbing and Wastewater Code</i>; and (2) Urban Utilities Sub-Metering Standards.
RWPNT4	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
RWPNT5	Existing Urban Utilities' recycled water property service infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
RWPNT6	Existing recycled water property service connections to Urban Utilities' recycled water network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
RWPNT7	Ownership of the recycled water property service and network infrastructure located outside the boundary of the lot or proposed lots, water meters and sub-meters are transferred to Urban Utilities, at no cost to Urban Utilities.
Recycled Water Quality Management	
RWQM1	All recycled water is provided in accordance with the standards identified in Urban Utilities Recycled Water Management Plan.

SC2.2.2.4 Non-standard connection criteria – wastewater

- (1) The purpose of the non-standard connection criteria for wastewater is to assess an application for a wastewater non-standard connection, other than a standard connection.
- (2) Subject to SC2.2.2.1, a wastewater non-standard connection that complies with the criteria in Table SC2.2.2.4 is a wastewater non-standard connection for the purpose of this connection policy.

Table SC2.2.2.4 Non-standard connection – wastewater

Wastewater infrastructure – design and construction standards	
WWDC1	All wastewater network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at www.urbanutilities.com.au
Wastewater network infrastructure (trunk infrastructure)	
WWNT1	All wastewater network infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the <ol style="list-style-type: none"> (1) DSS; and (2) PFTI.
WWNT2	<ol style="list-style-type: none"> (1) Wastewater pumping stations (≤ 350 L/s) maintain a setback of at least 50m from any sensitive land uses and any buildings other than Class 10 buildings and structures. (2) Wastewater pumping stations (> 350 L/s) maintain a set back of at least 150m from any sensitive land uses and any buildings other than Class 10 buildings and structures. <p><i>Editor's note: If the centre of the proposed pumping station site is less than the above set back distances from the closest or potentially closest sensitive use, building or structure, the location of the site must be discussed with Urban Utilities.</i></p>
Wastewater network infrastructure (non-trunk infrastructure)	
WWNN1	Existing wastewater network infrastructure connected to Urban Utilities' network infrastructure that is not required for future development are removed and sealed in accordance with Urban Utilities' requirements, at no cost to Urban Utilities.
WWNN2	Ownership of the wastewater network infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
WWNN3	Existing Urban Utilities wastewater network infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing wastewater property service infrastructure from within the limits of the development's proposed vehicular footway crossings.
WWNN4	Where existing wastewater maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are modified, at no cost to Urban Utilities, to accord with the current standards.
Wastewater property service infrastructure	
WWPN1	Where existing or new wastewater property service infrastructure on private property will be located under reinforced concrete slabs, a removable slab consistent with the specifications identified in the SEQ Code is provided.
WWPN2	A separate wastewater property service connection which commands the whole lot is provided for each proposed lot.
WWPN3	A wastewater property service connection is supplied and installed to each proposed lot in the development which connects into Urban Utilities' wastewater Infrastructure.
Wastewater infrastructure within a sewage overflow management area	
WWOM1	If deemed necessary by Urban Utilities, telemetry, monitoring and control equipment is installed where and at a date agreed with Urban Utilities.

SC2.2.2.5 Non-standard connection criteria – staged water connection

- (1) The purpose of the staged connection criteria is to assess an application for a staged connection, other than a standard connection.
- (2) Subject to SC2.2.2.1 and, where relevant, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.6, a staged connection that complies with the criteria in Table SC2.2.2.5 is a staged connection for the purpose of this connection policy.
- (3) A water approval for a staged connection only authorises connection to the extent specified in the approval. To avoid any doubt, a water approval for a staged water connection may not authorise any connection.
- (4) In assessing a staged connection application, Urban Utilities will consider the charges and conditions applied to any previous water approval for a staged connection.

Table SC2.2.2.5 Staged connection criteria

All staged connections	
STC1	The relevant connection criteria set out in SC2.2.2 for a non-standard connection.
STC2	<ol style="list-style-type: none">(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.
STC3	The staged connection must be consistent with any requirements and conditions specified in a water approval which applies to the property.
STC4	The staged connection must service development that is consistent with the planning assumptions.
STC5	<p>Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified by a RPEQ and agreed by Urban Utilities as:</p> <ol style="list-style-type: none">(1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and(2) based on the life cycle cost of the infrastructure required to service future development at the DSS.

SC2.2.2.6 Non-standard connection criteria – connection which is outside the future connection area or not consistent with planning assumptions

- (1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection, other than a standard connection:
 - (a) outside of the future connection area; or
 - (b) not consistent with the planning assumptions.
- (2) Subject to SC2.2.2.1 and, where relevant, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.5, a non-standard connection that complies with the criteria in Table SC2.2.2.6 is a non-standard connection for the purpose of this connection policy.

Table SC2.2.2.6 Non-standard connection – outside of the future connection area or not consistent with planning assumptions

All Infrastructure	
OFC1	<p>Urban Utilities may approve a new connection or an alteration of an existing connection that is outside a future connection area or not consistent with the planning assumptions if Urban Utilities is satisfied that:</p> <ol style="list-style-type: none"> (1) the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the connection; (2) the capacity of the existing water infrastructure network is sufficient to service the connection, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the connection; (3) the connection does not utilise existing capacity that has been created or allocated for other planned connections; (4) the connection will not compromise or make more difficult: <ol style="list-style-type: none"> (a) the efficient and effective planning for water infrastructure; (b) the coordination and integration of water infrastructure planning and land use planning; (c) the sequencing of water infrastructure to minimise the lifecycle cost for the water infrastructure; (d) the delivery of water infrastructure in a logical and orderly location, form and sequence; (e) the implementation of current water approvals; and (f) the operation of water infrastructure and the delivery of water services and wastewater services, (5) the connection will not compromise the financial viability and feasibility of infrastructure provision by Urban Utilities; (6) for a connection outside the connection area and future connection area, the connection will not compromise or make more difficult compliance with the provisions in Urban Utilities’ schedule of works, including the planning assumptions, the desired standards of service and the type, scale, location and timing of planned works; (7) any required trunk infrastructure does not require Urban Utilities to incur infrastructure costs.
OFC2	<p>All infrastructure is designed, constructed and altered in accordance with the plans and other information identified in a network analysis and master plan prepared and certified by an RPEQ and agreed by Urban Utilities as:</p> <ol style="list-style-type: none"> (1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and (2) based on the life cycle cost of the infrastructure required to service future development at the DSS. <p><i>Editor’s note: lifecycle costing must be in accordance with the requirements of the SEQ Code.</i></p>

SC2.2.3 Disconnection criteria

- (1) The purpose of the disconnection criteria is to assess an application.
- (2) A disconnection that complies with the criteria in Table SC2.2.3 is a disconnection for the purpose of this connection policy.
- (3) A disconnection of a connection that complies with the relevant criteria in Table SC2.2.1 is also a disconnection for the purpose of this connection policy.
- (4) Urban Utilities may not authorise a permanent disconnection if a building or other structure remains on the property.
- (5) Urban Utilities may allow the property owner to make temporary disconnections to the water supply network, such as where the water meter is retained pending redevelopment.
- (6) The owner or agent must ensure the protection of the remaining infrastructure against physical damage or water theft.

Table SC2.2.3 Disconnection criteria

Disconnection criteria	
All disconnections	
D1	The disconnection must be for one of the following purposes: <ol style="list-style-type: none">(1) to enable the demolition of buildings; or(2) to enable the alteration and installation of new property service connection or network connection; or(3) To enable a relocation of existing property service infrastructure
D2	The discontinuation of service must not adversely affect the networks capacity to service existing or future development.
D3	The disconnection must reinstate the water supply or wastewater infrastructure to comply with Urban Utilities' design and construction standards including the SEQ Code.
Disconnection to Water Supply service	
D4	<ol style="list-style-type: none">(1) the service is plugged, and the water meter is removed in accordance with conditions determined by Urban Utilities.(2) the water meter must be returned to Urban Utilities.
Disconnection to Wastewater Services	
D5	The service is plugged in accordance with conditions determined by Urban Utilities.

SC2.3 Standard connection condition

Table SC2.3.1 Standard conditions for standard connections

Condition	Timing
All standard connections and alterations to standard connections (excluding disconnections)	
(1) All works necessary for the property service connection(s) must be carried out by Urban Utilities or its authorised representative.	At all times
(2) The applicant must pay the connection charge and property service works charge for the supply of property service infrastructure.	As specified in the decision notice
(3) The applicant must pay the adopted infrastructure charge for the connection.	As specified in the infrastructure charges notice
(4) Each property service connection must only supply a single vacant residential lot, a dwelling house, an occupancy in a dual occupancy or dwelling in a multiple dwelling.	At all times
(5) The connection of plumbing and drainage must not occur to property service infrastructure until a connection certificate is issued by Urban Utilities.	Prior to issuing of the connection certificate
(6) This water approval lapses if the works for the connection: <ul style="list-style-type: none"> (a) have not been started within 12 months from the date the notice is issued; or (b) have been started but the connection has not been completed, within 15 months from the date that the notice is issued. 	At all times
(7) This water approval is subject to Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(8) This water approval is subject to the landowner consenting to Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times
(9) Pegs must be installed on the subject property to delineate the real property boundary.	Prior to construction
Wastewater service standard connections	
(10) The owner must ensure that lot drainage gravitates to the property service infrastructure. Alternatively, the owner must install and maintain pumps sufficient to discharge wastewater to property service infrastructure.	At all times
Drinking water service standard connections	
(11) If required, the owner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
Disconnection of standard connections	
(12) All works necessary for disconnection must be carried out by Urban Utilities or its authorised representative.	At all times
(13) The applicant must pay the connection charge and property service works charge for the disconnection of property service infrastructure.	As specified in the decision notice
(14) This water approval lapses if the works for the disconnection: <ul style="list-style-type: none"> (a) have not been started within 12 months from the date the notice is issued; or (b) have been started but the connection has not been completed, within 15 months from the date that the Notice is issued. 	At all times

Condition	Timing
(15) This water approval is subject to Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(16) This water approval is subject to the landowner consenting to Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times

SC2.4 Request for a services advice notice

The purpose of SC2.4 is to state the way to request a service advice notice.

SC2.4.1 Lodging a request for a services advice notice

- (1) A person may, by notice, ask Urban Utilities for a services advice notice.
- (2) The request:
 - (a) if Urban Utilities has a form for the request, must be in that form; and
 - (b) must be accompanied by the required fee.
- (3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:
 - (a) may accept the request; or
 - (b) may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.
- (4) If Urban Utilities does not give an action notice stated in subsection (3) to the applicant within five (5) business days after the request is received, the request is taken to have been accepted in full.
- (5) If the applicant does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request is taken to have not been made.

SC2.4.2 Issuing the services advice notice

- (1) If the request complies with the criteria stated in section SC2.4.1, Urban Utilities may issue the services advice notice.
- (2) Urban Utilities must give the services advice notice to the person making the request within 20 business days after the later of the following:
 - (a) where an action notice has not been issued, the day the request was received; or
 - (b) where an action notice has been issued, the day the person making the request has complied with the action notice; or
 - (c) another period agreed between Urban Utilities and the person making the request.

Note: If Urban Utilities does not have sufficient information to assess the request, a notice requesting information may be given and an agreed timeframe to respond to the request will be negotiated.

SC2.5 Request for a standard connection

The purpose of SC2.5 is to state the way to request a standard connection.

*Editor's note: for further standard connection process guidance please refer to the online **Standard Connection Guidelines**.*

SC2.5.1 Lodging a request for a standard connection

- (1) Where the connection complies with all of the criteria relevant to the standard connection stated in Table SC2.2.1, a person may, by notice, ask Urban Utilities for approval for a standard connection.
- (2) The request:
 - (a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;
 - (b) if the land related to the standard connection is other than a publicly-controlled place and the person making the request is not the owner of the land, must be accompanied by the land owner's written consent; and
 - (c) must be accompanied by the required fee.
- (3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:
 - (a) may accept the request; or
 - (b) may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.
- (4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been properly made.
- (5) If the person making the request does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request is taken to have not been made.

SC2.5.2 Deciding request

- (1) If the request complies with the criteria stated in section SC2.5.1, Urban Utilities must grant the request within five (5) business days after receiving the request or another period as agreed by Urban Utilities and the person making the request.
- (2) Urban Utilities must within five (5) business days of granting the request, give the person making the request a notice stating:
 - (a) the standard conditions for the standard connection; and
 - (b) the connection charge and property service works charge payable for the standard connection.
- (3) If adopted infrastructure charges apply to the request for a standard connection, Urban Utilities will give the person making the request an infrastructure charges notice within 10 business days of granting the request.

SC2.6 Application for a water approval

- (1) The purpose of SC2.6 is to state the way to apply for a water approval.
- (2) A water approval is required for each connection, disconnection or alteration to Urban Utilities' drinking water, recycled water or wastewater networks.

SC2.6.1 Lodging an application for a water approval

- (1) A person may, by notice, apply to Urban Utilities for a water approval for a water connection.
- (2) The request:
 - (a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;
 - (b) must be accompanied by the documents as required under section SC2.6.4; and
 - (c) must be accompanied by the required fee.
- (3) The application must be accompanied by the written consent of the owner of the land related to the connection the subject of the application to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the land related to the connection is a publicly-controlled place.

Editor's note: The premises subject to the water approval include:

- (1) *the land for the connection; and*
- (2) *the land for which access is required for the connection. For example, the adjoining premises.*
- (4) Where the application does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the application and give a notice of actions required (**action notice**) to the applicant within five (5) business days after the application is received.
- (5) Where the application does not comply with the criteria stated in subsection (3), Urban Utilities:
 - (a) cannot accept the application; and
 - (b) must give an action notice to the applicant within five (5) business days after the application is received.
- (6) If Urban Utilities does not give an action notice stated in subsection (4) to the applicant within five (5) business days after the application is received, the application is deemed to have been properly made.
- (7) If the applicant does not comply with an action notice within 10 business days after the action notice is received and Urban Utilities has not accepted the application, the application for a water approval is taken to have not been made.
- (8) Assessment of the application will commence when:
 - (a) the application is deemed to have been properly made in accordance with subsection (6); or
 - (b) Urban Utilities notifies the applicant that the application has been properly made.

SC2.6.2 Assessing application

- (1) The application must be assessed against:
 - (a) the relevant connection criteria in section SC2.2;
 - (b) the SEQ Code;
 - (c) any other matter Urban Utilities consider to be relevant to the connection or supply of services.
- (2) Where Urban Utilities does not have sufficient information to assess the application for a water approval, Urban Utilities may give a notice requesting information (**information request**) to the applicant within 20 business days after
 - (a) where an action notice has not been issued, the application was received; or
 - (b) where an action notice has been issued, the applicant has complied with an action notice.
- (3) If the applicant does not respond to an information request issued under subsection (2) within 20 business days after the information request is received, the application is taken to have lapsed.

SC2.6.3 Deciding applications

- (1) If the application complies with the criteria stated in section SC2.6.2, Urban Utilities may decide the application.
- (2) Urban Utilities must give notice of the decision to the applicant within 20 business days after the later of the following:
 - (a) where an action notice has not been issued, the application was received; or
 - (b) where an action notice has been issued, the applicant has complied with an action notice; or
 - (c) where an information request has been issued, the day the applicant has responded to the request for information; or
 - (d) another period agreed between Urban Utilities and the applicant.

SC2.6.4 Documents required to lodge an application for a water approval

- (1) This section applies to an application for a water approval.
- (2) The application must be accompanied by supporting information and plans of the premises where the works is to be carried out showing:
 - (a) details of the type, scale, location, timing or intensity of all existing and proposed development; and
 - (b) where involving reconfiguring a lot, the location of and layout for, all existing and proposed lots on the premises; and
 - (c) the location – and floor plan – of all existing and proposed building or structure on the premises; and
 - (d) the proposed layout of water and wastewater service infrastructure for the site including:
 - (i) location of water mains, pump stations (including boosters), storage facilities (reservoirs), location of key fittings (e.g. tees, stop valves, hydrants) or special fittings (e.g. scours, pressure reducing valves, flowmeters);

- (ii) location of sewerage pump stations (including emergency storage, overflow structures and odour management), rising mains (and associated fittings), discharge maintenance holes, gravity mains (and maintenance holes), and any infrastructure item which receives flow from an upstream infrastructure item;
 - (iii) sewerage treatment plants including outfall structures and disposal systems;
 - (iv) the location and approximate dimensions of each connection point to Urban Utilities' water service or wastewater service;
 - (v) demonstrated safe access and egress arrangements for vehicles and pedestrians; and
- (e) where carrying out a connection to a network other than a drinking water or wastewater network, evidence of an allocation from or entitlement to Urban Utilities' non-drinking water or recycled water.
- (3) For subsection (2), a plan must be drawn to scale and show enough detail to allow Urban Utilities to assess the proposed water or wastewater infrastructure work.
- (4) In this section, relevant details of the person who designed the connection means:
- (a) the person's name; and
 - (b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number; and
 - (c) if the work relates to a wastewater treatment plant and subsection (b) does not apply, enough information about the person's qualifications and experience to allow Urban Utilities to decide whether the person is qualified to design the facility.

SC2.7 Request to change a water approval condition

The purpose of SC2.7 is to state the way to request to change a water approval condition.

Editor's note: A request to change a water approval condition includes any request to extend the currency period of a water approval.

SC2.7.1 Lodging a request to change a water approval condition

- (1) A person may, by notice, ask Urban Utilities to change a water approval condition.
- (2) The request:
 - (a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;
 - (b) must be accompanied by the documents as required under section SC2.6.4 relevant to the request to change a water approval condition; and
 - (c) must be accompanied by the required fee.
- (3) The request must be accompanied by the written consent of the owner of the land related to the connection the subject of the water approval to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the request relates to a publicly-controlled place.
- (4) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the request and may give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.
- (5) Where the request does not comply with the criteria stated in subsection (3), Urban Utilities:
 - (a) cannot accept the request; and
 - (b) must give an action notice to the person making the request within five (5) business days after the request is received.
- (6) If Urban Utilities does not give an action notice stated in subsection (4) within five (5) business days after the request is received, the request is taken to have been accepted in full.
- (7) If the applicant does not comply with an action notice within 10 business days after the action notice is received and Urban Utilities has not accepted the request, the request to amend a water approval condition is taken to have not been made.
- (8) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.

SC2.7.2 Assessing request

- (1) The request must be assessed against the following criteria:
 - (a) the change must be a minor change to the water approval condition;
 - (b) the relevant criteria stated in SC2.2; and
 - (c) the SEQ Code; and
 - (d) any other matter Urban Utilities consider to be relevant to the connection or supply of services.

Note: If Urban Utilities does not have sufficient information to assess the request, a notice requesting information may be given and an agreed timeframe to respond to the request will be negotiated.

SC2.7.3 Deciding request

- (1) If the request complies with the criteria for the request stated in section SC2.7.2, Urban Utilities must approve the request.
- (2) Urban Utilities must give notice of the decision to the person making the request within 20 business days after the later of the following:
 - (a) where an action notice has not been issued; the day the request was received; or
 - (b) where an action notice has been issued; the day the person making the request has complied with the action notice; or
 - (c) another period agreed between Urban Utilities and the person making the request.

SC2.8 Request for a connection certificate

The purpose of SC2.8 is to state the way to apply for a request for a connection certificate.

SC2.8.1 Lodging a request for a connection certificate

- (1) A person may, by notice, ask Urban Utilities to issue a connection certificate for a connection.
- (2) The request:
 - (a) if Urban Utilities has a form for the request, must be in that form; and
 - (b) must be accompanied by the required fee.
- (3) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.
- (4) If a condition of a water approval requires a request for a connection certificate to be given to Urban Utilities, the request must be made:
 - (a) if the water approval states a time by which the request must be made, on or before the stated time; or
 - (b) within 4 years after the water approval takes effect; or
 - (c) a longer period agreed between Urban Utilities and the applicant.

SC2.8.2 Assessing request

- (1) If the request relates to a connection certificate for a connection that is approved under a water approval, or a connection certificate required under a condition of a water approval, the request must be assessed against the following criteria:
 - (a) for a connection:
 - (i) the conditions of the water approval have been complied with; or
 - (ii) the applicant has given security to Urban Utilities to ensure compliance with the conditions;
 - (b) there are no outstanding fees or charges levied by Urban Utilities under the SEQ Water Act.
- (2) Security may only be provided for uncompleted works where:
 - (a) all bonded works can be completed within:
 - (i) three (3) months of the issuing of the connection certificate; or
 - (ii) another period approved by Urban Utilities; and
 - (b) the total value of all uncompleted works does not exceed 50% of the total value of all works to be completed under:
 - (i) the water approval; or
 - (ii) conditions relevant to the particular stage of the works; or
 - (iii) such other percentage required by an infrastructure agreement; and
 - (c) where there is no breach of existing bond conditions.

Editor's note: for process guidance on bonding of uncompleted works please refer to the online guidelines.

- (3) Urban Utilities will review the request to determine if it is complete and will give notice (**information request**) within five (5) business days after the request is received.
- (4) If the request is not complete, the notice issued under subsection (3) will state the requirements to make the request complete.
- (5) Urban Utilities will assess the completed request to determine if it is compliant and will give notice (**information request**) within 20 business days after the request is complete.
- (6) If the request is not compliant, the notice issued under subsection (5) will state the requirements to make the request compliant.
- (7) If the applicant does not respond to the notice in subsection (3) or (5) within 20 business days after the notice is received, the request for connection certificate is taken to not been made and penalties may apply in relation to breach of the water approval.

SC2.8.3 Deciding request

- (1) If the request complies with the criteria for the request stated in section SC2.8.2, Urban Utilities must approve the request.
- (2) Urban Utilities must give notice of the decision to the person making the application within 20 business days after the later of the following:
 - (a) where an information request has not been issued, the day the application was received;
or
 - (b) where an information request has been issued, the day the person making the request has responded to the request for information; or
 - (c) another period agreed between Urban Utilities and the person making the request.

SC2.9 Statutory delegations

The SEQ Water Act identifies referral agencies for certain aspects of development. Urban Utilities has delegated its decision function under section 53 of the SEQ Water Act for the following categories of connections to the following delegates listed in Table SC2.9.1.

Table SC2.9.1 Delegated categories of connections

Column 1 Connection involving	Column 2 Delegate
-	-

SCHEDULE 3 CHARGES SCHEDULE

SC3.1 Purpose and content

- (1) The charges schedule states Urban Utilities' charges for its water service and wastewater service.
- (2) The charges schedule includes:
 - (a) charges for a customer's use of the services; and
 - (b) charges for an application or request under chapter 4C of the SEQ Water Act including connection charges and works charges.

SC3.2 Service use charges

- (1) The drinking water and wastewater service use charges in each shareholder council local government area can be viewed at: **Service Use Charges**
- (2) Service use charges for customer in the Preston and Cabarlah areas of the Lockyer Valley Regional Council that are serviced by the Toowoomba Regional Council, are determined by Toowoomba Regional Council. For water charges in Preston and Cabarlah areas please contact Toowoomba Regional Council.

SC3.3 Charges for an application or request under chapter 4C of the SEQ Water Act including connection charges and works charges

- (1) The charges for an application or request under chapter 4C of the SEQ Water Act including charges for a services advice notice, an application, a request, connection charges and works charges can be viewed at: **Fees and Charges**.

SCHEDULE 4 INFRASTRUCTURE CHARGES SCHEDULE

SC4.1 Purpose

- (1) The infrastructure charges schedule states:
 - (a) the adopted charge for providing Urban Utilities' trunk infrastructure networks including:
 - (i) when the charges take effect;
 - (ii) where the charges apply;
 - (iii) statutory increases;
 - (iv) the charges breakup arrangements with each shareholder Council;
 - (b) the method for calculating levied infrastructure charges for additional demand on Urban Utilities' trunk infrastructure networks including:
 - (i) the application of the levied infrastructure charge;
 - (ii) working out the levied infrastructure charge;
 - (iii) working out the additional demand;
 - (iv) working out the discount;
 - (v) working out the automatic increase;
 - (c) the matters relevant to the working out of an offset and refund for a trunk infrastructure contribution to Urban Utilities' trunk infrastructure networks including:
 - (i) the criteria that must be met before infrastructure is converted to trunk infrastructure; and
 - (ii) the calculation of the establishment cost; and
 - (iii) the recalculation of the establishment cost for work and land; and
 - (iv) the timing of an offset and refund.

SC4.2 Adopted infrastructure charges

SC4.2.1 Adopted infrastructure charges for shareholder Councils of Brisbane City, Lockyer Valley, Scenic Rim and Somerset

- (1) The adopted charges for providing Urban Utilities' trunk infrastructure networks for the relevant part of Urban Utilities' geographic area under the SEQ Water Act, other than the Ipswich City Council local government area and the Bromelton SDA charge area, are stated in Tables SC4.2.1.1, SC4.2.1.2, and SC4.2.1.3.
- (2) The adopted charges for providing Urban Utilities' trunk infrastructure networks for the Bromelton SDA charge area are stated in Table SC4.2.1.4.

Table SC4.2.1.1 Adopted charge for a water approval associated with a reconfiguring a lot (ROL)

Column 1	Column 2	Column 3	Column 4
Council Region	Demand Unit	Adopted Charge (\$ per demand unit)	
		Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Brisbane City Council	Lot	4,987.41	10,125.95
Lockyer Valley Regional Council	Lot	4,322.25	8,390.25
Scenic Rim Regional Council	Lot	2,815.32	11,774.69
Somerset Regional Council	Lot	1,856.03	8,456.36
Ipswich City Council	Lot	See Tables SC4.2.2A and SC4.2.2B	

Table SC4.2.1.2 Residential adopted infrastructure charges for water and wastewater services in each shareholder council

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Residential – Dwelling house, Dual occupancy, Caretaker's accommodation, Multiple dwelling	21,590.50 for each dwelling with 2 or less bedrooms	3,562.43	7,232.82	See Tables SC4.2.2.1 and SC4.2.2.2		3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	30,226.70 for each dwelling with 3 or more bedrooms.	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
Accommodation (short term) charge category													
Hotel, Short term accommodation, Resort complex	Suite with 1 bedroom, 10,795.20	1,781.21	3,616.39	See Tables SC4.2.2.1 and SC4.2.2.2		1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
	Suite with 2 bedrooms, 10,795.20					1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
	Suite with 3 or more bedrooms, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28	1,408.22	5,886.77	1) for hotel and resort complex, 2,628.95 2) for short term accommodation, 1,840.77	0.00	928.52	4,227.67
	Each bedroom that is not part of a suite, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
Tourist park	1 or 2 tent or caravan sites, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	Per caravan or tent site, 1,005.81	Per caravan or tent site, 4,204.56	1,840.77	0.00	670.20	3,970.37
	Each 3 tent or caravan sites, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28			1,840.77	0.00	928.52	4,227.67
	1 or 2 bedroom cabin, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	Per cabin site, 1,005.81	Per cabin site, 4,204.56	2,628.95	0.00	670.20	3,970.37
	3 or more bedrooms cabin, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28	Per cabin site, 1,408.22	Per cabin site, 5,886.77	2,628.95	0.00	928.52	4,227.67

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) <small>As per Schedule 16, column 2 in Planning Regulation 2017</small>	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Accommodation (long term) charge category													
Community residence	Suite with 1 or 2 bedrooms, 21,590.50	3,562.43	7,232.82	See Tables SC4.2.2.1 and SC4.2.2.2		3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	Suite with 3 or more bedrooms, 30,226.70	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
	Each bedroom that is not part of a suite, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
Rooming accommodation, Hostel	Suite with 1 or 2 bedrooms, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	Suite with 3 or more bedrooms, 30,226.70	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
	Each bedroom that is not part of a suite, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
Relocatable home park	1 or 2 bedroom relocatable dwelling site, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	3 or more bedroom relocatable dwelling site, 30,226.70	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
Retirement facility	Suite with 1 or 2 bedrooms, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	Suite with 3 or more bedrooms, 30,226.70	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
	Each bedroom that is not part of a suite, 21,590.50	3,562.43	7,232.82			3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72

Table SC4.2.1.3 Non-residential adopted infrastructure charges for water and wastewater services in each shareholder council

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Places of Assembly Charge Category													
Club	1) 75.60 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	12.96	25.92	See Tables SC4.2.2.3 and SC4.2.2.4	10.17	19.32	3.13	12.51	5.26	0.00	2.60	13.61	
Community use		12.96	25.92		10.17	19.32	3.13	12.51	5.26	0.00	2.60	13.61	
Function facility		12.96	25.92		10.17	19.32	3.13	12.51	5.26	0.00	2.60	13.61	
Funeral parlour		12.96	25.92		10.17	19.32	3.13	12.51	5.26	0.00	2.60	13.61	
Place of worship		12.96	25.92		10.17	19.32	3.13	12.51	5.26	0.00	2.60	13.61	
Commercial (Bulk Goods) Charge Category													
Agricultural supplies store	1) 151.15 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4	24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Bulk landscape supplies		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Garden centre		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Hardware and trade supplies		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Outdoor sales		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Showroom		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68	
Commercial (Retail) Charge Category													
Adult store	1) 194.30 for each m ² of gross floor area 2) 10.50 for each m ² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4	24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Food and drink outlet		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Service industry		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Service station		12.95	25.91		24.41	47.80	1) Fuel pump, 0.00 2) Shop component, 6.24 3) Food and drink outlet, 6.24	1) Fuel pump, 0.00 2) Shop component, 25.02 3) Food and drink outlet, 25.02	1) Fuel pump, 0.00 2) Shop component, 10.52 3) Vehicle repair shop, 7.55 4) Food and drink outlet, 10.52	0.00	4.53	27.86	
Shop		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Shopping centre	12.95	25.91	24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86			

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Commercial (Office) Charge Category													
Office	1) 151.15 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4	24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Sales office		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Education Facility Except an Educational Establishment for the Flying Start for Queensland Children Program Charge Category													
Childcare centre	1) 151.15 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4	24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Community care centre		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program		12.95	25.91		24.41	47.80	6.24	25.02	10.52	0.00	4.53	27.86	
Educational Establishment for the Flying Start for Queensland Children Program Charge Category													
Educational Establishment for the Flying Start for Queensland Children program	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Entertainment													
Hotel	1) 215.90 for each m ² of gross floor area, other than areas for providing accommodation 2) 10.80 for each m ² impervious to stormwater	21.60	43.18	See Tables SC4.2.2.3 and SC4.2.2.4	34.58	67.12	6.24	25.02	10.52	0.00	4.53	27.86	
Nightclub entertainment facility		21.60	43.18		34.58	67.12	6.24	25.02	10.52	0.00	4.53	27.86	
Theatre		21.60	43.18		34.58	67.12	6.24	25.02	10.52	0.00	4.53	27.86	
Resort complex		21.60	43.18		0.00	0.00	Bar, 6.24	Bar, 25.02	Bar, 10.52	Bar, 0.00	0.00	0.00	
Indoor Sport and Recreational Facility Charge Category													
Indoor sport and recreation (other than for a court area)	1) 215.90 for each m ² of gross floor area, other than court areas 2) 21.55 for each m ² of gross floor area that is a court area 3) 10.80 for each m ² impervious to stormwater	21.60	43.18	See Tables SC4.2.2.3 and SC4.2.2.4	34.58	67.12	10.42	41.69	17.89	0.00	9.26	55.68	
Indoor sport and recreation (for a court area)		2.16	3.24		2.03	3.05	1.04	4.16	2.11	0.00	1.03	4.18	

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) <small>As per Schedule 16, column 2 in Planning Regulation 2017</small>	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
High Impact Industry or Special Industry Charge Category													
High impact industry	1) 75.60 for each m ² of gross floor area	14.05	29.17	See Tables SC4.2.2.3 and SC4.2.2.4		15.26	28.48	8.16	33.36	13.67	0.00	6.21	35.02
Special industry (Noxious and hazardous industries)	2) 10.80 for each m ² impervious to stormwater	14.05	29.17			15.26	28.48	8.16	33.36	13.67	0.00	6.21	35.02
Other Industry Charge Category													
Low impact industry	1) 54.00 for each m ² of gross floor area	12.95	25.92	See Tables SC4.2.2.3 and SC4.2.2.4		10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Medium impact industry	2) 10.80 for each m ² impervious to stormwater	12.95	25.92			10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Research and technology industry		12.95	25.92			10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Rural industry		12.95	25.92			10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Warehouse		12.95	25.92			10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Marine and Waterfront Industry		12.95	25.92			10.17	19.32	6.25	25.02	10.52	0.00	4.08	21.37
Transport depot		0.00	0.00			0.00	0.00	6.25	25.02	10.52	0.00	4.08	21.37
High Impact Rural													
Cultivating, in a confined area, aquatic animals or plants for sale	21.55 for each m ² of gross floor area	3.24	7.54	See Tables SC4.2.2.3 and SC4.2.2.4		3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Intensive animal industry		3.24	7.54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Intensive horticulture		3.24	7.54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Wholesale nursery		3.24	7.54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Winery		3.24	7.54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Low Impact Rural													
Animal husbandry	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cropping		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent plantation		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wind farm		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) <small>As per Schedule 16, column 2 in Planning Regulation 2017</small>	Brisbane (\$ per demand unit)		Ipswich (\$ per demand unit)		Lockyer Valley (\$ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area (\$ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford (\$ per demand unit)		Somerset (\$ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Essential Services													
Correctional/ Detention facility	1) 151.15 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Emergency services		12.95	25.91			10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Health care service		12.95	25.91			10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Hospital		12.95	25.91			10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Residential care facility		12.95	25.91			10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Veterinary service		12.95	25.91			10.17	19.32	6.24	25.02	10.52	0.00	4.18	21.68
Minor Uses Charge Category													
Advertising device	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cemetery		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Home-based business		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landing		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor lighting		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Park		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roadside stall		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telecommunications facility		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary use		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Uses Charge Category													
Air service	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or distributor-retailer decides to apply to the use	The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		See Tables SC4.2.2.3 and SC4.2.2.4		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.	
Animal keeping													
Car park													
Crematorium													
Extractive industry													
Major sport, recreation and entertainment facility													
Motor sport facility													
Non-resident workforce accommodation													
Outdoor sport and recreation													
Port service													
Tourist attraction													
Utility installation													
Any other use not listed in column 1, including a use that is unknown													

Table SC4.2.1.4 Non-residential adopted infrastructure charges for water and wastewater services in Bromelton SDA charge area

Development category	Maximum Allowable Charge (MAC) (\$ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Water supply (\$ per demand unit)	Wastewater (\$ per demand unit)
Commercial (Retail) Charge Category			
Adult store	1) 194.30 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater ¹⁵²	3.67	18.16
Food and drink outlet		3.67	18.16
Service industry		3.67	18.16
Service station		3.67	18.16
Shop		3.67	18.16
Shopping centre		3.67	18.16
Commercial (Office) Charge Category			
Office	1) 151.15 for each m ² of gross floor area 2) 10.80 for each m ² impervious to stormwater	3.67	18.16
Sales office		3.67	18.16
High Industry Charge Category			
High impact industry	1) 75.60 for each m ² of gross floor area 2) 10.80 for each m ² impervious to storm-water	3.67	18.16
Other Industry Charge Category			
Low impact industry	1) 54.00 for each m ² of gross floor area 2) 10.80 for each m ² impervious to storm-water	3.67	18.16
Medium impact industry		3.67	18.16
Research and technology industry		3.67	18.16
Rural industry		3.67	18.16
Warehouse		3.67	18.16
Marine and waterfront industry		3.67	18.16
Transport depot		3.67	18.16

SC4.2.2 Adopted infrastructure charges with shareholder Council of Ipswich City

- (1) Urban Utilities has, for the purposes of working out under the schedule the adopted charge for Urban Utilities' trunk infrastructure networks for the Ipswich City Council local government area, determined the following:
- (a) a charge for each trunk infrastructure network based on Planning Scheme Policy 5-Infrastructure as in force on 30 June 2011 (including indexation) for development which is included in Tables SC4.2.2.1, SC4.2.2.2, SC4.2.2.3 and SC4.2.2.4 that comprises the following:
 - (i) Urban Utilities' trunk infrastructure network charge (UUNC);
 - (ii) Ipswich City Council's trunk infrastructure network charge (ICCNC);
 - (b) a total trunk infrastructure networks charge (Total NC) for Urban Utilities' trunk infrastructure networks and Ipswich City Council's trunk infrastructure networks which is worked out by adding the UUNC and the ICCNC;
 - (c) the maximum adopted charge (MAC) under the Planning Regulation is to be applied by Urban Utilities as follows:
 - (i) for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the MAC for a dwelling house (3 or more bedroom) in the Residential charge category in the Planning Regulation;
 - (ii) for a reconfiguring a lot which is in the commercial or industrial area, the percentage of the site area in Table 4.2.2B of the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;
 - (iii) for a material change of use, the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;
 - (d) for the purposes of (c):
 - (i) commercial or industrial area means that part of the Ipswich City Council local government area in the zones and designations under the Ipswich Planning Scheme 2006 identified as the commercial or industrial area in Tables SC4.2.2.3 and SC4.2.2.4;
 - (ii) residential area means that part of the Ipswich City Council local government area in the residential zones and designations under the Ipswich Planning Scheme 2006;
 - (e) that the adopted charge for Urban Utilities' trunk infrastructure networks is to be worked out by Urban Utilities as follows:
 - (i) where Total NC is less than or equal to the MAC, the UUNC;
 - (ii) where Total NC is greater than the MAC, using the following calculation:

$$\left(\frac{\text{UUNC}}{\text{Total NC}} \right) \times \text{MAC}$$

Table SC4.2.2A – (Ipswich only) Trunk infrastructure network charges for reconfiguring a lot in the residential area

Column 1 Demand Unit	Column 2 Trunk infrastructure network charges	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Table SC4.2.2.1	Table SC4.2.2.2

Table SC4.2.2B – (Ipswich only) Trunk infrastructure network charges for reconfiguring a lot not in a residential area

Column 1 Demand Unit	Column 2 Area	Column 3 Unconstrained percentage	Column 4 Constrained percentage	Column 5 Trunk infrastructure network charges	
				Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	Commercial (Office) area	30	Not Applicable	Trunk infrastructure network charge for Commercial (office) – Office Charge in Table SC4.2.2.3 (\$ per m ² GFA)	Trunk infrastructure network charge for Commercial (office) – Office Charge in Table SC4.2.2.4 (\$ per m ² GFA)
Lot	Commercial (Retail) area	30	22.5 in the Business park zone	Trunk infrastructure network charge for Commercial (retail) – Shop Charge in Table SC4.2.2.3 (\$ per m ² GFA)	Trunk infrastructure network charge for Commercial (retail) – Shop Charge in Table SC4.2.2.4 (\$ per m ² GFA)
Lot	Other Industry Area	30	6.65 in the Regional business and industry zone and Regional business and industry investigation zone	Trunk infrastructure network charge for Other Industry – low impact industry charge in Table SC4.2.2.3 (\$ per m ² GFA)	Trunk infrastructure network charge for Other Industry – low impact industry charge in Table SC4.2.2.4 (\$ per m ² GFA)

Column 1 – Charge Area	Column 2 – Sewerage trunk infrastructure network charge (\$ per demand unit)																													
	Non-residential use under the Planning Regulation. Editor's note – see schedule 16, Table 1, column 1 of the Planning Regulation																													
	Places of Assembly	Commercial (bulk goods)				Commercial (retail)				Commercial (office)	Educational facility			Entertainment		Indoor sport & recreation	Other Industry			High impact or special industry	Low impact rural	High impact rural	Essential services			Other uses			Minor uses	
Club, Community use, Funeral parlour, Place of worship Function facility	Agric. supplies store, Garden Centre H/ware & trade supplies, Showroom Bulk landscape supplies Outdoor sales				Adult store, Shop, Shopping centre, Service station Fast food premises Other Service Industry				Office, Sales office	Childcare centre, Community care centre Primary school Other Educational establishment other than an educational establishment for the Flying Start for Qld Children program			Hotel, Nightclub entertainment facility Theatre		Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine Research & tech. ind. Warehouse			High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, intensive animal ind.v & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility Emergency services Health care service, Veterinary service			Crematorium Major sport, recreation and entertainment facility Outdoor sport and recreation			Air service, Animal keeping, Car park, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
34	9.73	29.19	24.32	4.86	9.73	24.32	145.93	77.83	14.59	24.32	18.97	18.97	31.62	29.19	9.73	9.73	14.59	24.32	4.86	14.59	0.00	0.00	10.70	14.59	24.32	24.32	9.73			
35	25.58	76.75	63.96	12.79	25.58	63.96	383.75	204.66	38.37	63.96	49.89	49.89	83.15	76.75	25.58	25.58	38.37	63.96	12.79	38.37	0.00	0.00	28.14	38.37	63.96	63.96	25.58			
36	46.66	139.98	116.65	23.33	46.66	116.65	699.90	373.28	69.99	116.65	90.99	90.99	151.65	139.98	46.66	46.66	69.99	116.65	23.33	69.99	0.00	0.00	51.33	69.99	116.65	116.65	46.66			
37	8.51	25.54	21.28	4.26	8.51	21.28	127.70	68.11	12.77	21.28	16.60	16.60	27.67	25.54	8.51	8.51	12.77	21.28	4.26	12.77	0.00	0.00	9.36	12.77	21.28	21.28	8.51			
38	35.15	105.44	87.86	17.57	35.15	87.86	527.18	281.16	52.72	87.86	68.53	68.53	114.22	105.44	35.15	35.15	52.72	87.86	17.57	52.72	0.00	0.00	38.66	52.72	87.86	87.86	35.15			
39	40.50	121.49	101.24	20.25	40.50	101.24	607.46	323.98	60.75	101.24	78.97	78.97	131.62	121.49	40.50	40.50	60.75	101.24	20.25	60.75	0.00	0.00	44.55	60.75	101.24	101.24	40.50			
40	55.17	165.52	137.93	27.59	55.17	137.93	827.60	441.39	82.76	137.93	107.59	107.59	179.31	165.52	55.17	55.17	82.76	137.93	27.59	82.76	0.00	0.00	60.69	82.76	137.93	137.93	55.17			
41	7.62	22.87	19.06	3.81	7.62	19.06	114.35	60.99	11.44	19.06	14.87	14.87	24.78	22.87	7.62	7.62	11.44	19.06	3.81	11.44	0.00	0.00	8.39	11.44	19.06	19.06	7.62			
42	15.10	45.29	37.74	7.55	15.10	37.74	226.43	120.76	22.64	37.74	29.44	29.44	49.06	45.29	15.10	15.10	22.64	37.74	7.55	22.64	0.00	0.00	16.60	22.64	37.74	37.74	15.10			
43	9.45	28.34	23.62	4.72	9.45	23.62	141.69	75.57	14.17	23.62	18.42	18.42	30.70	28.34	9.45	9.45	14.17	23.62	4.72	14.17	0.00	0.00	10.39	14.17	23.62	23.62	9.45			
44	19.57	58.70	48.91	9.78	19.57	48.91	293.48	156.52	29.35	48.91	38.15	38.15	63.59	58.70	19.57	19.57	29.35	48.91	9.78	29.35	0.00	0.00	21.52	29.35	48.91	48.91	19.57			
45	13.56	40.69	33.90	6.78	13.56	33.90	203.43	108.50	20.34	33.90	26.45	26.45	44.08	40.69	13.56	13.56	20.34	33.90	6.78	20.34	0.00	0.00	14.92	20.34	33.90	33.90	13.56			
46	12.49	37.47	31.23	6.25	12.49	31.23	187.37	99.93	18.74	31.23	24.36	24.36	40.60	37.47	12.49	12.49	18.74	31.23	6.25	18.74	0.00	0.00	13.74	18.74	31.23	31.23	12.49			
47	12.97	38.91	32.42	6.48	12.97	32.42	194.53	103.75	19.45	32.42	25.29	25.29	42.15	38.91	12.97	12.97	19.45	32.42	6.48	19.45	0.00	0.00	14.27	19.45	32.42	32.42	12.97			
48	15.59	46.76	38.97	7.79	15.59	38.97	233.81	124.70	23.38	38.97	30.39	30.39	50.66	46.76	15.59	15.59	23.38	38.97	7.79	23.38	0.00	0.00	17.15	23.38	38.97	38.97	15.59			
49	15.07	45.20	37.67	7.53	15.07	37.67	226.00	120.53	22.60	37.67	29.38	29.38	48.97	45.20	15.07	15.07	22.60	37.67	7.53	22.60	0.00	0.00	16.57	22.60	37.67	37.67	15.07			
50	11.10	33.31	27.76	5.55	11.10	27.76	166.54	88.82	16.65	27.76	21.65	21.65	36.08	33.31	11.10	11.10	16.65	27.76	5.55	16.65	0.00	0.00	12.21	16.65	27.76	27.76	11.10			
51	12.95	38.84	32.37	6.47	12.95	32.37	194.21	103.58	19.42	32.37	25.25	25.25	42.08	38.84	12.95	12.95	19.42	32.37	6.47	19.42	0.00	0.00	14.24	19.42	32.37	32.37	12.95			
52	9.40	28.19	23.49	4.70	9.40	23.49	140.94	75.17	14.09	23.49	18.32	18.32	30.54	28.19	9.40	9.40	14.09	23.49	4.70	14.09	0.00	0.00	10.34	14.09	23.49	23.49	9.40			
53	10.09	30.27	25.23	5.05	10.09	25.23	151.35	80.72	15.14	25.23	19.68	19.68	32.79	30.27	10.09	10.09	15.14	25.23	5.05	15.14	0.00	0.00	11.10	15.14	25.23	25.23	10.09			
54	12.19	36.58	30.49	6.10	12.19	30.49	182.92	97.56	18.29	30.49	23.78	23.78	39.63	36.58	12.19	12.19	18.29	30.49	6.10	18.29	0.00	0.00	13.41	18.29	30.49	30.49	12.19			
55	10.91	32.72	27.27	5.45	10.91	27.27	163.61	87.26	16.36	27.27	21.27	21.27	35.45	32.72	10.91	10.91	16.36	27.27	5.45	16.36	0.00	0.00	12.00	16.36	27.27	27.27	10.91			
56	8.43	25.30	21.08	4.22	8.43	21.08	126.51	67.47	12.65	21.08	16.45	16.45	27.41	25.30	8.43	8.43	12.65	21.08	4.22	12.65	0.00	0.00	9.28	12.65	21.08	21.08	8.43			
57	10.34	31.01	25.84	5.17	10.34	25.84	155.04	82.69	15.50	25.84	20.16	20.16	33.59	31.01	10.34	10.34	15.50	25.84	5.17	15.50	0.00	0.00	11.37	15.50	25.84	25.84	10.34			
<p>The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation</p> <p>The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation</p> <p>The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil. Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation</p>																														

SC4.2.3 When the adopted infrastructure charges take effect

- (1) The date the adopted charges in the infrastructure charges schedule takes effect is the later of the following:
- (i) the date stated by the Board of Urban Utilities in a resolution to adopt this infrastructure charges schedule; or
 - (ii) the day the schedule is uploaded to Urban Utilities' website.

SC4.2.4 Where the adopted infrastructure charges apply

- (1) The applicable area for the adopted infrastructure charges is all of Urban Utilities' geographic area.

SC4.2.5 Statutory increases

- (1) The adopted infrastructure charges set out in this infrastructure charges schedule are applicable at the time this schedule takes effect but are subject to the percentage increase prescribed by section 112 of the Planning Act.

SC4.2.6 Breakup arrangements with shareholder Councils

- (1) The adopted infrastructure charges in Tables SC4.2.1.1, SC4.2.1.2 and SC4.2.1.3 together with any statutory increase of adopted charges are subject to the breakup arrangements with the shareholder Councils of Brisbane, Lockyer Valley, Scenic Rim and Somerset as set out in Table SC4.2.6.1 to Table SC4.2.6.5.

Table SC4.2.6.1 Breakup arrangement with Brisbane

Use under Planning Regulation		% Charged by Local government	% Charged by Distributor-retailer
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		49%	51%
Commercial (bulk goods)		74%	26%
Commercial (retail)		80%	20%
Commercial (office)		74%	26%
Educational facility	General	74%	26%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		70%	30%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	70%	30%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		28%	72%
High impact industry		43%	57%
Low impact rural		-	NA
High impact rural		50%	50%
Essential services		74%	26%

Table SC4.2.6.2 Breakup arrangement with Lockyer Valley

Use under Planning Regulation		% Charged by Local government	% Charged by Distributor-retailer
Residential	1 or 2 bedroom dwelling	46%	54%
	3 or more bedroom dwelling	55%	45%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	46%	54%
	Suite with 3 or more bedrooms	55%	45%
	Bedroom that is not within a suite	46%	54%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	46%	54%
	Suite with 3 or more bedrooms	55%	45%
	Bedroom that is not within a suite	46%	54%
Places of assembly		59%	41%
Commercial (bulk goods)		49%	51%
Commercial (retail)		61%	39%
Commercial (office)		49%	51%
Educational facility	General	49%	51%
	Educational Establishment for the Flying Start for Queensland Children program	-	-
Entertainment		50%	50%
Indoor sport and recreational facility	Indoor sport and recreation (other than for a court area)	50%	50%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		42%	58%
High impact industry		39%	61%
Low impact rural			
High impact rural		NA	NA
Essential services		79%	21%

Table SC4.2.6.3 Breakup arrangement with Scenic Rim – in wastewater service area

Use under Planning Regulation		% Charged by Local government	% Charged by Distributor-retailer
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		78.57%	21.43%
Commercial (bulk goods)		78.57%	21.43%
Commercial (retail)		83.33%	16.67%
Commercial (office)		78.57%	21.43%
Educational facility	General	78.57%	21.43%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		85.00%	15.00%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	75.00%	25%
	Indoor sport and recreation (for a court area)	75.00%	25%
Industry		40.00%	60.00%
High impact industry		42.85%	57.15%
Low impact rural			0
High impact rural		100.00%	0.00%
Essential services		78.57%	21.43%

Table SC4.2.6.4 Breakup arrangement with Scenic Rim – not in wastewater service area

Use under Planning Regulation		% Charged by Local government	% Charged by Distributor-retailer
Residential	1 or 2 bedroom dwelling	50%	50%
	3 or more bedroom dwelling	50%	50%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	50%	50%
	Suite with 3 or more bedrooms	50%	50%
	Bedroom that is not within a suite	50%	50%
Places of assembly		78.57%	21.43%
Commercial (bulk goods)		78.57%	21.43%
Commercial (retail)		83.33%	16.67%
Commercial (office)		78.57%	21.43%
Educational facility	General	78.57%	21.43%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		85.00%	15.00%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	75.00%	25%
	Indoor sport and recreation (for a court area)	75.00%	25%
Industry		40.00%	60.00%
High impact industry		42.85%	57.15%
Low impact rural			0
High impact rural		100.00%	0.00%
Essential services		78.57%	21.43%

Table SC4.2.6.5 Breakup arrangement with Somerset

Use under Planning Regulation		% Charged by Local government	% Charged by Distributor-retailer
Residential	1 or 2 bedroom dwelling	55%	45%
	3 or more bedroom dwelling	56%	44%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	55%	45%
	Suite with 3 or more bedrooms	56%	44%
	Bedroom that is not within a suite	55%	45%
Accommodation (long-term)	Suite with 1 or 2 bedrooms	55%	45%
	Suite with 3 or more bedrooms	56%	44%
	Bedroom that is not within a suite	55%	45%
Places of assembly		54%	36%
Commercial (bulk goods)		55%	45%
Commercial (retail)		65%	35%
Commercial (office)		55%	45%
Educational facility	General	55%	45%
	Educational establishment for the Flying Start for Queensland Children program	-	-
Entertainment		68%	32%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	68%	32%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		50%	50%
High impact industry		43%	57%
Low impact rural		-	-
High impact rural		100%	NA
Essential services		82%	18%

- (2) The adopted infrastructure charges in Table SC4.2.2A to Table SC4.2.2.4 together with any statutory increase of adopted charges are subject to the breakup arrangements set out in section 52(2) of the Planning Regulation.

SC4.3 Method for calculating levied infrastructure charges

SC4.3.1 Application of the levied infrastructure charge

- (1) A levied infrastructure charge applies for the additional demand placed upon Urban Utilities' trunk infrastructure networks generated by a connection the subject of a water approval.
- (2) A levied infrastructure charge does not apply for the following:
 - (a) a connection the subject of a water approval in the following:
 - (i) a priority development area under the *Economic Development Act 2012*;
 - (ii) the corporation area under the *South Bank Corporation Act 1989*;
 - (iii) core port land under the *Transport Infrastructure Act 1994*;
 - (iv) an airport site under the *Airports Act 1996*;
 - (v) designated land under the Planning Act, where the connection the subject of the water approval is being carried out by a public sector entity;
 - (b) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2009*.

SC4.3.2 Working out the levied infrastructure charge

- (1) The levied charge for the connection the subject of the water approval is to be worked out by Urban Utilities as follows:

$$\text{Levied charge} = \text{adopted charge} \times \text{additional demand} - \text{discount}$$

Where the:

adopted charge is determined by identifying the use in respect of the water approval application that is made and the applicable local government in sections SC4.2.1 and SC4.2.2

additional demand is placed upon Urban Utilities' trunk infrastructure networks worked out in accordance with section SC4.3.3

discount is the credit for the prescribed financial contribution worked out in accordance with section SC4.3.4

SC4.3.3 Working out the additional demand

- (1) The additional demand for the connection the subject of the water approval is to be worked out by Urban Utilities as follows:

$$\text{Additional demand} = \text{connection demand} - \text{demand credit}$$

Where the:

connection demand is the demand that will be placed upon Urban Utilities' trunk infrastructure networks by the connection

demand credit is the existing demand already placed upon Urban Utilities' trunk infrastructure networks if applicable

- (2) The connection demand is worked out using the relevant unit of calculation for an adopted charge for the connection in sections SC4.2.1 and SC4.2.2.

- (3) The demand credit for existing demand is to be worked out using the following:
 - (a) for an existing water approval for the premises – the existing demand for the wastewater service or water service as applicable;
 - (b) for demand on trunk infrastructure generated by development, the greater of the following:
 - (i) existing lawful use – if the premises is subject to an existing use which is lawful and already taking place on the premises that places demand upon Urban Utilities’ trunk infrastructure networks – the demand generated for the existing lawful use using the applicable demand units for the use;
 - (ii) previous lawful use – if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises that placed demand upon Urban Utilities’ trunk infrastructure networks – the demand generated for the previous lawful use using the applicable demand units for the use;
 - (iii) other development – if the premises is subject to other development that may be lawfully carried out without the need for a further development permit under the Planning Act that places demand upon Urban Utilities’ trunk infrastructure networks – the demand generated by the other development using the applicable demand units for the development.
- (4) A demand credit under subsection (3) does not apply if an infrastructure requirement that applies or applied to the water approval, use or development has not been complied with.
- (5) The demand credit for an existing lawful use, previous lawful use or other development under subsection 3(b) is to be worked out under subsection 3(b) by Urban Utilities prior to the time for the giving of the water approval to which the levied charge applies as follows:
 - (a) an applicant which is seeking the demand credit for an existing lawful use, previous lawful use or other development is to:
 - (i) give a notice Urban Utilities which provides evidence of the existing lawful use, previous lawful use or other development and the calculation of the demand credit; and
 - (ii) pay the prescribed fee;
 - (b) Urban Utilities is to:
 - (i) determine if a demand credit for the existing lawful use, previous lawful use or other development is applicable;
 - (ii) work out the demand credit for the existing lawful use, previous lawful use or other development if applicable;
 - (iii) allocate the demand credit to the part of the premises where the existing lawful use or previous lawful use physically is taking place or took place; and
 - (iv) give a notice to the applicant stating the outcome of Urban Utilities’ determination.
- (6) A demand credit is only to be provided to a maximum amount equal to the demand which will be generated by the connection.

SC4.3.4 Working out the prescribed financial contribution if applicable

- (1) The discount to be applied for a prescribed financial contribution:
 - (a) is the amount of financial contribution paid towards the cost of supplying trunk infrastructure;
 - (b) which was required by a condition of a previous development approval given by a shareholder Council before 1 July 2011 and which has not lapsed;
 - (c) which has been paid to the shareholder Council or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the shareholder Council for the provision of land, work or money for Urban Utilities' trunk infrastructure networks;
 - (d) which has not been reimbursed or otherwise previously applied against another financial contribution; and
 - (e) where the demand placed upon Urban Utilities' trunk infrastructure networks for which the financial contribution was paid has not been taken up by the existing lawful use or previous lawful use for which the financial contribution was paid.

- (2) The amount of the discount for the prescribed financial contribution is to be worked out by Urban Utilities as follows:

$$\text{Discount} = \text{prescribed financial contribution} - (\text{adopted charge} \times \text{demand credit})$$

Where the:

discount cannot be less than zero

prescribed financial contribution is worked out in accordance with SC4.3.3(1)

adopted charge is determined by identifying the use in respect of which the water approval application is made and the applicable local government on the table in sections SC4.2.1 and SC4.2.2

demand credit is the existing demand already placed upon Urban Utilities trunk infrastructure networks if applicable

- (3) The discount for the prescribed financial contribution is to be worked out by Urban Utilities' prior to the time for the giving of the water approval to which the levied charge applies as follows:
 - (a) an applicant which is seeking the discount for the prescribed financial contribution is to:
 - (i) give a notice in the prescribed form to Urban Utilities which provides evidence of the prescribed financial contribution and the calculation of the discount; and
 - (ii) pay the prescribed fee;
 - (b) Urban Utilities is to:
 - (i) determine if the discount for a prescribed financial contribution is applicable;
 - (ii) work out the discount for the prescribed financial contribution if applicable; and
 - (iii) give a notice to the applicant stating the outcome of Urban Utilities' determination.
- (4) The discount for the prescribed financial contribution apply to and remain with the land that is the subject of the relevant water approval. Therefore, the discount is:
 - (a) capped at the current amount of the applicable adopted charge for the water approval; and
 - (b) not transferable to other land.

SC4.3.5 Working out the automatic increase

- (1) The automatic increase of the levied charge is to be worked out by Urban Utilities as the amount which is equal to the increase calculated by using the index stated in the SEQ Water Act.
- (2) However, the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the SEQ Water Act.

SC4.4 Offset and refund for trunk infrastructure

SC4.4.1 Purpose

- (1) This section states the following matters relevant to working out an offset or refund for the provision of trunk infrastructure for Urban Utilities' trunk infrastructure networks for a connection the subject of a water approval:
 - (a) conversion criteria – the criteria for trunk infrastructure to be applied by Urban Utilities in deciding if development infrastructure is trunk infrastructure;
 - (b) establishment cost – the method to be applied by Urban Utilities for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a water approval to provide land or work for the following trunk infrastructure for Urban Utilities' trunk infrastructure networks:
 - (i) identified trunk infrastructure – development infrastructure which is identified in the schedule of works;
 - (ii) different trunk infrastructure – development infrastructure which:
 - (A) is an alternative to the identified trunk infrastructure; and
 - (B) delivers the same desired standards of service for the network of development infrastructure stated in the schedule of works;
 - (iii) other necessary trunk infrastructure – development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;
 - (iv) prescribed trunk infrastructure – development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the SEQ Water Act;
 - (c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

SC4.4.2 Conversion application

SC4.4.2.1 Purpose

- (1) The purpose of this section is to state the:
 - (a) way to make a conversion application; and
 - (b) the criteria for assessing a conversion application.

SC4.4.2.2 Conversion Application criteria and lodgement

- (1) A person may, by notice, apply to Urban Utilities to convert non-trunk infrastructure to trunk infrastructure.
- (2) The application:
 - (a) if Urban Utilities has a form for the application, must be in that form; and
 - (b) state how the non-trunk infrastructure meets each of the conversion criteria; and
 - (c) must be accompanied by the required fee; and
 - (d) must be made within 1 year after the water approval takes effect.

SC4.4.2.3 Assessing application

- (1) The application must be assessed against the following conversion criteria:
 - (a) construction of the infrastructure has not commenced; and
 - (b) the infrastructure is owned or will be owned by Urban Utilities; and
 - (c) the infrastructure is consistent with desired standards of service; and
 - (d) the infrastructure will service, or is planned to service;
 - (i) premises other than the subject premises; and
 - (ii) land not affected by a developable area constraint; and
 - (iii) development consistent with the assumptions about the type, scale, location and timing of future development; and
 - (iv) premises completely inside the connection area or future connection area; and
 - (e) the type, size and function of the infrastructure is consistent with the types of trunk infrastructure stated in Schedule 5; and
 - (f) the infrastructure is inconsistent with the requirements for non-trunk infrastructure stated in section 99BRDJ of the SEQ Water Act; and
 - (g) the condition of the water approval relating to the infrastructure was not imposed to relocate, modify or otherwise alter existing trunk infrastructure in a way that does not increase the capacity of the existing trunk infrastructure; and
 - (h) the type, size and location of the infrastructure is the most cost-effective option for servicing multiple developments in the area.

Editor's note: The most cost-effective option for trunk infrastructure provision means the least cost option based upon the life cycle cost of the infrastructure required to service unconstrained land at the desired standard of service.

SC4.4.2.4 Deciding application

- (1) If the application complies with the criteria for the application stated in section SC4.4.2.3, Urban Utilities must approve the application.
- (2) Urban Utilities must give notice of the decision to the applicant within 30 business days after the later of the following:
 - (a) where a request for information has not been issued, the day the application was received;
 - (b) where a request for information has been issued, the day the applicant responds to a request for information; or
 - (c) another period agreed between Urban Utilities and the applicant.

SC4.4.3 Request to recalculate the establishment cost

SC4.4.3.1 Purpose

- (1) The purpose of this section is to state the:
 - (a) way to request the establishment cost for trunk infrastructure be recalculated; and
 - (b) methodology used to recalculate the establishment cost for trunk infrastructure.

SC4.4.3.2 Lodging a request to recalculate the establishment cost

- (1) Prior to the commencement of construction, a person may, by notice to Urban Utilities, request Urban Utilities to recalculate the establishment cost stated in an infrastructure charges notice.
- (2) The request:
 - (a) if Urban Utilities has a form for the request, must be in that form;
 - (b) must be accompanied by the relevant documents required under section SC4.4.3.10;
 - (c) in respect of a request to recalculate the establishment cost of work, is made before construction of the infrastructure has commenced and
 - (d) must be accompanied by the required fee.
- (3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:
 - (a) may accept the request; or
 - (b) may not accept the request and give a notice of actions required (**action notice**) to the applicant within five (5) business days after it is received.
- (4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been accepted in full.
- (5) If the person making the request does not comply with an action notice within 10 business days after the request is received and Urban Utilities has not accepted the request, the request to recalculate the establishment cost is taken to have not been made.
- (6) The request must be made:
 - (a) only if the water approval has not lapsed; and
 - (b) before the charge under the infrastructure charges notice becomes payable under SEQ Water Act.

SC4.4.3.3 Methodology to recalculate the establishment cost for work

- (1) The establishment cost must be recalculated on the basis of the market cost using the following methodology.
- (2) The market cost of establishment cost is calculated by:
 - (a) including the following:
 - (i) the construction cost for the work;
 - (ii) construction on costs for the work which do not exceed the following maximum construction on costs:
 - A. the cost of survey for the work which do not exceed 2% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to survey;

- B. the cost of geotechnical investigations for the work which do not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to geotechnical investigations;
 - C. the cost of only detailed design for the work which do not exceed 6% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to detailed design;
 - D. the cost of project management and contract administration for the work which do not exceed 4% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to project management and contract administration;
 - E. the cost of environmental investigations for the work which do not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to environmental investigations;
 - F. a portable long service leave payment for a construction contract for the work;
- (iii) risk and contingencies which do not exceed 10% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to a contingency.
- (b) excluding the following:
- (i) the planning of the work;
 - (ii) a cost of carrying out temporary infrastructure;
 - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
 - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (b)(ii) and (b)(iii);
 - (v) a part of the trunk infrastructure contribution provided by:
 - A. Urban Utilities; or
 - B. a person, other than the applicant or a person engaged by the applicant;
 - (vi) a cost to the extent that GST is payable, and an input tax credit can be claimed for the work;
 - (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;
Editor's note: A relevant approval is a development approval under the Planning Act.
 - (viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant
 - (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
 - (x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
 - (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
 - (xii) a cost of carrying out development infrastructure in excess of the desired standard of service for the network of development infrastructure;
 - (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

- (3) Where Urban Utilities does not have sufficient information to recalculate the establishment cost, Urban Utilities may give a notice requesting information (information request) to the person making the request within 20 business days after:
 - (a) where an action notice has not been issued, the day the request was received; or
 - (b) where an action notice has been issued, the day the person making the request has complied with an action notice.
- (4) If the person making the request does not respond to an information request within 20 business days after the information request is received, the request is taken to have not been made.

SC4.4.3.4 Methodology to recalculate the establishment cost for land

- (1) The establishment cost for a trunk infrastructure that is land must be recalculated on the basis of current market value using the following methodology.
- (2) The current market value of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between:
 - (a) the current market value of the subject premises including the land; and
 - (b) the current market value of the subject premises excluding the land.
- (3) The calculation of current market value will be based on a valuation of the land undertaken by a valuer registered with the Valuers Registration Board.

SC4.4.3.5 Deciding request to recalculate the establishment cost

- (1) If the request complies with the criteria stated in section SC4.4.3.3 or SC4.4.3.44, Urban Utilities must:
 - (a) give to the person making the request a notice which states the following:
 - (i) Urban Utilities' calculation of the market cost for the work and the reason for any difference from the person making the request's calculation; and
 - (ii) the recalculated establishment cost for the work; or
 - (iii) Urban Utilities' calculation of the market value for the land and the reason for any difference from the person making the request's calculation; and
 - (iv) the recalculated establishment cost for the land; and
 - (b) issue an amended infrastructure charges notice.
- (2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:
 - (a) where an action notice has not been issued, the day the request was received; or
 - (b) where an action notice has been issued, the day the person making the request has complied with an action notice; or
 - (c) where an information request has been issued, the day the person making the request has responded to the information request; or
 - (d) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.6 Request to adjust the establishment cost for work

- (1) The person may, by notice to Urban Utilities, request Urban Utilities to adjust the establishment cost for work stated in an infrastructure charges notice, where:
 - (a) an amended infrastructure charges notice has been issued under section SC4.4.3.5;
 - (b) work is a necessary and unavoidable consequence of a latent condition; and
 - (c) the cost of the work is more than the establishment cost stated in the amended infrastructure charges notice.

- (2) The request:
 - (a) if Urban Utilities has a form for the request, must be in that form;
 - (b) be accompanied by the relevant documents as required under section SC4.4.3.10;
 - (c) must be made within 1 year of completion of the work; and
 - (d) must be accompanied by the required fee.
- (3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.
- (4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been accepted in full.
- (5) If the person making the request does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request to adjust the establishment cost is taken to have not been made.
- (6) The request must be made:
 - (a) only if the water approval has not lapsed; and
 - (b) before the levied charge under the infrastructure charges notice becomes payable under section 99BRCL of the SEQ Water Act.

SC4.4.3.7 Methodology to adjust the establishment cost for work

- (1) The establishment cost must be adjusted using the methodology to recalculate the establishment cost stated in section SC4.4.3.3.
- (2) Where Urban Utilities does not have sufficient information to adjust the establishment cost, Urban Utilities may give a notice requesting information (**information request**) to the person making the request within 20 business days after:
 - (a) where an action notice has not been issued, the day the request was received; or
 - (b) where an action notice has been issued, the day the person making the request has complied with the action notice.
- (3) If the applicant does not respond to an information request within 20 business days after the information request is received, the request to adjust the establishment cost is taken to have not been made.

SC4.4.3.8 Deciding request to adjust the establishment cost for work

- (1) If the request complies with the criteria stated in section SC4.4.3.6(1), Urban Utilities must:
 - (a) give to the person making the request a notice which states the following:
 - (i) Urban Utilities' calculation of the adjusted market cost for the work and the reason for any difference from the person making the request's calculation;
 - (ii) the adjusted establishment cost for the work; and
 - (b) issue an amended infrastructure charges notice.
- (2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:
 - (a) where an action notice has not been issued, the day the request was received; or
 - (b) where an action notice has been issued, the day the person making the request has complied with an action notice; or
 - (c) where an information request has been issued, the day the person making the request has responded to an information request; or
 - (d) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.9 Dispute Process

- (1) A person, within 10 business days of the date of a notice under subsection SC4.4.3.5(1) or SC4.4.3.8(1):
 - (a) may give to the distributor-retailer a notice in the prescribed form stating that it disputes the distributor-retailer's recalculation or adjustment of the establishment cost for the work; and
 - (b) must pay the prescribed fee.

Editor's note: The prescribed fee may include the distributor-retailer's costs for the dispute process including the cost of the independent registered quantity surveyor.

- (2) The distributor-retailer and the person are to take the following action to resolve the dispute:
 - (a) the distributor-retailer is to appoint an independent expert agreed to by the person to determine the recalculated or adjusted establishment cost for the work in accordance with this plan;
 - (b) the distributor-retailer and the person are to cooperate in good faith with the independent expert;
 - (c) the distributor-retailer and the person are to accept the independent expert's determination of the establishment cost for the work;
 - (d) the distributor-retailer is to, as soon as reasonable practicable:
 - (i) give to the person a notice which state the recalculated or adjusted establishment cost for the work determined by the independent expert; and
 - (ii) if necessary, issue an amended infrastructure charges notice.

SC4.4.3.10 Documents required for lodgement of a request to recalculate the establishment cost

- (1) This section applies to a request to recalculate the establishment cost.
- (2) Where involving trunk infrastructure that is works, the request must be accompanied by:
 - (a) a detailed schedule of the scope of the work; and
 - (b) a detailed breakdown of elements of the cost estimate (consistent with the provisions of SC4.4.3.3); and
 - (c) a declaration signed by the applicant stating that an open tender process has been conducted; and
 - (d) the tenders received; and
 - (e) the applicant's preferred tenderer; and
 - (f) the applicant's reason for the preferred tenderer; and
 - (g) the terms of the construction contract for the work; and
 - (h) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought; and
 - (i) the applicant's calculation of the market cost for the work.
- (3) Where involving trunk infrastructure that is lands, the request must be accompanied by:
 - (a) a valuation report prepared and certified by a valuer registered with the Valuers Registration Board; and

- (b) the valuation report must include:
 - (i) supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value; and
 - (ii) the relevant sales evidence and clear analysis of how those bona fide sales and any other information was relied upon in forming the valuation assessment; and
 - (iii) a plan clearly showing the area of land that is subject to constraints, including for example:
 - A. a restriction under:
 - 1. a law of the State; or
 - 2. a State or local planning instrument under the Planning Act; or
 - 3. a relevant Commonwealth Act; and
 - B. a tenure under a law of the State; and
 - C. a lease, licence, permit or permission to occupy; and
 - D. an agreement under a law of the State; and
 - E. a determination of native title or an indigenous land use agreement under the *Native Title Act 1993* (Cwlth); and
 - (iv) the valuer's calculation of the market cost for the land based on the before and after method of valuation; and
- (c) for subsection (3)(b)(iv), at the time of the later of the following:
 - (i) where a development permit under the Planning Act has been issued, the day prior to the day the development application was properly made; or
 - (ii) where a development permit under the Planning Act has not been issued, the day prior to the day the application for a water approval was properly made; or
 - (iii) another time agreed between Urban Utilities and the person making the request; and
- (d) the relevant details of the person who valued the land on:
 - (i) each page of the report; or
 - (ii) a page at the front of the report that refers to each other page of the report.
- (4) For sections (2) and (3), a plan which must be drawn to scale and show enough detail to allow Urban Utilities deciding the request to assess the proposed water or wastewater infrastructure work and the constrained land;
- (5) For subsection (3)(d), relevant details of the person who valued the land means:
 - (a) the person's name; and
 - (b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number.

SC4.4.4 Application of an offset and refund

- (1) The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the water approval and an adopted charge applies to the connection the subject of the water approval:
 - (a) an offset – where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge; and;
 - (b) a refund – where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

SC4.4.5 Timing of an offset and refund

- (1) Urban Utilities has adopted payment triggers in relation to the determination of an infrastructure charges notice of when a refund is to be given by Urban Utilities to achieve the following:
 - (a) to seek to integrate land use and infrastructure plans;
 - (b) to implement this plan as the basis for Urban Utilities' trunk infrastructure funding;
 - (c) to implement infrastructure funding which is equitable and financially sustainable to Urban Utilities.
- (2) Urban Utilities' determination of when a refund is to be given by Urban Utilities and related matters under an infrastructure charges notice is as follows:
 - (a) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned period for the trunk infrastructure contribution stated in this plan:
 - (i) the following payment triggers apply:
 - A. for a refund which is an amount that is \$1 million or less – the refund may be given by 30 September of the year following the completion of the trunk infrastructure contribution;
 - B. for a refund which is an amount that is more than \$1 million but not more than \$10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;
 - C. for a refund which is more than \$10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;
 - (ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
 - (b) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided before or in the planned period for the trunk infrastructure contribution stated in this plan:
 - (i) the following payment triggers apply:
 - A. for a refund which is an amount that is \$1 million or less – the refund may be given by 30 September of the year following the end of the relevant planned date or period for the trunk infrastructure contribution;
 - B. for a refund which is an amount that is more than \$1 million but not more than \$10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing on the later of the following:
 1. the year following the completion of the trunk infrastructure contribution;
 2. the year which is 2 years before the end of the relevant planned date or period for the trunk infrastructure contribution;
 - C. for a refund which is more than \$10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing on the later of the following:
 1. the year following the completion of the trunk infrastructure contribution;
 - or

2. the year which is 4 years before the end of the relevant planned date or period for the trunk infrastructure contribution;
- (ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (c) for a trunk infrastructure contribution for necessary trunk infrastructure:
 - (i) Urban Utilities is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in this plan, having regard to the method to be used by Urban Utilities to work out the planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in this plan (*specified date or period*);
 - (ii) Urban Utilities is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;
 - (iii) the following payment triggers apply:
 - A. for a refund which is an amount that is \$1 million or less – the refund may be given by 30 September of the year following the end of the specified date or period for the trunk infrastructure contribution;
 - B. for a refund which is an amount that is more than \$1 million but not more than \$10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing on the later of the following:
 1. the year following the completion of the trunk infrastructure contribution;
 2. the year which is 2 years before the end of the specified date or period for the trunk infrastructure contribution;
 - C. for a refund which is more than \$10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing on the later of the following:
 1. the year following the completion of the trunk infrastructure contribution;
 2. the year which is 4 years before the end of the specified date or period for the trunk infrastructure contribution;
 - (iv) each amount to be paid under subsection (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;
- (d) for a trunk infrastructure contribution for prescribed trunk infrastructure:
 - (i) Urban Utilities is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;
 - (ii) the payment trigger for a refund is 30 September of the year following the end of the planning horizon of the respective Urban Utilities' trunk infrastructure network in this plan;
 - (iii) the amount to be paid under subsection (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

SCHEDULE 5 TYPES OF TRUNK INFRASTRUCTURE

Table SC5.1 Types of trunk infrastructure

Infrastructure network	Examples of trunk infrastructure owned or to be owned by Urban Utilities
Drinking water	<p>Land and/or works for:</p> <ol style="list-style-type: none"> (1) a water treatment facility or chlorination facility including directly associated telemetry, monitoring and control equipment; or (2) water storage facilities where the ultimate total capacity at the site is greater than or equal to 150 kilolitres including directly associated telemetry, monitoring and control equipment; or (3) a pump station (including boosters) which is required to deliver an ultimate design demand of greater than or equal to 12 litres per second normal peak demand (excluding fire flow demand) including directly associated telemetry, monitoring and control equipment; or (4) a water main having a nominal diameter greater than or equal to 200 mm including directly associated fittings being valves, hydrants, scours and air valves; or (5) a water main which: <ol style="list-style-type: none"> (a) has a nominal diameter less than 200mm including directly associated fittings being valves, hydrants, scours and air valves; and (b) is located in a road corridor and performs the same function as another water main in the same road corridor where: <ol style="list-style-type: none"> (i) the purpose of the second water main is purely to augment the capacity of the first water main; and (ii) the combined water mains have an equivalent diameter greater than or equal to 200mm; or <p><i>Editor's note: Water mains on different pressure zones, rider mains paralleling large diameter mains, mains on both sides of major roadways, mains on both sides of streets in industrial areas and the like perform a different function to each other.</i></p> <ol style="list-style-type: none"> (6) a pressure reducing valve including directly associated telemetry, monitoring and control equipment; or (7) a flow meter that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (8) a pressure gauge that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (9) telemetry, monitoring and control equipment that is associated with multiple water supply infrastructure items such as control room equipment and the radio communications network.
Wastewater	<p>Land and/or works for:</p> <ol style="list-style-type: none"> (1) a wastewater treatment plant including outfall structures and disposal systems; or (2) a wastewater pump station which is required to deliver an ultimate design peak wet weather flow of greater than or equal to 9 litres per second including directly associated telemetry, monitoring and control equipment, emergency storage facilities, emergency overflow structures and odour management; or (3) a rising main associated with a trunk sewage pump station including associated fittings being valves, scours, air valves and discharge maintenance holes; or (4) a wastewater gravity main which has a nominal diameter greater than or equal to 225mm including directly associated maintenance structures and emergency overflow structures; or (5) a wastewater gravity main which: <ol style="list-style-type: none"> (a) has a nominal diameter less than 225mm including directly associated maintenance structures and emergency overflow structures; and (b) augments another wastewater gravity main where they share a common upstream maintenance structure which splits the flow and a common downstream maintenance structure which re-joins the flow; or (6) an infrastructure item which receives flow from an upstream infrastructure item that is trunk infrastructure under subsections (1) to (5) above; or (7) telemetry, monitoring and control equipment that is associated with multiple wastewater infrastructure items such as control room equipment and the radio communications network.

SCHEDULE 6 EXTRINSIC MATERIAL

The below table identifies the documents that assist in the interpretation of this plan and are extrinsic material under the Statutory Instruments Act 1992.

Table SC6.1 Extrinsic material

Title of document	Date	Author
Brisbane City Council Local Government Infrastructure Plan	Jun-18	Brisbane City Council
Brisbane City Council Local Government Infrastructure Plan – Extrinsic Material	Oct-17	Brisbane City Council
Brisbane City Council Total Water Cycle Management Plan	2013	Brisbane City Council
Ipswich Council Local Government Infrastructure Plan	Apr-18	Ipswich City Council
Local Government Infrastructure Plan, Supporting Document, Planning Assumptions Summary Report	2016	Ipswich City Council
Lockyer Valley Regional Council, Local Government Infrastructure Plan	2016	Lockyer Valley Regional Council
Lockyer Valley Regional Council, Extrinsic Material to the Local Government Infrastructure Plan	Nov-17	Lockyer Valley Regional Council
Scenic Rim Local Government Infrastructure Plan	Jun-18	Scenic Rim Regional Council
Scenic Rim Regional Council, Planning Assumptions – Extrinsic Material for LGIP	Jan-18	Scenic Rim Regional Council
Somerset Region Planning Scheme Version Three	Apr-18	Somerset Regional Council
Extrinsic Material to the Local Government Infrastructure Plan, Somerset Regional Council	May-16	Somerset Regional Council
Acacia Ridge Water Supply Master Planning Study	Nov-04	GHD
ACR MP Update Memo 20110303	Mar-11	Urban Utilities Internal
Water and Wastewater Master Plan for Lower Oxley Creek	Nov-13	Urban Utilities Internal
Water Network Capacity Master Plan Aspley Water Supply Zone	Jun-16	MWH
Water Master Plan for Bartleys Hill WSA	May-13	GHD
Bracken Ridge WSA Master Planning Study	Jul-09	GHD
Water Master Plan for Brisbane CBD and Inner City	Jan-13	GHD
Water Master Plan for Eildon Hill WSA	May-13	GHD
Water Master Plan for Ferny Grove – Upper Kedron	Nov-14	MWH
Water Master Plan Revision for Green Hill WSA	May-13	GHD
Water Master Plan for Inala / Richlands / Forest Lake	Mar-16	Urban Utilities Internal
Water Trunk Master Plan for Ipswich	Jul-15	MWH
Water Reticulation Master Plan for Ipswich	Feb-17	MWH
Water Master Plan Karana Downs and Mount Crosby Addendum	2012	Urban Utilities Internal
Water capacity master plan Kuraby Karawatha water supply area	Nov-18	Urban Utilities Internal
Water Network Capacity Master Plan – Lockyer Valley, Fernvale and Lowood Water Supply Network	Jun-16	MWH
Manly / Roles Hill Master Plan Part A DMA Concept Design	Dec-09	Urban Utilities Internal
Water Master Plan for Manly/Roles Hill WSA	Jun-14	Urban Utilities Internal
Milne Hill – Stafford WSA Master Planning Study	Jul-09	GHD
Mount Crosby North Service Area Master Planning Study	May-08	GHD
Mount Crosby South WSA Master Planning Study	Aug-07	MWH

Title of document	Date	Author
Mt Gravatt and Holland Park Water Service Area Master Planning Study	Nov-09	Brisbane Water Internal
Mount Ommaney Water Supply Zone Master Planning Study	Apr-09	Brisbane Water Internal
Water Master Plan North Pine Aspley	Jul-11	Urban Utilities Internal
Somerset Region Water Supply Master Plan- Kilcoy, Esk, Toogoolawah, Somerset Dam, Linville & Jimna	2010/11	Urban Utilities Internal/ Ipswich Planning Team
Water and Sewerage Master Plans Scenic Rim Regional Council	Dec-11	Urban Utilities Internal
Bromelton Water and Sewer Infrastructure Report Revision F – draft issue	Jan-15	Opus International Consultants (PCA) Pty Ltd
Water Network Capacity Master Plan Sparkes Hill Water Supply Zone	Jun-17	Urban Utilities Internal
Water Master Plan for Tarragindi Water Supply Zone	Dec-14	Urban Utilities Internal
Water Network Capacity Master Plan Scenic Rim RC-Townships (Excludes Beaudesert, Peak Crossing and Warrill View areas)	Jun-18	Urban Utilities
Water Capacity Master Plan North Pine Aspley Water Supply Area	Nov-18	Stantec
The Gap Water Supply Master Planning Study	Feb-03	GHD
Capital Program Status Report	Mar-19	Urban Utilities

SCHEDULE 7 MAPPING

SC7.1 Map Index

The full map series is available on the Urban Utilities website at: **Maps**

SC7.2 Connection area and future connection area maps (including trunk infrastructure)

SC7.2.1 Drinking water connection area and future connection area maps (including trunk infrastructure)

Map 1-90: Brisbane City Council

Map 91-133: Ipswich City Council

Map 134-145: Lockyer Valley Regional Council

Map 146-165 Scenic Rim Regional Council

Map 166-171: Somerset Regional Council

SC7.2.2 Wastewater Connection area and future connection area maps (including trunk infrastructure)

Map 1-90: Brisbane City Council

Map 91-133: Ipswich City Council

Map 134-145: Lockyer Valley Regional Council

Map 146-165 Scenic Rim Regional Council

Map 166-171: Somerset Regional Council

SCHEDULE 8 SCHEDULE OF WORKS

SC8.1 Water supply network schedule of works

SC8.1.1 Water supply network schedule of works (Brisbane)

Table SC8.1.1 Water supply network schedule of works (Brisbane)

Map number	Map reference	Description	Est timing	Establishment cost
10	FP-MHS-0001	607m of 300dia watermain	2026	\$889,700
11	FP-ASP-0002	45m of 300dia watermain	2036	\$174,993
12	FP-ASP-0001	1,685m of 450dia watermain	2041	\$1,775,449
17	FP-SPH-0002	4m of 300dia watermain	2026	\$2.27
17	FP-SPH-0007	230m of 250dia watermain	2026	\$73,159
17	FP-SPH-0125	72m of 250dia watermain	2026	\$22,912
17	FP-SPH-0126	107m of 250dia watermain	2026	\$33,987
17	FP-SPH-0204	24m of 450dia watermain	2031	
17	FP-SPH-0206	160m of 450dia watermain		\$650,000
17	FP-SPH-0205	244m of 450dia watermain		
17	FP-SPH-0207	148m of 450dia watermain	2036	\$950,000
17	FP-SPH-0212	40m of 450dia watermain		
17	FP-SPH-0213	10m of 250dia watermain	2026	\$3,164
17	FP-SPH-0214	24m of 250dia watermain	2026	\$7,713
17	FP-SPH-0358	827m of 300dia watermain	2036	\$542,000
17	FP-SPH-0359	261m of 300dia watermain	2036	\$542,00
17	FP-SPH-0360	67m of 300dia watermain		
17	FP-SPH-0361	352m of 300dia watermain		
17	FP-SPH-0362	13m of 300dia watermain	2036	\$432,000
18	FP-ASP-0001	1,685m of 450dia watermain	2041	\$1,775,449
19	FP-BRH-0002	2,061m of 250dia watermain	2026	\$656,431
20	FP-BRH-0002	2,061m of 250dia watermain	2026	\$656,431
24	FP-MHS-0002	27m of 200dia watermain	2026	\$38,822
24	FP-MHS-0003	28m of 200dia watermain	2026	\$7,560
24	FP-SPH-0006	9m of 300dia watermain	2026	\$5,002
24	FP-SPH-0307	368m of 300dia watermain		
24	FP-SPH-0319	137m of 300dia watermain	2026	
24	FP-SPH-0334	91m of 250dia watermain		\$1,340,000
24	FP-SPH-0328	252m of 300dia watermain	2041	
24	FP-SPH-0324	292m of 300dia watermain	2036	\$131,000
25	FP-SPH-0358	827m of 300dia watermain	2036	\$542,000

Map number	Map reference	Description	Est timing	Establishment cost
25	FP-ELH-0023	1131m of 300dia watermain	2041	\$650,618
25	FP-SPH-0011	26m of 300dia watermain	2026	\$14,989
30	FP-TGP-0003	296m of 300dia watermain	2026	\$170,179
31	FP-SPH-0006	9m of 300dia watermain	2026	\$5,002
32	FP-ELH-0023	1131m of 300dia watermain	2041	\$650,618
32	FP-BRH-0054	559m of 200dia watermain	2031	\$238,367
32	FP-ELH-0001	152m of 300dia watermain	2026	\$87,332
32	FP-ELH-0014	14m of 300dia watermain	2026	-
32	FP-ELH-0022	31m of 300dia watermain	2041	\$224,711
32	FP-ELH-0024	18m of 200dia watermain	2026	-
32	FP-ELH-0072	480m of 200dia watermain	2026	\$131,376
38	FP-TGP-0004	188m of 450dia watermain	2026	\$197,605
41	FP-WLH-0401	408m of 300dia watermain	2026	\$234,936
46	FP-GRH-0192	195m of 200dia watermain	2026	\$53,389
46	FP-MCN-0013	64m of 300dia watermain	2026	\$36,682
46	FP-TRR-0001	480m of 250dia watermain	2026	\$4,630,000
46	FP-TRR-0002	433m of 300dia watermain		
46	FP-TRR-0122	15m of 200dia watermain	2031	\$4,202
47	FP-TRR-0061	21m of 200dia watermain	2026	\$5,635
47	FP-TRR-0072	16m of 200dia watermain	2026	\$4,259
47	FP-TRR-0112	126m of 250dia watermain		
47	FP-TRR-0113	10m of 250dia watermain		
47	FP-TRR-0114	26m of 250dia watermain	2031	\$139,461
47	FP-TRR-0115	16m of 250dia watermain		
47	FP-TRR-0116	64m of 250dia watermain		
47	FP-TRR-0121	49m of 250dia watermain	2041	\$15,587
53	FP-FIR-0524-01	13m of 200dia watermain	2026	\$3,623
53	FP-MCN-0012	281m of 375dia watermain	2026	\$198,448
53	FP-MCN-0021	290m of 200dia watermain	2026	\$79,283
53	FP-MCN-0022	96m of 200dia watermain	2026	\$26,258
53	FP-MCN-0024	5m of 300dia watermain	2026	\$2,771
53	FP-MCN-0037	98m of 375dia watermain	2026	\$69,440
53	FP-MVN-0035	2m of 200dia watermain	2026	\$1,394
54	FP-MCN-0001	50m of 200dia watermain	2026	\$13,603
54	FP-MCN-0004	251m of 200dia watermain	2026	\$68,792
54	FP-MCN-0005	93m of 200dia watermain	2026	\$25,347

Map number	Map reference	Description	Est timing	Establishment cost
55	FP-TRR-0112	126m of 250dia watermain		
55	FP-TRR-0113	10m of 250dia watermain		
55	FP-TRR-0114	26m of 250dia watermain	2031	\$139,461
55	FP-TRR-0115	16m of 250dia watermain		
55	FP-TRR-0116	64m of 250dia watermain		
55	FP-TRR-0121	49m of 250dia watermain	2041	\$15,587
59	FP-MCN-0002	163m of 300dia watermain	2018	\$316,513
59	FP-MCN-0006	2m of 300dia watermain	2018	\$3,884
59	FP-MCN-0011	192m of 300dia watermain	2018	\$372,825
59	FP-MCN-0034	1m of 300dia watermain	2018	\$1,942
65	FP-MCN-0027	11m of 300dia watermain	2018	\$21,360
65	FP-MCN-0044	1,009m of 250dia watermain	2021	\$1,666,772
65	FP-MCN-0047	399m of 300dia watermain	2018	\$774,776
66	FP-MTO-0003	25m of 300dia watermain	2018	\$48,545
67	FP-MTO-0021	81m of 250dia watermain	2018	\$133,804
70	FP-MGH-0006	58m of 200dia watermain	2021	\$83,395
75	FP-MCS-BW011	17m of 250dia watermain	2019	\$28,082
76	FP-ACR-5001	87m of 250dia watermain	2020	\$143,716
76	FP-ACR-5002	116m of 200dia watermain	2020	\$166,790
76	FP-ACR-5003	118m of 200dia watermain	2020	\$169,666
77	FP-MGH-0005	24m of 300dia watermain	2021	\$46,603
80	FP-ACR-0005-02	410m of 300dia watermain	2036	\$796,136
80	FP-ACR-0005-04	224m of 300dia watermain	2036	\$434,962
80	FP-ACR-0006	119m of 300dia watermain	2036	\$231,074
80	FP-ACR-0008	424m of 200dia watermain	2036	\$609,648

SC8.1.2 Water supply network schedule of works (Ipswich)

Table SC8.1.2 Water supply network schedule of works (Ipswich)

Map number	Map reference	Description	Est timing	Establishment cost
92	FP-IPS-0412	4065m of 200dia watermain	2031	\$2,416,000
92	FP-IPS-0413	1429m of 200dia watermain		
102	FP-IPS-0415	1218m of 375dia watermain	2036	\$861,312
122	FP-IPS-0002-01	1827m of 450dia watermain		
122	FP-IPS-0002-02	387m of 450dia watermain	2031	\$26,742,000
122	FP-IPS-0002-03	307m of 450dia watermain		
122	FP-IPS-0417	2105m of 450dia watermain	2026	\$2,217,575
122	FP-IPS-0003-01	3273m of 600dia watermain	2031	\$26,742,000
126	FP-IPS-0103	1632m of 300dia watermain	2036	\$1,524,818
128	FP-IPS-0417	2105m of 450dia watermain	2026	\$2,217,575
128	FP-IPS-0003-01	3273m of 600dia watermain	2031	\$26,742,000
131	FP-IPS-0103	1632m of 300dia watermain	2036	\$1,524,818
131	FP-IPS-0414	1282m of 300dia watermain	2036	\$3,557,000
132	FP-IPS-0414	1282m of 300dia watermain	2036	\$3,557,000
Water Supply reservoir				
123	IPS_RES_RLL		2041	\$1,777,000
128	IP_RES_RED		2031	\$2,390,180

SC8.1.3 Water supply network schedule of works (Lockyer Valley)

Table SC8.1.3 Water supply network schedule of works (Lockyer Valley)

Map number	Map reference	Description	Est timing	Establishment cost
134	FP-LVS-0026	6306m of 300dia watermain	2041	\$4,570,379
134	FP-LVS-4535	234m of 200dia watermain	2031	\$329,000
134	FP-LVS-4534	226m of 250dia watermain		
134	FP-LVS-4536	233m of 200dia watermain		
134	FP-LVS-4538	135m of 200dia watermain		
134	FP-LVS-4560	477m of 300dia watermain	2026	\$1,302,000
134	FP-LVS-4561	110m of 300dia watermain		
134	FP-LVS-4563	182m of 250dia watermain		
134	FP-LVS-4564	148m of 250dia watermain		
135	FP-LVS-0026	6306m of 300dia watermain	2041	\$4,570,379
137	FP-LVS-0339	1571m of 500dia watermain	2041	\$16,534,941
138	FP-LVS-0339	1,571m of 500dia watermain	2041	\$16,534,941
138	FP-LVS-0025	3388m of 500dia watermain	2041	\$16,534,941
138	FP-LVS-0105	200m of 200dia watermain	2026	\$1,814,955
138	FP-LVS-0106	1641m of 200dia watermain	2026	\$1,814,955
140	FP-LVS-0040	707m of 300dia watermain	2041	\$743,844
140	FP-LVS-0040	2,157m of 300dia watermain	2041	\$2,269,409
140	FP-LVS-0209	430m of 200dia watermain	2036	\$2,512,261
140	FP-LVS-0211	354m of 200dia watermain		
140	FP-LVS-0212	544m of 200dia watermain	2026	\$1,461,000
140	FP-LVS-0213	325m of 200dia watermain		
140	FP-LVS-0218	593m of 300dia watermain	2041	\$623,903
140	FP-LVS-0224	305m of 300dia watermain	2041	\$320,895
140	FP-LVS-0235	494m of 200dia watermain	2036	\$330,374
140	FP-LVS-0237	481m of 300dia watermain	2041	\$506,067
140	FP-LVS-0240	939m of 200dia watermain	2041	\$627,979
140	FP-LVS-0241	356m of 375dia watermain	2041	\$521,910
140	FP-LVS-0340	483m of 300dia watermain	2041	\$508,171
141	FP-LVS-0106	1641m of 200dia watermain	2026	\$1,814,955
141	FP-LVS-0002	Laidley Plainland Road from Cunningham Street to William Street Trunk Main	2041	\$1,963,001
141	FP-LVS-0205	659m of 200dia watermain	2031	\$709,135
141	FP-LVS-0206	407m of 200dia watermain		
141	FP-LVS-0209	430m of 200dia watermain	2036	\$2,512,261

Map number	Map reference	Description	Est timing	Establishment cost
141	FP-LVS-0243	1,346m of 200dia watermain	2036	\$2,512,261
141	FP-LVS-0244	587m of 200dia watermain		
141	FP-WLH-0338	7m of 200dia watermain	2026	\$1,785
142	FP-LVS-4153	101m of 200dia watermain	2026	\$996,000
142	FP-LVS-4169	190m of 200dia watermain		
143	FP-LVS-0100	2050m of 300dia watermain	2041	\$1,963,001
143	FP-LVS-0002	1,453m of 300dia watermain	2036	\$1,528,721
144	FP-LVS-0003	915m of 250dia watermain	2031	\$432,377
144	FP-LVS-0100	2050m of 300dia watermain	2041	\$1,963,001
144	FP-LVS-4089	300m of 300dia watermain	2041	\$1,963,001
144	FP-LVS-4095	6m of 300dia watermain		
144	FP-LVS-4100	27m of 200dia watermain	2026	\$833,000
144	FP-LVS-4101	28m of 200dia watermain		
144	FP-LVS-4140	247m of 200dia watermain	2026	\$67,554
145	FP-LVS-4144	426m of 200dia watermain	2026	\$116,588
145	FP-LVS-4145	482m of 200dia watermain	2026	\$131,896

SC8.1.4 Water Supply Network Schedule of Works (Scenic Rim)

Table SC8.1.4 Water supply network schedule of works (Scenic Rim)

Map number	Map reference	Description	Est timing	Establishment cost
157	FP-BDS-0288	758m of 300dia watermain	2026	\$598,000
157	FP-BDS-0292	126m of 200dia watermain	2026	\$2,560,000
157	FP-BDS-0303	99m of 200dia watermain		
160	FP-BDS-0175	986m of 200dia watermain	2031	\$402,000
158	BDB-0007	Construction of Beaudesert Boonah Road to Mitchell Road Stage 1 Bromelton Distribution spine 1.8 Km 250 mm	2031	\$897,249
158	BDB-0012	Construction of 466 m 200 mm Bromelton RDA mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	\$198,460
159	BDB-0006	Construction of Bromelton RDA 250mm mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	\$394,831
159	BDB-0010	Construction of Todd Lane west Beaudesert Boonah Road Stage 1 Bromelton Distribution spine 700 m 300 mm	2031	\$621,494
159	BDB-0013	Construction of 484 m of 200 mm Bromelton RDA mains between Beaudesert Boonah \$520,451 Road towards Sandy Creek Road	2031	\$205,772
160	FP-BDS-0235	40m of 375dia watermain	2041	\$27,996
160	FP-BDS-0236	1,048m of 375dia watermain	2036	\$4,605,000
160	FP-BDS-0237	37m of 375dia watermain	2041	\$26,087
160	FP-BDS-0405	479m of 375dia watermain	2036	\$504,000
160	FP-BDS-0406	690m of 375dia watermain	2026	\$1,098,900
160	FP-BDS-0068	301m of 200dia watermain		
160	FP-BDS-0407	39m of 375dia watermain		
160	FP-BDS-0182	1415m of 200dia watermain	2031	\$1,271,000
161	FP-BDS-0243	29m of 200dia watermain	2031	\$1,271,000
161	FP-BDS-0204	1752m of 200dia watermain	2031	\$1,271,000
162	FP-BDS-0173	1431m of 200dia watermain	2026	\$583,000
161	FP-BDS-0182	1415m of 200dia watermain	2031	\$1,271,000
162	FP-BDS-0245	1,062m of 375dia watermain	2036	\$4,605,000
162	FP-BDS-0236	1,048m of 375dia watermain	2036	\$4,605,000
163	FP-BDS-0204	1752m of 200dia watermain	2031	\$1,271,000

Map number	Map reference	Description	Est timing	Establishment cost
164	FP-CNN-0022	504m of 200dia watermain		
164	FP-CNN-0023	298m of 250dia watermain		
164	FP-CNN-0024	53m of 250dia watermain		
164	FP-CNN-0029	453m of 250dia watermain		
164	FP-CNN-0030	175m of 200dia watermain		
164	FP-CNN-0031	275m of 250dia watermain		
164	FP-CNN-0032	243m of 200dia watermain		
164	FP-CNN-0051	90m of 250dia watermain	2031	\$503,000
164	FP-CNN-0053	335m of 200dia watermain		
164	FP-CNN-0054	411m of 200dia watermain		
164	FP-CNN-0055	482m of 200dia watermain		
164	FP-CNN-0056	175m of 200dia watermain		
164	FP-CNN-0013	317m of 200dia watermain		
165	FP-CNN-0007	343m of 200dia watermain		
165	FP-CNN-0009	199m of 200dia watermain		
165	FP-CNN-0011	381m of 200dia watermain		
165	FP-CNN-0022	504m of 200dia watermain		
165	FP-CNN-0012	162m of 200dia watermain	2031	
164	FP-CNN-0252	873m of 250dia watermain		
165	FP-CNN-0013	317m of 200dia watermain		\$503,000
165	FP-CNN-0052	701m of 200dia watermain		
165	FP-CNN-0003	389m od 200dia watermain		
165	FP-CNN-0008	189m of 200dia watermain	2026	
165	FP-CNN-0049	120m of 200dia watermain		
164	FP-CNN-0057	2919M OF 250DIA WATERMAIN	2036	\$1,682,000
165	FP-CNN-0057	2919M OF 250DIA WATERMAIN	2036	\$1,682,000
Water Supply Reservoirs				
157	BDB-003 2016	Gleaneagle Storage FT-BDS-G1	2036	\$466,000

SC8.1.5 Water Supply Network Schedule of Works (Somerset)

Table SC8.1.5 Water supply network schedule of works (Somerset)

Map number	Map reference	Description	Est timing	Establishment cost
166	FP-KIL-0002	562m of 250dia watermain	2041	\$402,000
166	FP-KIL-0003	54m of 200dia watermain	2041	\$32,000
166	FP-KIL-0004	36m of 200dia watermain	2026	\$20,000
166	FP-KIL-0034	7m of 100dia watermain	2026	\$1,240
166	FP-KIL-0040	925m of 250dia watermain	2026	\$294,681
166	FP-KIL-0041	195m of 250dia watermain	2026	\$62,228
166	FP-KIL-0049	92m of 200dia watermain	2026	\$25,251
168	FP-ESK-0001	141m of 200dia watermain		
168	FP-ESK-0002	115m of 200dia watermain	2026	\$682,000
168	FP-ESK-0003	605m of 200dia watermain		
168	FP-ESK-0006	55m of 200dia watermain	2026	\$15,136
168	FP-ESK-0017	22m of 200dia watermain	2026	\$5,902
168	FP-LVS-0011	462m of 450dia watermain	2032	\$486,609
169	FP-LVS-0259	-173m of 200dia watermain		
169	FP-LVS-0343	407m of 200dia watermain	2026	\$7,789,719
169	FP-LVS-0805	135m of 200dia watermain		
170	FP-LVS-0284	152m of 300dia watermain		
170	FP-LVS-0686	309m of 300dia watermain		
171	FP-LVS-0284	152m of 300dia watermain		
171	FP-LVS-0686	309m of 300dia watermain	2026	\$7,789,719
171	FP-LVS-0368	31m of 300dia watermain		
171	FP-LVS-0700	277m of 300dia watermain		
171	FP-LVS-0721	450m of 200dia watermain		
171	FP-LVS-0815	382m of 200dia watermain		
169	FP-LVS-0342	250m of 250dia watermain	2031	\$3,416,380
169	FP-LVS-0388	338m of 300dia watermain	2026	
169	FP-LVS-0360	225m of 250dia watermain	2026	\$3,416,380
169	FP-LVS-0794	639m of 450dia watermain	2036	\$2,512,261
169	FP-LVS-0795	16m of 450dia watermain		
169	FP-LVS-0811	73m of 200dia watermain	2031	\$5,930,322
169	FP-LVS-4012	489m of 200dia watermain	2026	\$133,857
169	FP-LVS-4014	707m of 200dia watermain	2026	\$193,423
170	FP-LVS-0266	173m of 300dia watermain	2041	\$4,691,183
171	FP-LVS-0302	457m of 300dia watermain	2026	\$262,906
171	FP-LVS-0702	458m of 300dia watermain	2031	\$5,930,322

SC8.2 Wastewater network schedule of works

SC8.2.1 Wastewater network schedule of works (Brisbane)

Table SC8.2.1.1 Wastewater supply network schedule of works (Brisbane)

Map number	Map reference	Description	Est timing	Establishment cost
11	BDEVAA03A83	80m of 225mm gravity main	2026	\$32,030
11	BDEVAA03A89	137m of 225mm gravity main	2026	\$58,000
11	BWWCAA07B17	795m of 375mm gravity main	2026	\$1,252,550
11	BWWCAA07B85	74m of 150mm gravity main	2026	\$39,469
17	BWWCAA07B48	751m of 375mm gravity main	203	\$1,755,503
17	BWWCAA07B49	751m of 375mm gravity main	2036	\$1,599,273
17	BWWCAA07B41	78m of 300mm gravity main	2031	\$277,827
17	BWWCAA07D19	212m of 450mm gravity main	2036	\$676,994
17	BWWCAA07D39	480m of 375mm gravity main	2036	\$1,550,762
18	BWWCAA07A64	317m of 300mm gravity main	2036	\$822,000
18	BWWCAB03	3898m of 1050mm gravity main	2031	\$8,293,583
18	BWWCAA54	1027m of 675mm gravity main	2026	\$5,986,958
18	BWWCAB02	1563m of 675mm gravity main	2031	\$47,200,00
18	BWWCAA07D38	452m of 300mm gravity main	2031	\$178,393
20	BWWCAA79	5983m of 1840mm rising main	2026	\$74,900,000
23	BWWCAA07B40	516m of 300mm gravity main	2031	\$1,193,905
25	BWWCAB05	906m of 300mm gravity main	2026	\$6,049,550
25	BWWCAB06	1422m of 300mm gravity main	2026	\$9,343,098
25	BWWCAB43	5532m of 1050mm gravity main	2026	\$85,000,000
26	BWWCAB43	5532m of 1050mm gravity main	2026	\$85,000,000
26	BWWCAB06	1422m of 300mm gravity main	2026	\$9,343,098
26	BWWCAB03	3898m of 1050mm gravity main	2031	\$8,293,583
26	BWWCAA07D30	443m of 300mm gravity main	2026	\$1,287,806
26	BWWCAB50	261m of 380mm gravity main	2026	\$10,652,345
26	BWWCAA98	2346m of 1200mm gravity main	2026	\$42,459,537
26	BWWCAA07D35	2753m of 600mm gravity main	2031	\$3,676,788
27	BWWCAA79	5983m of 1840mm rising main	2026	\$74,900,000
32	BWWCAB43	5532m of 1050mm gravity main	2026	\$85,000,000
32	BWWCAA07D94	187m of 900mm gravity main	2026	\$3,970,274
32	BWWCAB04	2511m of 380mm gravity main	2031	\$5,439,183
32	BWWCAB18	1356m of 2400mm gravity main	2031	\$57,700,000
32	BWWCAB09	1604m of 675mm gravity main	2026	\$7,789,582
33	BWWCAA98	2346m of 1200mm gravity main	2026	\$42,459,537

Map number	Map reference	Description	Est timing	Establishment cost
33	BWWCAB18	1356m of 2400mm gravity main	2031	\$57,700,000
33	BWWCAA96	1845m of 550mm gravity main	2026	\$122,239,225
33	BWWCAB42	2339m of 2400mm gravity main	2026	\$37,400,000
33	BWWCAA96	3740m of 1350mm gravity main	2026	\$122,239,225
35	S4-2019-GM-002	654m of 600mm gravity main	2036	\$1,421,300
39	BWWCAA07B91	175m of 375mm gravity main	2026	\$2,726,879
39	BWWCAB53	617m of 450mm gravity main	2026	\$6,602,000
39	BWWCAA07D52	35m of 300mm gravity main	2031	\$68,406
40	BWWCAB09	1604m of 675mm gravity main	2026	\$7,789,582
40	BWWCAA07B96	58m of 560mm gravity main	2026	\$3,497,000
40	BWWCAA07D46	333m of 225mm gravity main	2026	\$1,623,000
40	BWWCAA07D45	74m of 300mm gravity main	2026	\$1,227,000
40	BWWCAA07D54	103m of 225mm gravity main	2026	\$1,041,000
40	BWWCAA07D55	197m of 225mm gravity main	2026	\$1,082,000
40	BWWCAA07D56	235m of 225mm gravity main	2026	\$1,272,000
40	BWWCAA07D26	220m of 225mm gravity main	2031	\$1,217,000
40	BWWCAA07D27	140m of 225mm gravity main	2031	\$758,000
40	BWWCAA07D28	174m of 300mm gravity main	2031	\$1,955,000
40	BWWCAA07D23	63m of 225mm gravity main	2036	\$325,000
40	BWWCAA07D24	160m of 225mm gravity main	2041	\$1,306,000
40	BWWCAA07D24	73m of 300mm gravity main		
40	BWWCAA61	284m of 225mm gravity main	2026	\$3,019,000
40	BWWCAB16	516m of 600mm gravity main	2026	\$9,428,165
40	BWWCAA07C40	244m of 300mm gravity main	2026	\$2,311,000
40	BWWCAA07C62	226m of 300mm gravity main	2026	\$1,184,000
40	BWWCAB21	792m of 300mm gravity main	2026	\$3,484,000
40	BWWCAB21	69m of 600mm gravity main		
40	BWWCAA93	65m of 450mm gravity main	2026	\$211,956
40	BWWCAA34	770m of 675mm gravity main	2026	\$20,945,875
40	BWWCAA07D51	261m of 375mm gravity main	2036	\$633,705
40	BWWCAA07D34	146m of 230mm gravity main	2031	\$118,779
40	BWWCAA07D40	470m of 300mm gravity main	2036	\$945,619
40	BWWCAA07D36	278m of 325mm gravity main	2031	\$672,553
40	BWWCAA07D53	259m of 450mm gravity main	2031	\$819,352
40	BWWCAA07D44	84m of 225mm gravity main	2026	\$180,000
40	BWWCAB39	299m of 650mm gravity main	2026	\$19,129,000

Map number	Map reference	Description	Est timing	Establishment cost
41	BWWCAA96	3740m of 1350mm gravity main	2026	\$122,239,225
41	BWWCAA40	1714m of 600mm gravity main	2026	\$8,451,125
41	BWWCAA07A98	609m of 375mm gravity main	2026	\$1,713,083
41	BWWCAA07B54	539m of 300mm gravity main	2026	\$2,130,365
41	BWWCAA85	1153m of 600mm gravity main	2026	\$6,392,167
41	BWWCAA07C75	526m of 375mm gravity main	2036	\$1,021,698
41	BWWCAA07D37	492m of 300mm gravity main	2031	\$995,918
42	BWWCAB37	3308m of 1500mm gravity main	2041	\$78,583,035
42	BWWCAA43	1573m of 825mm gravity main	2026	\$9,521,730
43	S4-2019-GM-001	520m of 300mm gravity main	2026	\$470,922
46	BWWCAB53	617m of 450mm gravity main	2026	\$6,602,000
46	BWWCAA07D21	174m of 225mm gravity main	2026	\$1,948,000
46	BWWCAA07D21	186m of 225mm gravity main		
46	BWWCAA07B64	90m of 200mm rising main	2036	\$888,754
46	BWWCAA07D65	163m of 225mm gravity main	2031	\$1,666,000
46	BWWCAA07D67	127m of 225mm gravity main	2031	\$1,353,000
46	BWWCAA07D68	10m of 225mm gravity main	2036	\$1,145,000
46	BWWCAA07D33	527m of 380mm gravity main	2026	\$1,307,169
46	BWWCAA24	494m of 750mm gravity main	2026	\$7,236,000
46	BWWCAA07B43	225m of 225mm gravity main	2036	\$420,959
46	BWWCAA07B43	66m of 230mm gravity main		
46	BWWCAA25	755m of 500mm gravity main	2026	\$7,101,000
46	BWWCAA99	141m of 375mm gravity main	2026	\$1,604,000
46	BWWCAB46	427m of 800mm gravity main	2026	\$7,630,000
46	BWWCAB47	575m of 225mm gravity main	2026	\$6,040,000
46	BWWCAA57	824m of 710mm rising main	2026	\$68,560,000
47	BWWCAB39	299m of 650mm gravity main	2026	\$19,129,000
47	BWWCAA07D62	127m of 225mm gravity main	2026	\$703,000
47	BWWCAA07D64	61m of 225mm gravity main	2031	\$325,000
47	BWWCAA07D25	63m of 225mm gravity main	2031	\$325,000
47	BWWCAA07D43	171m of 300mm gravity main	2026	\$1,847,000
47	BWWCAA07D48	168m of 225mm gravity main	2041	
47	BWWCAA07D66	137m of 225mm gravity main	2031	\$866,000
47	BWWCAA07C69	391m of 500mm gravity main	2026	\$1,792,800
47	BWWCAB34	356m of 1200mm gravity main	2026	\$6,800,000

Map number	Map reference	Description	Est timing	Establishment cost
47	BWWCAB39	363m of 350mm rising main		
47	BWWCAB39	349m of 350mm rising main		
47	BWWCAB39	284m of 750mm gravity main	2026	\$2,678,000
47	BWWCAB39	334m of 700mm rising main		
47	BWWCAB48	1007m of 300mm rising main	2026	\$6,513,000
47	BWWCAA07D58	1127m of 375mm gravity main	2026	\$2,913,588
47	BWWCAA07D63	207m of 225mm gravity main	2026	\$2,082,000
48	BWWCAA07D58	1127m of 375mm gravity main	2026	\$2,913,588
48	BWWCAA96	3740m of 1350mm gravity main	2026	\$122,239,225
48	BWWCAA07B51	491m of 300mm gravity main	2031	\$1,124,276
49	BWWCAA43	1573m of 825mm gravity main	2026	\$9,521,730
50	BWWCAA43	1573m of 825mm gravity main	2026	\$9,521,730
50	BWWCAB37	3308m of 1500mm gravity main	2041	\$78,583,035
54	BWWCAA57	824m of 710mm rising main	2026	\$68,560,000
54	BWWCAA57	6824m of 900mm rising main	2026	\$68,560,000
54	BWWCAA57	672m of 600mm gravity main	2026	\$68,560,000
54	BWWCAA07B45	400m of 300mm gravity main	2026	\$913,933
54	BWWCAA07D31	516m of 400mm gravity main	2026	\$1,458,084
54	BWWCAA07B98	1589m of 375mm gravity main		
54	BWWCAA07B98	105m of 300mm gravity main	2031	\$3,445,000
55	BWWCAA07D31	516m of 400mm gravity main	2026	\$1,458,084
55	BWWCAA07D47	957m of 600mm gravity main	2036	\$4,244,210
55	BWWCAA07B63	612m of 380mm gravity main	2026	\$2,592,594
55	BWWCAA07B46	295m of 300mm gravity main	2026	\$1,010,707
55	BWWCAA07C17	208m of 300mm gravity main		
55	BWWCAA07C17	123m of 225mm gravity main	2026	\$287,947
55	BWWCAA07D29	692m of 500mm gravity main	2031	\$2,532,487
55	BWWCAA07D75	321m of 525mm gravity main	2026	\$1,010,707
55	BWWCAA07D95	425m of 225mm gravity main	2041	\$282,866
56	BWWCAA07D58	1127m of 375mm gravity main	2026	\$2,913,588
57	BWWCAB37	3308m of 1500mm gravity main	2041	\$78,583,035
59	BDEVAA03A10	297m of 225mm gravity main	2026	\$212,775
59	BDEVAA03A15	122m of 225mm gravity main	2026	\$75,660
59	BDEVAA03A16	88m of 225mm gravity main	2026	\$52,631
59	BDEVAA03A17	203m of 225mm gravity main	2026	\$174,027
59	BDEVAA03A18	284m of 225mm gravity main	2026	\$177,730

Map number	Map reference	Description	Est timing	Establishment cost
59	BDEVAA03A19	117m of 225mm gravity main	2026	\$73,220
59	BDEVAA03A20	245m of 225mm gravity main	2026	\$153,323
60	BWWCAA57	6824m of 900mm rising main	2026	\$68,560,000
60	BWWCAA07C02	356m of 300mm gravity main	2036	\$493,812
64	BWWTAA26	8178m of rising main	2026	\$8,300,000
66	BWWCAB35	4044m of 800mm rising main	2036	\$60,500,000
67	BWWCAA07C08	312m of 375mm gravity main	2041	\$694,779
67	BWWCAB35	4044m of 800mm rising main	2036	\$60,500,000
68	BWWCAA57	6824m of 900mm rising main	2026	\$68,560,000
68	BWWCAA01A53	300m of 300mm gravity main	2036	\$368,441
68	BWWCAA07C11	706m of 300mm gravity main	2041	\$1,097,290
68	BWWCAA07E05	571m of 1050mm gravity main	2036	\$3,370,078
68	BWWCAB26	1466m of 900mm gravity main	2031	\$8,013,525
68	BWWCAB35	971m of 750mm gravity main	2026	60,500,000
69	BWWCAA07C10	499m of 300mm gravity main	2041	\$725,532
70	BDEVAA03B92	64m of 375mm gravity main	2031	\$80,044
70	BDEVAA03B93	225m of 525mm gravity main	2036	\$493,354
70	BWWCAA07C63	413m of 375mm gravity main	2026	\$4,130,000
70	BDEVAA03B94	154m of 375mm gravity main	2041	\$239,940
71	BDEVAA03B56	826m of 250mm gravity main	2026	\$863,000
71	BDEVAA03B46	899m of 250mm gravity main	2026	\$1,123,000
73	BWWCAB35	4044m of 800mm rising main	2036	\$60,500,000
73	BWWCAA07C04	559m of 225mm gravity main	2031	\$456,697
74	BWWCAA07C08	312m of 375mm gravity main	2041	\$694,779
74	BWWCAB35	4044m of 800mm rising main	2036	\$60,500,000
76	BWWCAA07C15	396m of 300mm gravity main	2031	\$2,341,080
76	BWWCAA07C15	1528m of 375mm gravity main		
76	BWWCAA07C16	83m of 225mm gravity main	2041	\$62,289
78	BDEVAA03B46	899m of 250mm gravity main	2026	\$1,123,000
78	BDEVAA03B53	781m of 250mm gravity main	2026	\$381,000
78	BDEVAA03B90	788m of 250mm gravity main	2026	\$690,358
80	BDEVAA03A36	253m of 225mm gravity main	2026	\$158,330
80	BDEVAA03A38	753m of 225mm gravity main	2026	\$350,453
80	BDEVAA03C05	1114m of 250mm gravity main	2036	\$1,953,977
80	BDEVAA03C05	709m of 400mm gravity main		
80	BDEVAA03C06	464m of 315mm gravity main	2041	\$1,065,784

Map number	Map reference	Description	Est timing	Establishment cost
80	BWWCAA07C09	217m of 300mm gravity main	2041	\$670,799
80	BWWCAA07C09	437m of 300mm gravity main		
80	BDEVAA03A35	609m of 225mm gravity main	2026	\$360,466
80	BDEVAA03B87	1319m of 250mm gravity main	2036	\$6,341,240
80	BDEVAA03B87	1309m of 400mm gravity main		
80	BDEVAA03B87	771m of 315mm gravity main		
80	BDEVAA03C06	1171m of 250mm gravity main	2041	\$1,065,784
81	BDEVAA03C02	333m of 250mm gravity main	2026	\$222,477
85	BDEVAA03A35	609m of 225mm gravity main	2026	\$360,466
85	BDEVAA03B87	1319m of 250mm gravity main	2036	\$6,341,240
85	BDEVAA03B87	1309m of 400mm gravity main		
85	BDEVAA03B87	771m of 315mm gravity main		
85	BDEVAA03C06	1171m of 250mm gravity main	2041	\$1,065,784
85	BDEVAA03A59	292m of 250mm gravity main	2026	\$192,019
85	BDEVAA03A58	413m of 250mm rising main	2026	\$532,737
85	BDEVAA03A60	594m of 250mm gravity main	2026	\$395,294
86	BDEVAA03A58	413m of 250mm rising main	2026	\$532,737
86	BDEVAA03A60	594m of 250mm gravity main	2026	\$395,294
86	BDEVAA03A33	610m of 225mm gravity main	2026	\$381,118
86	BDEVAA03A34	615m of 225mm gravity main	2026	\$384,873
88	BDEVAA03A60	594m of 250mm gravity main	2026	\$395,294
89	BDEVAA03A60	594m of 250mm gravity main	2026	\$395,294

Table SC8.2.1.2 Wastewater active assets schedule of works (Brisbane)

Map number	Map reference	Description	Est timing	Establishment cost
6	BIARAA10A18	Gympie Road, Bald Hills Sewage Pumping Station SP279 Upgrade	2026	\$784,674
12	BWWCAA07D57	St Achs St SP87 upgrade	2026	\$117,000
18	BWWCAA07B70	Raubers Rd SP105 upgrade	2026	\$80,000
32	BWWCAA07D94	Edmondstone St SP23 upgrade	2026	\$3,970,274
33	BWWCAA79	Eagle Farm SPS UPgrade to 12500 Ips at 4.5m	2026	\$74,900,000
41	BWWCAA07B05	Barramul St ps upgrade	2026	\$741,230
46	BWWCAA07D76	186L/s WWPS indicatively located at Dunmore Park	2026	\$4,010,000
46	BWWCAB46	Coronation Drive Pump Station SP306 upgrade	2026	\$7,630,000
46	BWWCAB49	Hocking St Pump Station at 650L/s, 35mTDH	2026	\$19,640,000
47	BWWCAA96	Caswell St SP11 Upgrade - Costs from Norman Ck Interceptor Feasibility	2026	\$122,239,225
47	BWWCAB48	New 65L/s, 16-kW wet weather pump station at Mowbray Park	2026	\$6,513,000
54	BWWCAA57	Indooroopilly Rd SPS (SP086) Augmentation	2026	\$68,560,000
58	BWWCAA07C03	Pump upgrade at Scenic Road SP197	2041	\$167,608
59	BWWCAA07C14	Pump upgrade at Sinnamon Road SP181	2041	\$260,000
65	BWWCAA07C23	SP278 - Lagoon Cres, Bellbowrie	2026	\$480,000
66	BWWCAA07B32	New pump station near Allard Close, Moggill	2026	\$989,125
66	BDEVAA03A91	SP263 - Brumby RCT PS, Sumner	2026	\$201,000
68	BWWTAA02B24	Oxley Creek STP ST022 SPS Capacity Upgrade	2026	\$15,200,000
74	BWWCAB35	Sanananda St PS Upgrade to 612 L/s	2036	\$60,500,000
75	BWWCAB13	Upgrade of Archerfield Aerodrome (SP254) Pump Station Upgrade Stage 2	2026	\$2,130,000
82	BWWCAA07C61	Pump Upgrade at SP171 to increase pumping capacity	2026	\$240,729
85	BDEVAA03A58	Lower Oxley Ck Development Pump Station and Rising Main	2026	\$532,737

SC8.2.2 Wastewater network schedule of works (Ipswich)

Table SC8.2.2.1 Wastewater supply network schedule of works (Ipswich)

Map number	Map reference	Description	Est timing	Establishment cost
95	BWWTAA26	8178m of rising main	2026	\$8,300,000
96	BDEVAA03A79	276m of 225mm gravity main	2026	\$325,000
96	BDEVAA03A80	519m of 225mm gravity main	2026	\$272,000
99	BWWTAA26	8178m of rising main	2026	\$8,300,000
99	IWWCAA91	1787m of 825mm rising main	2036	\$7,203,000
99	IWWCAA07B34	1275m of 1200mm gravity main	2026	\$13,500,000
99	IWWCAA07A06	1197m of 200mm rising main	2026	\$1,078,300
99	IWWCAA07A47	463m of 250mm gravity main	2031	\$703,150
100	BWWTAA26	8178m of rising main	2026	\$8,300,000
100	IWWCAA91	1787m of 825mm rising main	2036	\$7,203,000
101	IWWCAA37	543m of 600mm rising main	2041	\$1,051,855
101	IDEVAA03A38	535m of 300mm gravity main		
101	IDEVAA03A38	1339m of 375mm gravity main		
101	IDEVAA03A38	244m of 450mm gravity main	2026	\$4,600,465
101	IDEVAA03A38	445m of 300mm rising main		
101	IDEVAA03A38	215m of 600mm gravity main		
101	IDEVAA03A38	412m of 225mm gravity main		
102	IDEVAA03A53	2169m of 200mm rising main	2041	\$228,000
104	IWWCAA07B04	221m of 225mm gravity main	2041	\$251,216
104	IWWCAA65	920m of 750mm gravity main	2041	\$8,631,463
105	IWWCAA07B34	1275m of 1200mm gravity main	2026	\$13,500,000
105	IWWCAA07B04	221m of 225mm gravity main	2041	\$251,216
105	IWWCAA07B35	607m of 1200mm gravity main	2026	\$17,210,000
105	IWWCAA89	1675m of 1200mm gravity main	2031	\$7,712,542
105	IWWCAA07B41	186m of 1200mm gravity main	2041	\$1,361,841
106	IDEVAA03A43	1970m of 600mm gravity main		
106	IDEVAA03A43	966m of 675mm gravity main	2031	\$9,134,444
107	IDEVAA03A43	966m of 675mm gravity main		
107	IDEVAA03A43	301m of 750mm gravity main		
107	IWWCAA37	543m of 600mm rising main	2041	\$1,051,855
108	IWWCAA07A42	150m of 150mm gravity main	2041	\$185,313
108	IWWCAA07A42	135m of 225mm gravity main		
108	BWWCAA07C06	36m of 225mm gravity main	2041	\$291,970
110	IWWCAA68	4197m of 675mm gravity main	2041	\$14,662,000

Map number	Map reference	Description	Est timing	Establishment cost
111	IWWCAA68	4197m of 675mm gravity main	2041	\$14,662,000
111	IDEVAA03A53	2169m of 200mm rising main	2041	\$228,000
111	IDEVAA03A51	2254m of 200mm rising main	2036	\$821,000
113	IWWCAA07B42	422m of 600mm gravity main	2041	\$1,529,846
113	IWWCAA07B45	1618m of 525mm rising main	2041	\$3,474,225
113	IWWCAA07B38	1088m of 600mm gravity main	2026	\$3,634,000
114	IWWCAA89	1675m of 1200mm gravity main	2031	\$7,712,542
114	IWWCAA07B45	1618m of 525mm rising main	2041	\$3,474,225
114	IWWCAA07B35	1423m of 1200mm gravity main	2026	\$17,210,000
114	IWWCAA07B36	1644m of 450mm gravity main	2026	\$3,734,666
114	IWWCAA07B43	255m of 600mm gravity main	2041	\$879,342
114	IWWCAA07A94	843m of 450mm gravity main	2026	\$2,993,000
115	IWWCAA07A70	45m of 600mm gravity main	2026	\$841,727
115	IWWCAA07A70	383m of 450mm gravity main		
115	IWWCAA07B28	445m of 525mm gravity main	2026	\$1,920,000
117	IWWCAA07A72	451m of 375mm gravity main	2031	\$569,388
120	IWWCAA07B38	1088m of 600mm gravity main	2026	\$3,634,000
120	IWWCAA07A63	251m of 225mm gravity main	2026	\$2,112,000
120	IWWCAA07B46	363m of 225mm gravity main	2031	\$520,000
120	IWWCAA07B47	1552m of 225mm gravity main	2041	\$2,390,000
121	IWWCAA07A94	843m of 450mm gravity main	2026	\$2,993,000
122	IWWCAA07B28	445m of 525mm gravity main	2026	\$1,920,000
122	IDEVAA03A46	691m of 375mm gravity main	2031	\$3,644,137
122	IDEVAA03A46	522m of 225mm gravity main		
122	IDEVAA03A46	346m of 450mm gravity main		
122	IDEVAA03A46	1353m of 300mm gravity main		
123	IWWCAA07A73	96m of 225mm gravity main	2031	\$134,886
123	IWWCAA07A73	116m of 150mm gravity main		
123	IWWCAA07A76	790m of 225mm gravity main	2041	\$719,204
128	IDEVAA03A46	1353m of 300mm gravity main	2031	\$3,644,137

Table SC8.2.2.2 Wastewater active assets schedule of works (Ipswich)

Map number	Map reference	Description	Est timing	Establishment cost
99	IWWCAA07B32	SP322 upgrade to 833 l/s to cater for 2026 loading (Stage 2)	2026	\$9,500,000
100	IWWCAA88	SP332 Ultimate Capacity of 43 L/s (16 kW)	2026	\$10,942,946
101	IDEVAA03A38	North Redbank Development New Pumping Station	2026	\$4,600,465
102	IDEVAA03A52	New pump station to service Thagoona East catchment	2041	\$1,319,000
104	IWWCAA94	Tantivy St, Tivoli (SP351) Pump Station Upgrade Stage 2	2041	\$10,130,000
104	IWWCAA65	SP350 Ultimate requires 440 L/s (2 x 156 kW) to meet the ultimate capacity	2026	\$8,631,463
105	IWWCAA07B10	SP354 Ultimate capacity requires 14 L/s (45 kW)	2041	\$1,235,603
105	IWWCAA07B09	SP352 Ultimate capacity 170 L/s (95 kW) caused by the heads in the shared RM	2041	\$2,602,171
107	IWWCAA07A74	Additional pumping capacity at SP344	2036	\$3,252,079
107	IWWCAA07A71	Upgrade SP345 Existing Pumps and revise Duty levels to prevent U/S Surcharge	2041	\$225,429
111	IDEVAA03A50	New pump station to service Thagoona	2036	\$1,873,000
113	IWWCAA92	Lobley SPS SP331 Upgrade from 440l/s to 975l/s	2041	\$10,426,746
120	IWWCAA07A90	Berry St (SP321) SPS and Gravity Main Upgrade - Stage 1a	2026	\$1,120,000
123	IWWCAA07A76	Decomission of SP340, no cost allocated – costs within new sewers	2041	\$719,204
127	IWWCAA07A96	SP384 Upgrade from 45 l/s to 108 l/s. Upgrade pumps and switchboard	2026	\$500,000
127	IWWCAA07A95	SP384 Upgrade from 25 l/s to 45 l/s by switching to existing DN315 rising main	2026	\$10,000

SC8.2.3 Wastewater network schedule of works (Lockyer Valley)

Table SC8.2.3.1 Wastewater supply network schedule of works (Lockyer Valley)

Map number	Map reference	Description	Est timing	Establishment cost
137	LWWCAA07A08	1022m of 225mm rising main	2026	\$361,825
137	LWWCAA07A08	569m of 225mm gravity main		
138	LWWCAA07A08	1022m of 225mm rising main	2026	\$361,825
138	LWWCAA07A08	569m of 225mm gravity main		
138	LWWCAA07A07	257m of 225mm gravity main	2026	\$162,975
143	LWWCAA07A21	3111m of 300mm rising main	2026	\$1,789,201
144	LWWCAA07A21	3111m of 300mm rising main	2026	\$1,789,201

Table SC8.2.3.2 Wastewater active assets schedule of works (Lockyer Valley)

Map number	Map reference	Description	Est timing	Establishment cost
134	LWWCAA07A14	Upgrade SP407 to convey 2041 PWWF flows (20 year design life)	2031	\$705,831
134	LWWCAA07A13	Upgrade SP406 to convey 2041 PWWF flows (20 year design life)	2031	\$629,350
138	LWWCAA07A08	New SPS to service the Gatton SED. Interim discharge to upgrade SP408	2026	\$361,825
138	LWWCAA07A08	Decommission SP417 pumping station via gravity pipe	2026	\$361,825
138	LWWCAA07A09	Decommission SP418 pumping station via gravity pipe	2026	\$86,100
138	LWWCAA07A07	Decommission SP414 pumping station via gravity pipe to the decommissioned SP417	2026	\$162,975
144	LWWCAA07A21	Pike St / Alexander St Pump Station (SP421) Upgrade and Rising Main Duplication	2026	-
144	WWCAA07A18	Upgrade SP423	2031	\$533,128

SC8.2.4 Wastewater network schedule of works (Scenic Rim)

Table SC8.2.4.1 Wastewater supply network schedule of works (Scenic Rim)

Map number	Map reference	Description	Est timing	Establishment Cost
146	RWWCAA07A31	419m of 225mm gravity main	2031	\$509,528
148	RWWCAA07A23	536m of 150mm rising main	2026	\$554,581
148	RWWCAA07A27	193m of 225mm gravity main	2026	\$179,139
154	RWWCAA36	3174m of 450mm rising main	2026	\$15,700,000
156	BDB-GM-002	Construction 352 m 250 mm gravity main	2031	\$156,499
156		Construction 559 m 250 mm gravity main	2031	\$248,531
156		Construction 510 m 250 mm gravity main	2031	\$226,746
156		Construction 322 m 250 mm gravity main	2036	\$143,161
156		Construction 307 m 250 mm gravity main	2036	\$136,492
156	BDB-GM-001	Construction 351 m 315 mm gravity main	2031	\$187,346
156		Construction 50 m 630 mm gravity main	2036	\$62,700
156		Construction 660 m 400 mm gravity main	2036	\$489,060
156		Construction 297 m 315 mm gravity main	2036	\$158,523
156	BDB-SPS-002	Wastewater pump station with two pumps being 15kW each	2031	\$456,000
156		Emergency storage for wastewater pump station with storage capacity of 133 KL	2031	\$272,916
156	BDB-RM-002	Construct 2340 m 250 mm rising main to wastewater treatment plant	2031	\$987,012
156	BDB-SPS-001	Wastewater pump station with two pumps being 54kW each including land acquisition	2036	\$1,379,400
156		Emergency storage for wastewater pump station with storage capacity of 300 KL	2036	\$615,600
156	BDB-RM-001	Construct 3100 m 355 mm rising main to wastewater treatment plant	2036	\$1,943,700
157	RWWCAA03A05	770m of 180mm rising main	2036	\$318,847
157	RWWCAA07A40	221m of 225mm rising main	2026	\$955,000
157	RDEVAA03A02	608m of 100mm rising main	2026	\$1,582,932
157	RDEVAA03A05	53m of 100mm rising main	2026	\$970,839
157	RWWCAA36	3002m of 250mm rising main	2026	\$15,700,000
159	BDB-GM-003	Construction 531 m 315 mm gravity main	2031	\$283,420
159		Construction 229 m 315 mm gravity main	2031	\$122,228
159		Construction 200 m 315 mm gravity main	2031	\$106,750
159		Construction 220 m 315 mm gravity main	2031	\$117,425
159		Construction 196 m 400 mm gravity main	2031	\$145,236
159		Construction 345 m 400 mm gravity main	2031	\$255,645
159		Construction 384 m 250 mm gravity main	2031	\$170,726

Map number	Map reference	Description	Est timing	Establishment Cost
159		Construction 475 m 250 mm gravity main	2031	\$211,185
159		Construction 374 m 315 mm gravity main	2031	\$199,622
159	BDB-SPS-003	Wastewater pump station with two pumps being 7.5kW each	2031	\$969,000
159		Emergency storage for wastewater pump station with storage capacity of 150 KL	2031	\$307,800
159	BDB-RM-003	Construct 635 m 180 mm rising main to wastewater treatment plant	2031	\$186,766
160	RWWCAA07A44	51 m of 225mm gravity main	2026	\$60,275
160	RDEVAA03A03	1202m of 225mm gravity main	2026	\$1,028,819
160	RWWCAA07A45	508m of 225mm gravity main	2026	\$356,195
160	RWWCAA07A46	595m of 225mm gravity main	2036	\$408,576
160	RWWCAA36	3002m of 250mm rising main	2026	\$15,700,000
162	RDEVAA03A04	1423m of 300mm gravity main	2026	\$842,767

Table SC8.2.4.2 Wastewater active assets schedule of works (Scenic Rim)

Map number	Map reference	Description	Est timing	Establishment cost
148	RWWCAA07A30	SP438 upgrade pump station to meet increased PWWF due to growth in catchment	2031	\$286,409
148	RWWCAA07A23	SP437 upgrade pump station to meet increased PWWF due to growth in catchment	2026	\$554,581
148	RWWCAA07A22	Elliot Rd, Boonah Pump Station (SP435) Upgrade	2026	\$1,233,898
157	RDEVAA03A02	New FPS_Outlook	2026	\$1,582,932
157	RWWCAA36	New Northern Transfer Pumping Station	2026	\$15,700,000
157	RDEVAA03A05	New FPS003	2026	\$970,839
160	RWWCAA37	SP442 Mech. & Civil Upgrades	2036	\$900,000
160	RWWCAA38	SP442 pump upgrades	2041	\$5,100,000

SC8.2.5 Wastewater network schedule of works (Somerset)

Table SC8.2.5.1 Wastewater supply network schedule of works (Somerset)

Map number	Map reference	Description	Est timing	Establishment cost
168	SWWCAA07A31	764m of 225mm gravity main	2041	\$800,000
168	SWWCAA07A31	1017m of 300mm gravity main		
169	SWWCAA07A18	439m of 225mm gravity main	2026	\$386,169
169	SWWCAA07A23	494m of 250mm rising main	2041	\$3,080,000
169	SWWCAA21	844m of 315mm rising main	2026	\$2,687,196
169	SWWCAA21	844m of 315mm rising main		
170	SWWTAA30	8621m of 355mm rising Main	2026	\$44,995,000

Table SC8.2.5.2 Wastewater active assets schedule of works (Somerset)

Map number	Map reference	Description	Est timing	Establishment cost
166	SWWCAA07A20	Hope St, Kilcoy Pump Station Upgrade	2036	\$922,514
167	SWWCAA07A04	SP385 Brisbane Valley Highway 1, Toogoolawah Pump Station Upgrade	2031	\$950,661
168	SWWCAA07A19	SPS396 Creek St Esk pump station upgrade	2036	\$350,770
168	SWWCAA07A03	Esk STP Inlet Pump Station (E1) Upgrade	2031	\$630,742
169	SWWCAA07A23	Lowood Catchment Upgrade (Eagle Rise Development) Stage 2	2041	\$3,080,000
169	SWWCAA21	Lowood Catchment Upgrade (Eagle Rise Development) Stage 1	2026	\$2,687,196
169	SWWCAA24	SP468 augmentation	2036	\$2,852,286
169	SWWTAA30	Lowood / Fernvale Sewerage Scheme Upgrade Stage 1	2026	\$44,995,000
170	SWWTAA30	SPS397 banks Ck Rd 1 Fernvale pump station upgrade 2011		

SC8.3 Treatment schedule of works

Table SC8.3 Sewage Treatment Plant schedule of works

Map number	Map reference	Trunk infrastructure	Estimated timing	Establishment cost
Beautesert				
157	SR-B-T-01	STP Capacity, compliance and improvement project	2026	\$7,736,000
Bromelton				
	ST57_2015_C2	Site Purchase		\$2,357,189
		STP Stage 1 – Lowood costs extrap	2032	\$53,005,608
Canungra				
164	B-C-T-01	RWWTAA02A33 Canungra STP - Membrane Bioreactor Technology Upgrade (Gate 3)	2026	\$3,400,000
Carole Park				
117	I-C-T-01	Stage 3 aeration system blower replacements (ST40_2015_C4)	2031	\$1,120,000
Fernvale and Lowood				
169	LV-F-T-01	SWWTAA30 Lowood/Fernvale Sewerage Scheme	2026	\$44,995,000
Gatton				
	LV-G-T-02	LWWTAA02A24 Gatton STP Septage Receival Facility & Trickling Filter Bypass	2026	\$3,700,000
138	LV-G-T-01	LWWTAA31 Gatton STP Plant Upgrade	2031	\$26,600,000
	LV-G-T-03	LWWTAA02A13 Gatton STP Digester Improvements	2031	\$2,000,000
	LV-G-T-04	LWWTAA01A23 Gatton STP ST050 Chlorine Analysers Rectification	2031	\$40,000,000
Gibson Island				
34	B-G-T-01	Thickening and Dewatering Upgrades	2026	\$6,055,100
	B-G-T-02	RAS Capacity Upgrades	2026	\$1,153,600
	B-G-T-03	Service Water and Australian Trade Coast Recycled Water Improvements	2026	\$4,274,300
	B-G-T-04	RAS Capacity Upgrades	2031	\$17,558,500
Goodna				
101	B-G-T-01	IWWTAA02A09 Goodna STP Capacity Enhancement (Gate 2).	2026	\$1,600,000
Kalbar				
146	SR-K-T-01	Land Purchase. Acquire surrounding land as buffer and for future site expansion.	2026	\$750,000
	SR-K-T-02	Effluent storage. Increase effluent storage and remove MF capacity restrictions.	2031	\$600,000
	SR-K-T-03	Secondary. New trickling filter and PST	2031	\$2,140,700

Map number	Map reference	Trunk infrastructure	Estimated timing	Establishment cost
Karana Downs				
65	B-K-T-01	BWWTAA01C35 Karana Downs STP Emerging Issues	2031	\$4,200,000
Kilcoy				
166	SS-K-T-01	Kilcoy STP Various Upgrades, Renewals and Improvements (SWWTAA02A22) The temporary PST dosing facility	2026	Approximately \$100,000. Final price yet to be determined
	SS-K-T-02	Kilcoy STP -New and Kilcoy Land Acquisition	2031	Approximately \$20,000,000 identified in Master Plan
Laidley				
143	LV-L-T-01	LWWTAA02A05 Laidley STP Interim Enhancement Upgrade	2026	\$7,300,000
	LV-L-T-02	LWWTAA02A26 Laidley STP Enhanced Primary Settling and Lagoon Deepening	2026	\$4,000,000
	LV-L-T-03	LWWTAA02A20 Laidley STP Microfiltration Capacity Increase	2026	\$1,700,000
	LV-L-T-04	LWWTAA02A17 Laidley STP Land Purchase, Screening Vegetation and Irrigation	2031	\$450,000
	LV-L-T-05	LWWTAA02A16 Laidley STP Buffer Zone Improvement - Land Purchase	2031	\$250,000
Luggage Point				
20	B-LP-T-01	Luggage Point STP Biosolids Sidestream Treatment (Gate 3)	2026	\$8,600,000
	B-LP-T-02	Luggage Point STP Augmentation – Stage 2	2031	\$12,000,000
		(Bioreactor Works) (Gate 2)	2036	
B-LP-T-05	Luggage Point STP Capacity Upgrade to 0.82M EP and 139.6ML/d (Gate 1)	2031	\$8,400,000	

SCHEDULE 9 PLANNING DENSITY ASSUMPTIONS

The planned density for future development as referred to in section 2.1.2(2) is stated in the following tables.

SC9.1 Brisbane planning density

Table SC9.1 Brisbane planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Low density residential zone	All	-	-	-	-	-	16
Low-medium density residential zone	2 storey mix zone precinct	-	-	-	-	-	53.6
	2 or 3 storey mix zone precinct	-	-	-	-	-	55.2
	Up to 3 storeys zone precinct	-	-	-	-	-	88.7
Medium density residential zone	All	-	-	-	-	-	180
High density residential zone	Up to 8 storeys zone precinct	-	-	-	-	-	306
	Up to 15 storeys zone precinct	-	-	-	-	-	408
Character residential zone	Character zone precinct	-	-	-	-	-	20
	Infill housing zone precinct	-	-	-	-	-	25.4
Emerging community zone	All	-	-	-	-	-	18.8
Township zone	All	-	-	-	-	-	16
Rural zone	All	-	-	-	-	-	0.1
Rural residential zone	All	-	-	-	-	-	3
Tourist accommodation zone	All	17.78	5.0	-	2.5	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Neighbourhood centre zone	In the Neighbourhood centre zone where not otherwise specified in this table	99.33	42.0	-	1.5	-	6.3
	Acacia Ridge—Archerfield neighbourhood plan/NPP-005: Hellowell Road residential	77.78	-	-	-	-	-
	Acacia Ridge—Archerfield neighbourhood plan/NPP-009: Coopers Plains centre/office and industry	77.78	-	-	-	-	-
	Ashgrove—Grange district neighbourhood plan/NPP-003: The Grange terminus	77.78	-	-	-	-	-
	Ashgrove—Grange district neighbourhood plan/NPP-004: Wilston village	77.78	-	-	-	-	-
	Bowen Hills neighbourhood plan/NPP-001: Residential village	69.44	468.75	-	-	-	-
	Bracken Ridge and district neighbourhood plan/NPP-009: Gawain Road centre	77.78	-	-	-	-	-
	Bulimba district neighbourhood plan/NPP-003: Hawthorne centre	66.67	75.00	-	-	-	30
	Capalaba west neighbourhood plan	2.22	5.00	-	-	-	-
	Holland Park—Tarragindi district neighbourhood plan/NPP-002: Greenslopes busway station	77.78	-	-	-	-	-
	Holland Park—Tarragindi district neighbourhood plan/NPP-004: Greenslopes central neighbourhood centre	77.78	-	-	-	-	-
	Holland Park—Tarragindi district neighbourhood plan/NPP-006: Kuring-gai Avenue neighbourhood centre	77.78	-	-	-	-	-
	Ithaca district neighbourhood plan/NPP-007: Rosalie Village	58.33	43.757	-	-	-	-
	Latrobe and Given Terraces neighbourhood plan/NPP-001: Centres	66.67	150	-	-	-	40
	Moggill—Bellbowrie district neighbourhood plan/NPP-004: Multi-purpose centres	77.78	-	-	-	-	-
	New Farm and Teneriffe Hill neighbourhood plan/NPP-004c: Merthyr Road and Moray Street	44.44	300	-	-	-	-
	New Farm and Teneriffe Hill neighbourhood plan/NPP-004d: James and Arthur Streets	44.44	300	-	-	-	-
	New Farm and Teneriffe Hill neighbourhood plan / NPP-004e: Merthyr Road and James Street	177.78	-	-	-	-	-
	Western gateway neighbourhood plan/NPP-002: Wacol institutional	77.78	-	-	-	-	-
	Western gateway neighbourhood plan/NPP-003: Wacol industrial	77.78	-	-	-	-	-
	Western gateway neighbourhood plan/NPP-004: Inala	77.78	-	-	-	-	-
	Western gateway neighbourhood plan/NPP-005: Carole Park/Ellen Grove	77.78	-	-	-	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone— District zone precinct	In the District zone precinct of the District centre zone where not otherwise specified in this table	194.44	125.00	-	-	-	12.5
	Acacia Ridge—Archerfield neighbourhood plan/ NPP-007a: Beaudesert Road centre south - Elizabeth Street	111.11	50.00	-	-	-	50
	Acacia Ridge—Archerfield neighbourhood plan/ NPP-007b: Beaudesert Road centre north - O'Connell Street	125.00	93.75	-	-	-	-
	Acacia Ridge—Archerfield neighbourhood plan/NPP- 008b: District centre	222.22	-	-	-	-	-
	Albion Neighbourhood plan/NPP-005: Raceway	148.16	1333.35	-	-	-	-
	Ashgrove—Grange district neighbourhood plan/NPP- 001: Newmarket shopping area	27.78	187.5	-	-	-	-
	Ashgrove—Grange district neighbourhood plan/NPP- 002: Ashgrove Village	27.78	187.5	-	-	-	-
	Aspley district neighbourhood plan/NPP-001: Aspley centre	125	93.75	-	-	-	-
	Aspley district neighbourhood plan/NPP-006: Robinson Road centre	125	93.75	-	-	-	-
	Banyo—Nudgee neighbourhood plan/NPP-004: Banyo centre	125	93.75	-	-	-	-
	Bowen Hills neighbourhood plan/NPP-005: Breakfast Creek wharf	166.67	-	-	-	-	-
	Bracken Ridge and district neighbourhood plan/NPP- 003: Taigum residential	125	93.75	-	-	-	-
	Bracken Ridge and district neighbourhood plan/NPP- 007: Bald Hills village centre	125	93.75	-	-	-	-
	Bulimba district neighbourhood plan/NPP-002a: Oxford Street	94.44	206.25	-	-	-	41.3
	Bulimba district neighbourhood plan/NPP-002b: Oxford Street	166.67	-	-	-	-	-
	Darra—Oxley district neighbourhood plan/NPP-001 a: Darra suburban centre	106.67	240	-	-	-	96
	Darra—Oxley district neighbourhood plan/NPP-002a: Oxley suburban centre	106.67	240	-	-	-	96

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone— District zone precinct	Eastern corridor neighbourhood plan/NPP-007a: Annerley corridor	97.78	220	-	-	-	165
	Everton Park neighbourhood plan/NPP-001a: Everton Park centre	17.78	80	-	-	-	70
	Everton Park neighbourhood plan/NPP-001: Everton Park centre	125	93.75	-	-	-	-
	Forest Lake neighbourhood plan/NPP-002: District business centre	100	25	-	-	-	-
	Holland Park—Tarragindi district neighbourhood plan/NPP-003: Greenslopes mall district centre	125	93.75	-	-	-	-
	Holland Park—Tarragindi district neighbourhood plan/NPP-005: Holland Park central district centre	27.78	187.5	-	-	-	-
	Indooroopilly centre neighbourhood plan/NPP-001b: Moggill Road north (identified as C in Figure c in section 7.2.9.1)	-	1425	-	-	-	-
	Latrobe and Given Terraces neighbourhood plan/ NPP-001: Centres	66.67	150.00	-	-	-	40
	Moggill—Bellbowrie district neighbourhood plan/ NPP-004: Multi-purpose centres	166.67	-	-	-	-	-
	Moorooka—Stephens district neighbourhood plan/ NPP-003: Moorvale shopping centre	125.00	93.75	-	-	-	-
	New Farm and Teneriffe Hill neighbourhood plan / NPP-004a: Brunswick Street	17.78	80.00	-	-	-	70
	New Farm and Teneriffe Hill neighbourhood plan/ NPP-004b: Brunswick Street and Merthyr Road	17.78	80.00	-	-	-	70
	Petrie Terrace neighbourhood plan/NPP-003a: Low- rise commercial 1	33.33	300.00	-	-	-	75
	Petrie Terrace neighbourhood plan/NPP-003b: Low- rise commercial 2	17.78	80.00	-	-	-	70
	Petrie Terrace neighbourhood plan/NPP-003c: Low- rise commercial 3	33.33	300.00	-	-	-	75
	Petrie Terrace neighbourhood plan/NPP-003d: Low- rise commercial 4	17.78	80.00	-	-	-	70
	Petrie Terrace neighbourhood plan/NPP-004a: Police barracks a	27.78	187.50	-	-	-	-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone— District zone precinct	Petrie Terrace neighbourhood plan/NPP-004b: Police barracks b	27.78	187.50	-	-	-	-
	Petrie Terrace neighbourhood plan/NPP-004c: Police barracks c	238.89	1612.50	-	-	-	-
	Petrie Terrace neighbourhood plan/NPP-004d: Police barracks d	27.78	187.50	-	-	-	-
	Racecourse precinct neighbourhood plan/NPP-001: Racecourse Road	101.20	234.60	-	-	-	57
	River gateway neighbourhood plan/NPP-001b: District centre	88.89	200.00	-	-	-	150
	River gateway neighbourhood plan/NPP-003b: Wynnum Road corridor	88.89	200.00	-	-	-	150
	River gateway neighbourhood plan/NPP-003c: Cannon Hill shopping centre	83.33	437.50	-	-	-	0
	River gateway neighbourhood plan/NPP-003e: Former CSIRO site			-	-	-	145
	Sandgate district neighbourhood plan/NPP-001: Sandgate town centre	111.11	50.00	-	-	-	50
	Sherwood—Graceville district neighbourhood plan/NPP-004: Honour Avenue centre	125.00	93.75	-	-	-	0
	South Brisbane riverside neighbourhood plan/NPP-003: Boundary and Vulture	333.33	450.00	-	-	-	75
	Spring Hill neighbourhood plan/NPP-002: Boundary Street heart precinct	55.56	2125.00	-	-	-	63
	West End—Woolloongabba district neighbourhood plan/NPP-002a: Mater Hill a	88.89	200.00	-	-	-	150
	Western gateway neighbourhood plan/NPP-004: Inala	166.67		-	-	-	-
	Woolloongabba centre neighbourhood plan/NPP-003: Ipswich Road and Stanley Street corridor	20.00	202.50	-	-	-	40.5
Wynnum—Manly neighbourhood plan/NPP-004: Manly harbour village	166.67	187.50	-	-	-	16	

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone – Corridor zone precinct	In the Corridor zone precinct of the District centre zone where not otherwise specified in this table	280.00	82.50	-	-	-	7.6
	Albion Neighbourhood plan/NPP-001: Station	177.78	2600.00	-	-	-	-
	Eastern corridor neighbourhood plan/NPP-001a: Buranda core	233.33	525.00	-	-	-	90
	Eastern corridor neighbourhood plan/NPP-002a: Buranda Station core	44.44	200.00	-	-	-	175
	Eastern corridor neighbourhood plan/NPP-003a: Stones Corner core	177.78	400.00	-	-	-	50
	Eastern corridor neighbourhood plan/NPP-005a: Coorparoo core	88.89	200.00	-	-	-	400
	Kelvin Grove urban village neighbourhood plan/NPP-001a: Village centre 1	64.44		-	72.5	-	253.8
	Kelvin Grove urban village neighbourhood plan/NPP-001b: Village centre 2	93.33	420.00	-	-	-	368
	Kelvin Grove urban village neighbourhood plan/NPP-003a: Health and recreation 1			-	145	-	290
	Lutwyche Road corridor neighbourhood plan/NPP-001a: Lutwyche centre mixed use corridor	177.78	400.00	-	-	-	50
	Lutwyche Road corridor neighbourhood plan/NPP-002a: Windsor east mixed use corridor	88.89	200.00	-	-	-	320
	Milton station neighbourhood plan/NPP-001: Mixed use centre	233.33	525.00	-	-	-	90
	Mitchelton centre neighbourhood plan/NPP-001a: Brookside A			-	-	-	312.5
	Mt Gravatt corridor neighbourhood plan/NPP-002a: Mt Gravatt central core	44.44	600.00	-	-	-	75
	Mt Gravatt corridor neighbourhood plan/NPP-002b: Mt Gravatt central mixed use frame	6.67	135.00	-	-	-	150
	Mt Gravatt corridor neighbourhood plan/NPP-003a: Logan Road mixed use frame	6.67	135.00	-	-	-	150
Richlands—Wacol corridor neighbourhood plan/NPP-002b: Richlands core	83.33	187.50	-	-	-	75	

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
District centre zone – Corridor zone precinct	River gateway neighbourhood plan/NPP-001b: District centre	88.89	200.00	-	-	-	150
	River gateway neighbourhood plan/NPP-003b: Wynnum Road corridor	88.89	200.00	-	-	-	120
	Sherwood—Graceville district neighbourhood plan/ NPP-002: Corinda centre	66.67	75.00	-	-	-	133
	Sherwood—Graceville district neighbourhood plan/ NPP-003: Sherwood centre	66.67	75.00	-	-	-	133
	Taringa neighbourhood plan/NPP-001: Taringa core precinct	84.44	380.00	-	-	-	266
	Taringa neighbourhood plan/NPP-002: Taringa gateway precinct	190.00	427.50	-	-	-	399
	Taringa neighbourhood plan/NPP-003: Harrys Road east precinct	56.67	127.50	-	-	-	459
Major centre zone	In the Major centre zone where not otherwise specified in this table	216.67	217.50	-	3.75	-	7.8
	Carindale centre neighbourhood plan/NPP-001: Centre core	400.00	100.00	-	-	-	-
	Indooroopilly centre neighbourhood plan/NPP-001c: Indooroopilly shopping centre mixed use (identified as A in Figure c in section 7.2.9.1)	900.00	225.00	-	-	-	-
	Mitchelton centre neighbourhood plan/NPP-001b: Brookside B	138.89	312.50	-	-	-	156.3
	Mitchelton centre neighbourhood plan/NPP-001c: Brookside C			-	-	-	312.5
	Mitchelton centre neighbourhood plan/NPP-001d: Brookside D	277.78	625.00	-	-	-	-
	Mitchelton centre neighbourhood plan/NPP-001e: Brookside E	111.11	1000.00	-	-	-	-
	Mitchelton centre neighbourhood plan/NPP-003: McConaghy Street south	44.44		-	-	-	225
	Mitchelton centre neighbourhood plan/NPP-005a: Blackwood Street west	138.89	625.00	-	-	-	78.1
	Mitchelton centre neighbourhood plan/NPP-005b: Blackwood Street east	138.89	625.00	-	-	-	78.1

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Major centre zone	Mitchelton centre neighbourhood plan/NPP-006a: Osborne Road south A	138.89	625.00	-	-	-	78.1
	Mitchelton centre neighbourhood plan/NPP-006b: Osborne Road south B		250.00				250
	Mitchelton centre neighbourhood plan/NPP-006c: Osborne Road south C		250.00				250
	Toombul—Nundah neighbourhood plan/NPP-001a: Nundah Village	93.33	420.00				105
	Toombul—Nundah neighbourhood plan/NPP-001b: Nundah Village	51.11	172.50				72
	Toombul—Nundah neighbourhood plan/NPP-002: Toombul central	388.89	525.00				88
	Toombul—Nundah neighbourhood plan/NPP-002a: Toombul east	83.33	187.50				219
	Toowong—Auchenflower neighbourhood plan/ NPP-001a: Toowong centre a	400.00	1200.00				180
	Toowong—Auchenflower neighbourhood plan/ NPP-001b: Toowong centre b	400.00	1200.00				180
	Toowong—Auchenflower neighbourhood plan/ NPP-001c: Toowong centre c	88.89	800.00				200
	Wynnum—Manly neighbourhood plan/NPP-003a: Wynnum CBD northern frame	116.67	112.50				0
	Wynnum—Manly neighbourhood plan/NPP-003f: Wynnum CBD southern frame						125
	Principal centre zone—City Centre zone precinct	In the City Centre zone precinct of the Principal centre zone where not otherwise specified in this table	577.78	3575.00		162.50	
City Centre neighbourhood plan/NPP-002a: Quay Street north sub-precinct		118.51	800.00				67
City Centre neighbourhood plan/NPP-002b: Quay Street south sub-precinct		296.29	2000.00				167
Fortitude Valley neighbourhood plan/NPP-001: Gotha Street		177.78	800.00				700
Fortitude Valley neighbourhood plan/NPP- 002: Valley heart		62.22	700.00				227.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Principal centre zone—City Centre zone precinct	Fortitude Valley neighbourhood plan/NPP-002a: Special Context Area	222.22	2000.00				625
	South Brisbane riverside neighbourhood plan/ NPP-003: Boundary and Vulture	200.00	450.00				150
	South Brisbane riverside neighbourhood plan/ NPP-004: Kurilpa	266.67	900.00				375
	South Brisbane riverside neighbourhood plan/ NPP-004a: Kurilpa south	88.89	1800.00				0
	South Brisbane riverside neighbourhood plan/ NPP-004b: Kurilpa north	144.44	6175.00				0
	Spring Hill neighbourhood plan NPP-001: City Centre expansion precinct	66.67	3000.00				463
Principal centre zone—Regional centre zone precinct	Chermside centre neighbourhood plan/NPP-001: Chermside centre activity	544.44					131.3
	Mt Gravatt corridor neighbourhood plan/NPP-001a: Upper Mt Gravatt core	77.78	1050.00				131.3
	Mt Gravatt corridor neighbourhood plan/NPP-001b: Upper Mt Gravatt mixed use frame	16.67	212.50				250
Mixed use zone— Inner city zone precinct	In the Inner city zone precinct of the Mixed use zone where not otherwise specified in this table	133.33	300.00				38
	Bulimba district neighbourhood plan/NPP-005: Godwin Street		125.00				125
	Fortitude Valley neighbourhood plan/NPP-001: Gotha Street	111.11	250.00				187.5
	Fortitude Valley neighbourhood plan/NPP-002: Valley heart	133.33	600.00				150
	Fortitude Valley neighbourhood plan/NPP-003: Valley gateway	133.33	600.00				150
	Fortitude Valley neighbourhood plan/NPP-004: Light Street hill	27.78	125.00				109
	Fortitude Valley neighbourhood plan/NPP-005: James Street	44.44	300.00				150
	Fortitude Valley neighbourhood plan/NPP-006: Water Street	44.44	300.00				150
	Kangaroo Point south neighbourhood plan/NPP- 001: Main Street	111.11	625.00				93.8

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone— Inner city zone precinct	Kangaroo Point south neighbourhood plan/NPP-001a: Neighbourhood heart	111.11	625.00				75
	Kangaroo Point south neighbourhood plan/NPP-004: River Terrace	400.00	1350.00				-
	Kangaroo Point south neighbourhood plan/NPP-006: Vulture Street	111.11	1250.00				200
	Kangaroo Point south neighbourhood plan/NPP-007: Wellington and Lytton Roads	111.11	250.00				187.5
	Kangaroo Point south neighbourhood plan/NPP-007a: Manilla Street	111.11	250.00	97.83			37.5
	Milton neighbourhood plan/NPP-003: (identified as special area 1 in Figure A in section 7.2.13.2)	33.33	562.50				28.1
	Milton neighbourhood plan/NPP-003a: Office a		750.00				0
	Milton neighbourhood plan/NPP-003b: Office b		750.00				-
	Milton neighbourhood plan/NPP-003c: Office c		3250.00				-
	Milton station neighbourhood plan/NPP-001: Mixed use centre	155.56	350.00				60
	Milton station neighbourhood plan/NPP-002: Mixed use residential	27.78	125.00				109
	Milton station neighbourhood plan/NPP-002: Mixed use residential	111.11	250.00				400
	Milton station neighbourhood plan/NPP-004: Commercial		1400.00				120
	Milton station neighbourhood plan/NPP-004a: Cribb Street		1500.00				375
	Newstead and Teneriffe waterfront neighbourhood plan/NPP-002: Commercial Road	66.67	300.00				210
	Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a: Heritage	66.67	300.00				210
	Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b: Riverside	133.33	600.00				150
	Newstead and Teneriffe waterfront neighbourhood plan/NPP-003: Riverpark	66.67	300.00				210
	South Brisbane riverside neighbourhood plan/NPP-002: Musgrave	111.11	250.00				187.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone— Inner city zone precinct	South Brisbane riverside neighbourhood plan/NPP-003: Boundary and Vulture	133.33	600.00				150
	South Brisbane riverside neighbourhood plan/NPP-005: Riverside north	133.33	600.00				150
	South Brisbane riverside neighbourhood plan/NPP-006: Buchanan and Davies parks	222.22	500.00				62.5
	South Brisbane riverside neighbourhood plan/NPP-006a: Hockings Street	55.56	250.00				219
	Spring Hill neighbourhood plan/NPP-001: City Centre expansion precinct	44.44	2000.00				309
	Spring Hill neighbourhood plan/NPP-002: Boundary Street heart precinct	55.56	2125.00				62.5
	Spring Hill neighbourhood plan/NPP-003: Spring Hill east precinct	55.56	2125.00				62.5
	Woolloongabba centre neighbourhood plan/NPP-001: Woolloongabba core		1500.00				375
	Woolloongabba centre neighbourhood plan/NPP-003: Ipswich Road and Stanley Street corridor	48.89	495.00				123.8
	Mixed use zone -Centre frame zone precinct	In the Centre frame zone precinct of the Mixed use zone where not otherwise specified in this table	66.67	150.00			
Albion Neighbourhood plan/NPP-002: Albion Village		148.16	500.00				-
Albion Neighbourhood plan/NPP-003: Coronna Street		74.07	666.65				167
Carindale centre neighbourhood plan/NPP-002: Centre fringe		88.89	800.00				-
Chermside centre neighbourhood plan/NPP-001b: Gympie Road		166.67	375.00				187.5
Chermside centre neighbourhood plan/NPP-001c: Mixed use		111.11					250
Chermside centre neighbourhood plan/NPP-001d: Playfield Street		111.11					250
Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as B in Figure c in section 7.2.9.1)		80.00	495.00				315

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Centre frame zone precinct	Indooroopilly centre neighbourhood plan/NPP-001a: High Street (identified as B in Figure c in section 7.2.9.1)	80.00	495.00				315
	Indooroopilly centre neighbourhood plan/NPP-001a: High Street (identified as C in Figure c in section 7.2.9.1)	55.56	250.00				219
	Mitchelton centre neighbourhood plan/NPP-004a: University Road east	27.78					112.5
	Mt Gravatt corridor neighbourhood plan/NPP-001b: Upper Mt Gravatt mixed use frame	16.67	212.50				250
	Toombul—Nundah neighbourhood plan/NPP-001: Nundah Village	55.56	250.00	21.74			188
	Toombul—Nundah neighbourhood plan/NPP-002: Toombul central	444.44	600.00				100
	Toombul—Nundah neighbourhood plan/NPP-005: Nundah north		375.00				94
	Toombul—Nundah neighbourhood plan/NPP-006: Toombul west						115
	Toowong—Auchenflower neighbourhood plan/NPP-004a: Regatta riverside a		625.00				125
	Wynnum—Manly neighbourhood plan/NPP-003e: Bay Terrace	66.67					70
	Wynnum—Manly neighbourhood plan/NPP-003g: Waterloo Bay Hotel	66.67					70
Wynnum—Manly neighbourhood plan/NPP-003h: Esplanade	66.67					70	
Mixed use zone -Corridor zone precinct	In the Corridor zone precinct of the Mixed use zone where not otherwise specified in this table	120.00	270.00				15.1
	Eastern corridor neighbourhood plan/NPP-001b: Buranda corridor	333.33	750.00				-
	Eastern corridor neighbourhood plan/NPP-002b: Buranda Station corridor		187.50	32.61			218.8
	Eastern corridor neighbourhood plan/NPP-003b: Stones Corner corridor	111.11	500.00				62.5

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Corridor zone precinct	Eastern corridor neighbourhood plan/NPP-004a: Langlands Park corridor		250.00				50
	Eastern corridor neighbourhood plan/NPP-005b: Coorparoo corridor	44.44	200.00				175
	Eastern corridor neighbourhood plan/NPP-006a: Bennetts Road corridor	27.78					141
	Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as C in Figure c in section 7.2.9.1)	66.67	450.00				180
	Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as E in Figure c in section 7.2.9.1)	333.33					0
	Indooroopilly centre neighbourhood plan/NPP-001b: Moggill Road north (identified as C in Figure c in section 7.2.9.1)	33.33	1425.00				0
	Ithaca district neighbourhood plan/NPP-001a: Butterfield Street b		187.50	32.61			218.8
	Indooroopilly centre neighbourhood plan/NPP-003b: Moggill Road west special context area	6.67	30.00		7.50		7.2
	Kelvin Grove urban village neighbourhood plan/NPP- 002a: Mixed use 1	66.67	450.00				375
	Kelvin Grove urban village neighbourhood plan/NPP- 002b: Mixed use 2	66.67	450.00				375
	Kelvin Grove urban village neighbourhood plan/NPP- 002c: Mixed use 3	66.67	450.00				180
	Kelvin Grove urban village neighbourhood plan/NPP- 002d: Mixed use 4		290.00	25.22			253.8
	Kelvin Grove urban village neighbourhood plan/NPP- 002e: Mixed use 5		290.00	25.22			253.8
	Kelvin Grove urban village neighbourhood plan/NPP- 002f: Mixed use 6		290.00	25.22			253.8
	Kelvin Grove urban village neighbourhood plan/NPP- 002g: Mixed use 7		290.00	25.22			253.8
	Kelvin Grove urban village neighbourhood plan/NPP- 002h: Mixed use 8		187.50	32.61			218.8
	Kelvin Grove urban village neighbourhood plan/NPP- 002i: Mixed use 9		290.00	25.22			253.8
	Racecourse precinct neighbourhood plan/NPP-003a: Kingsford Smith Drive west		375.00				93.8

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone -Corridor zone precinct	South Brisbane riverside neighbourhood plan/NPP-007: Riverside south	50.00	112.50				105
	Toombul—Nundah neighbourhood plan/NPP-004: Oxenham park	0.00	57.50				90
	Toombul—Nundah neighbourhood plan/NPP-005: Nundah north		287.50				72
	Toowong—Auchenflower neighbourhood plan/NPP-005a: Auchenflower heart a	50.00	112.50				105
	Toowong—Auchenflower neighbourhood plan/NPP-005b: Auchenflower heart b		60.00				108
Low impact industry zone	All	5.56	12.50	39.13			-
Industry zone	General industry A zone precinct	5.56	12.50	39.13			-
	General industry B zone precinct			43.48			-
	General industry C zone precinct			43.48			-
Special industry zone	All			8.70			-
Industry investigation zone	All			43.48			-
Sport and recreation zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
Open space zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
	City Centre neighbourhood plan/NPP-005 - Area 1.1: Howard Smith Wharves precinct	293.33	440.00				-
	City Centre neighbourhood plan/NPP-005 - Area 1.2: Howard Smith Wharves precinct	187.78	227.50				-
	City Centre neighbourhood plan/NPP-005 - Area 1.3: Howard Smith Wharves precinct	187.78	227.50				-
	City Centre neighbourhood plan/NPP-005 - Area 2: Howard Smith Wharves precinct	187.78	227.50				-

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					Residential density (dwellings/ dev ha)
		Non-residential plot ratio (employees/ha)					
		Retail	Commercial	Industrial	Community purpose	Other	
Environmental management zone	All						-
Conservation zone	Local zone precinct						-
	District zone precinct						-
	Metropolitan zone precinct						-
Community facilities zones	Major health care zone precinct				375.00		-
	Major sports venue zone precinct				75.00		-
	Cemetery zone precinct				2.50		-
	Community purposes zone precinct				100.00		-
	Education purposes zone precinct				87.50		-
	Emergency services zone precinct				125.00		-
	Health care purposes zone precinct				125.00		-
Special purpose zone	Defence zone precinct			13.04	62.50		-
	Detention facility zone precinct				40.00	0.00	-
	Transport Infrastructure zone precinct			8.70		0.00	0
	Utility services zone precinct			10.43		15.00	0
	Airport zone precinct	0.98	0.75	2.09	0.05		0
	Port zone precinct	0.00	0.00	4.35	0.00		0
Specialised centre zone	Major educational and research facility zone precinct				25.00		0
	Entertainment and conference centre zone precinct				150.00		0
	Brisbane Markets zone precinct			52.17			0
	Large format retail zone precinct	133.33					0
	Mixed industry and business zone precinct		90.00	36.52			0
Extractive industry zone	Marina zone precinct	0.89	1.50	0.26			0
	All			0.35			0

SC9.2 Ipswich planning density

Table SC9.2 Ipswich planning density

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network		
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater	
Urban Areas Locality							
Large Lot Residential	-	Detached dwelling	-	2.5	6.9	6.9	
Residential Low Density	-	Detached dwelling (RL1)	-	5.0	13.7	13.7	
	-	Detached dwelling (RL2)	-	12.0	32.9	32.9	
Residential Medium Density	-	Attached dwelling (RM2, RM3)	-	50.0	79.0	79.0	
	-	Attached dwelling (RM1)	-	75.0	118.5	118.5	
Character Areas - Housing	-	Detached dwelling (CHL)	-	10.0	27.4	27.4	
	-	Attached dwelling (CHM)	-	50.0	79.0	79.0	
Future Urban	-	Detached dwelling (FU3)	-	2.5	6.9	6.9	
	-	Detached dwelling (FU-RL5)	-	8.0	21.9	21.9	
	-	Detached dwelling (FU2, FU2-RL4, FU4-RL2, FU5)	-	10.0	27.4	27.4	
	-	Detached dwelling (FU2-RL3)	-	12.0	32.9	32.9	
	-	Detached dwelling (FU2-RL1, FU2-RL2)	-	13.0	35.6	35.6	
	-	Attached dwelling (FU2-RM2, FU4-RM2)	-	50.0	79.0	79.0	
	-	Attached dwelling (FU2-RM1, FU2-SA3, FU4-RM1)	-	75.0	118.5	118.5	
	-	Retail (FU2-LN, FU2-MN)	2,500	-	12.5	12.5	
	-	Retail (FU4-PBA, FU4-SCA)	4,000	-	20.0	20.0	
	-	Commercial (FU4-PBA, FU4-SCA)	1,000	-	8.0	8.0	
	-	Commercial (FU2-LN, FU2-MN)	2,500	-	20.0	20.0	
	-	Industrial (FU4-RBIL, FU4-SOA3)	5,000	-	10.0	10.0	
	Major Centres	-	Retail	4,000	-	20.0	20.0
		-	Commercial	1,000	-	8.0	8.0
Local Retail and Commercial	-	Retail	2,500	-	12.5	12.5	
	-	Commercial	2,500	-	20.0	20.0	
Local Business and Industry	-	Industrial	5,000	-	10.0	10.0	

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Local Business and Industry Investigation	-	Industrial	2,000	-	4.0	4.0
Local Business and Industry Buffer	-	Industrial	667	-	1.3	1.3
Character Areas - Mixed Use	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	3,000	-	24.0	24.0
Business Incubator	-	Industrial	5,000	-	10.0	10.0
Bundamba Racecourse Stables Area	-	Detached Dwelling	-	10	27.4	27.4
Recreation	-	-	-	-	-	-
Conservation	-	-	-	-	-	-
Limited Development (Constrained)	-	Detached dwelling	-	1 / lot		
Special Uses	-	Detached dwelling (SU55)	-	1.0	2.7	2.7
	-	Detached dwelling (SU14,SU26)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-SA2)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2-SA1,FU2-SA4)	-	13.0	35.6	35.6
	-	Attached dwelling (SU41, SU42, SU43, SU44, SU45)	-	40.0	63.2	63.2
	-	Attached dwelling (SU12, SU13)	-	50.0	79.0	79.0
	-	Retail (SU68, SU76)	2,500	-	12.5	12.5
	-	Retail (SU35, SU36, SU37, SU38, SU40, SU47)	5,000	-	25.0	25.0
	-	Commercial (SU53)	2,400	-	19.2	19.2
	-	Commercial (SU68, SU76)	2,500	-	20.0	20.0
	-	Commercial (SU30, SU31, SU46, SU49, SU50, SU58, SU80)	5,000	-	40.0	40.0
	-	Industrial (SU74, SU75)	133	-	0.3	0.3
	-	Industrial (SU54)	3,000	-	6.0	6.0
-	Industrial (SU67)	4,000	-	8.0	8.0	
-	Industrial (SU25, SU72, SU73)	5,000	-	10.0	10.0	

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
	-	Detached dwelling (SA45)	-	1 / lot	2.7	2.7
	-	Detached dwelling (SA40)	-	1.0	2.7	2.7
	-	Detached dwelling (SA7, SA26, SA39, SA41, SA42, FU4-SOA1, FU4-SOA5)	-	2.5	6.9	6.9
	-	Detached dwelling (SA30)	-	3.0	8.2	8.2
	-	Detached dwelling (SA2, SA15, SA16, SA21, SA33, SA34, SA35, SA36, SA37, FU4-SOA2, FU4-SOA4)	-	10.0	27.4	27.4
	-	Detached dwelling (SA31)	-	13.0	35.6	35.6
	-	Attached dwelling (SA8, SA10)	-	30.0	47.4	47.4
	-	Attached dwelling (SA4, SA22, SA23, SA24)	-	50.0	79.0	79.0
Special Opportunity Areas	-	Attached dwelling (SA6)	-	75.0	118.5	118.5
	-	Retail (SA19)	1,200	-	6.0	6.0
	-	Retail (SA13, SA14, SA43, SA45)	2,500	-	12.5	12.5
	-	Commercial (SA28)	400	-	3.2	3.2
	-	Commercial (SA45)	1,000	-	8.0	8.0
	-	Commercial (SA19)	1,200	-	9.6	9.6
	-	Commercial (SA2)	1,600	-	12.8	12.8
	-	Commercial (SA13, SA14, SA43)	2,500	-	20.0	20.0
	-	Industrial (SA28)	667	-	1.3	1.3
	-	Industrial (SA32)	1,333	-	2.7	2.7
	-	Industrial (SA5, SA9, SA25, SA29)	5,000	-	10.0	10.0
City Centre Locality						
	-	Attached dwelling	-	75.0	118.5	118.5
CBD Primary Retail	-	Retail	32,000	-	160.0	160.0
	-	Commercial	8,000	-	64.0	64.0
CBD North – Secondary Business	-	Retail	10,000	-	50.0	50.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
CBD Primary Commercial	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	8,000	-	40.0	40.0
	-	Commercial	32,000	-	256.0	256.0
CBD Top of Town	-	Attached dwelling	-	20.0	31.6	31.6
	-	Retail	6,000	-	30.0	30.0
	-	Commercial	4,000	-	32.0	32.0
CBD Medical Services	-	Attached dwelling	-	15.0	23.7	23.7
	-	Commercial	10,000	-	80.0	80.0
CBD Residential High Density	-	Attached dwelling (RHD1)	-	100.0	158.0	158.0
	-	Attached dwelling (RHD)	-	150.0	237.0	237.0
Regionally Significant Business Enterprise and Industry Areas Locality						
Regional Business and Industry	-	Industrial (RB2L, RB2M)	4,000	-	8.0	8.0
	-	Industrial (RB1L, RB1M, RB3L, RB3M, RB4L, RB4M)	5,000	-	10.0	10.0
Regional Business and Industry Investigation	-	Industrial (RBIA1.3)	1,750	-	3.5	3.5
	-	Industrial (RBIA2, RBIA2.1, RBIA3, RBIA3.1)	2,600	-	5.2	5.2
	-	Industrial (RBIA1, RBIA1.4, RBIA4, CSE)	5,000	-	10.0	10.0
Regional Business and Industry Buffer	-	-	-	-	-	-
Special Uses	-	-	-	-	-	-
Business Park	-	-	-	-	-	-
Recreation	-	-	-	-	-	-
Amberley Locality						
Amberley Air Base and Aviation Zone	-	Attached dwelling	-	250.0	395	395

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rosewood Locality						
	-	Retail (TCS)	2,500	-	12.5	12.5
Town Centre	-	Retail (TCP)	4,000	-	20.0	20.0
	-	Commercial (TCP)	500	-	4.0	4.0
	-	Commercial (TCS)	2,500	-	20.0	20.0
	-	Industrial	4,000	-	8.0	8.0
Character Areas – Housing	-	(CHL)	-	-	-	-
	-	(CHM)	-	-	-	-
Residential Low Density	-	Detached dwelling	-	12.0	32.9	32.9
Residential Medium Density	-	-	-	-	-	-
Urban Investigation Areas	-	Detached dwelling	-	10.0	27.4	27.4
Recreation	-	-	-	-	-	-
Special Uses	-	-	-	-	-	-
Townships Locality						
Township Residential	-	Detached dwelling (TR1)	-	2.0	5.5	5.5
	-	Detached dwelling (TR)	-	2.5	6.9	6.9
Township Character Housing	-	Detached dwelling (TCH1)	-	2.0	5.5	5.5
	-	Detached dwelling (TCH)	-	2.5	6.9	6.9
Township Character Mixed	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	800	-	6.4	6.4
Township Business	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Showgrounds, Sport, Recreation, Service Trades and Trotting	-	-	-	-	-	-
Special Use	-	-	-	-	-	-

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rural Areas Locality						
Rural A (Agricultural)	-	Detached dwelling	-	1 / lot		
Rural B (Pastoral)	-	Detached dwelling	-	1 / lot		
Rural C (Rural Living)	-	Detached dwelling	-	1 / lot		
Rural D (Conservation)	-	Detached dwelling	-	1 / lot		
Rural E (Special Land Management)	-	Detached dwelling	-	1 / lot		
Special Uses	-	-	-	-	-	-
Springfield Locality						
Springfield Community Residential	-	Detached dwelling	-	12.0	32.9	32.9
	-	Attached dwelling	-	150.0	237.0	237.0
Brookwater Activity Centre	-	Retail	300	-	1.5	1.5
	-	Commercial	700	-	5.6	5.6
Neighbourhood Centres	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
	-	Attached dwelling	-	2415.0	0.0	0.0
Springfield Town Centre 1	-	Retail	3,658	-	18.3	18.3
	-	Commercial	537	-	4.3	4.3
Springfield Town Centre 3/9	-	Attached dwelling	-	1,900.0	0.0	0.0
	-	Commercial	2,516	-	20.1	20.1
	-	Attached dwelling	-	2,700.0	4266.0	4266.0
Springfield Town Centre 4	-	Retail	85	-	0.4	0.4
	-	Commercial	85	-	0.7	0.7
Springfield Town Centre 5	-	Attached dwelling	-	6,500.0	10,270.0	10,270.0
	-	Commercial	1,500	-	12.0	12.0
Springfield Town Centre 6	-	Commercial	1,405	-	11.2	11.2
	-	Industrial	5,150	-	10.3	10.3

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non- residential m ² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Springfield Town Centre 7	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	4,722	-	37.8	37.8
Springfield Town Centre 10	-	Attached dwelling	-	600.0	0.0	0.0
Springfield Town Centre 12	-	Attached dwelling	-	2,500.0	0.0	0.0
	-	Commercial	2,937	-	23.5	23.5
Springfield Town Centre 13	-	Attached dwelling	-	800.0	0.0	0.0
	-	Commercial	1,333	-	10.7	10.7
Springfield Town Centre 14	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	357	-	2.9	2.9
Springfield Town Centre 15	-	Attached dwelling	-	1,000.0	0.0	0.0
	-	Attached dwelling	-	640.0	0.0	0.0
Springfield Town Centre 18	-	Retail	2,000	-	10.0	10.0
	-	Commercial	2,000	-	16.0	16.0
Springfield Town Centre 19	-	Attached dwelling	-	1,500.0	0.0	0.0
	-	Commercial	576	-	4.6	4.6
Springfield Town Centre 20	-	Attached dwelling	-	1,400.0	0.0	0.0
Springfield Town Centre 21	-	Attached dwelling	-	300.0	0.0	0.0

SC9.3 Lockyer Valley planning density

Table SC9.3 Lockyer Valley planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential density (floor space in m ² /ha)	Residential density (dwellings/dev ha)
Residential Development Type			
Gatton Planning Scheme			
Urban Residential – Gatton and Helidon	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Urban Residential – 3,000m ² Lots (Withcott)	Detached	-	2.67
Urban Residential – 1,000m ² Lots (Grantham)	Detached	-	8
Urban Residential – 2,000m ² Lots (Grantham)	Detached	-	4
Village	Detached	-	2.67
Park Residential	Detached	-	2.67
Homestead Residential – Within Water Supply Service Area	Detached	-	2.25
Homestead Residential – Outside Water Supply Service Area	Detached	-	1.125
Rural Residential – 1. Adare	Detached	-	0.67
Rural Residential – 2. Woodlands	Detached	-	0.5
Rural Residential – 3. Placid Hills	Detached	-	0.5
Rural Residential – 4. Winwill	Detached	-	0.5
Rural Residential – 5. Veradilla	Detached	-	0.33
Rural Residential – 6. Helidon	Detached	-	0.5
Rural Residential – 7. Helendale Drive	Detached	-	1
Rural Residential – 8. Postmans Ridge	Detached	-	0.29
Rural Residential – 9. Blanchview	Detached	-	0.25
Rural Residential – 10. Diana Crescent	Detached	-	1
Rural Residential – 11. Park Ridge Drive	Detached	-	1.67
Rural Residential – 12. Table Top	Detached	-	2
Rural Residential – 13. Withcott West	Detached	-	0.4
Rural Residential – 14. Murphys Creek	Detached	-	0.5
Rural Residential – 10,000m ² Lots (Grantham)	Detached	-	0.9
Rural Residential – 20,000m ² Lots (Grantham)	Detached	-	0.45
Rural	Detached	-	0.01
Laidley Planning Scheme			
Urban Residential	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Village	Detached	-	2.67
Rural Residential	Detached	-	2.25
Rural	Detached	-	0.015

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential density (floor space in m ² /ha)	Residential density (dwellings/dev ha)
Non-Residential Development and Mixed Development			
Gatton Planning Scheme			
Commercial	Commercial	0.8	-
Industrial	Industrial	0.6	-
Community Facilities	Community Purposes	0.8	-
Low Impact Industry	Industrial	0.6	-
Local Centre	Retail	0.6	-
Limited Development	Rural and Other Uses	0.8	-
Open space	Rural and Other Uses	0.8	-
Laidley Planning Scheme			
Commercial	Commercial	0.8	-
Industrial	Industrial	0.6	-
Community Facilities	Community Purposes	0.8	-
Open Space	Rural and Other Uses	0.8	-

SC9.4 Scenic Rim planning density

Table SC9.4 Scenic Rim planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential plot ratio (floor space in m ² /ha)	Residential density (dwellings/dev ha)
Residential Development Type			
Low Density Residential	(Where no precinct applies)	-	10
	Mountain Residential	-	-
Low-Medium Density Residential	-	-	13.5
Rural	(Where no precinct applies)	-	0.01
	Tamborine Mountain Rural	-	0.01
	Rural Escarpment	-	0.01
Rural Residential	(Where no precinct applies)	-	3.33
	Rural Residential A	-	1
Township	(Where no precinct applies)	-	4
	Township Residential	-	3.33
Non-Residential or Mixed Use Development Type			
Community Facilities	-	35	0.1
Conservation	-	-	-
District Centre	-	25 - 45	4
Industry	-	55 - 220	0.5
Limited Development	Flood Land	-	-
	Historical Subdivision	-	-
Local Centre	-	25 - 45	2
Major Centre	-	25 - 120	4
Major Tourism	-	*	-
Minor Tourism	-	*	-
Mixed Use	(Where no precinct applies)	25 - 120	4
	Commercial Industrial	45 - 120	-
Neighbourhood Centre	-	25	-
Recreation and Open Space	-	-	-
Special Purpose	(Where no precinct applies)	-	-
	-	-	-
	-	55 - 220	0.01

* Assessed by Scenic Rim Regional Council on a case by case basis.

SC9.5 Somerset planning density

Table SC9.5 Somerset planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential plot ratio (floor space in m ² /ha)	Residential density (dwellings/ dev ha)
Residential Development			
Emerging Community	-	Refer to relevant assumptions for the Zone or Precinct that appropriately reflects the intended land use outcome as per the Strategic Framework in Section 3.3.2.2 of the Planning Scheme.	
General Residential	-	-	9.33
General Residential	Park Residential	-	2
Rural Zone	-	-	0.01
Rural Residential	-	-	2
Township Zone	-	-	5
Non-Residential Development			
Centre – Retail	-	6000	-
Centre – Commercial	-	8000	-
Industry	-	6000	-
High Impact Industry	-	6000	-
Community Facilities	-	8000	-



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