



INTERIM CONNECTIONS POLICY

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1. PRELIMINARY

1.1 Short Title

- (1) This interim connections policy may be cited as the Central SEQ Distributor-Retailer Authority Interim Connections Policy 2014, Version 1 (ICP).

1.2 Introduction

- (1) Pursuant to the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* ('the Act'), the Central SEQ Distributor-Retailer Authority trading as Queensland Urban Utilities is established as the Distributor-Retailer¹ providing Drinking Water services, Non-drinking water services (either or both referred to as Water Services) and Wastewater services in the Participating Local Government areas of:
 - (a) Brisbane City Council;
 - (b) Ipswich City Council;
 - (c) Lockyer Valley Regional Council;
 - (d) Scenic Rim Regional Council; and
 - (e) Somerset Regional Council².
- (2) The Act requires the connections policy component of Queensland Urban Utilities' Water Netserv Plan to be adopted as an ICP. This ICP has been prepared in accordance with the Act.

Note: This ICP supports Queensland Urban Utilities' commitment to:

- *Ensuring that connections or extensions to the Water Services and Wastewater Services networks meet applicable standards, support population growth, and protect the health and safety of the community.*
- *Delivering a quality service that meets the evolving needs of its customers at the lowest sustainable cost.*

1.3 Purpose

- (1) The purpose of this ICP is to identify:
 - (a) Queensland Urban Utilities' policy and process for Connections, Disconnections and Alterations to its infrastructure for its Water Services and Wastewater Services; and
 - (b) the fees and charges (including Adopted Charges) that may be levied for Connections, Disconnections and Alterations to Queensland Urban Utilities infrastructure including Trunk Infrastructure.

¹ Section 8 of the Act

² Section 5 of the Act

1.4 Content of the ICP

(1) This ICP includes:

- (a) the Connection Areas in which Queensland Urban Utilities guarantees to provide Connections that comply with its connection criteria; and
- (b) the Future Connection Area in which Queensland Urban Utilities intends to extend its infrastructure networks; and
- (c) the circumstances in which Queensland Urban Utilities may approve Connections outside a Connection Area; and
- (d) Queensland Urban Utilities criteria for providing Connections, with or without conditions, to its infrastructure networks; and
- (e) Queensland Urban Utilities' criteria and conditions for a Standard Connection; and
- (f) Queensland Urban Utilities' criteria for a Staged Water Connection; and
- (g) Queensland Urban Utilities' criteria for other categories of connections (other than Standard Connections) including Connections outside of the following:
 - i. the Connection Area;
 - ii. the Future Connection Area; and
- (h) the way to apply for a Water Approval; and
- (i) the categories of Connections to which Queensland Urban Utilities may delegate its decision function under section 53 of the Act; and
- (j) the time frames for Queensland Urban Utilities' decisions for Connections, other than a Standard Connection; and
- (k) Queensland Urban Utilities conditions for when a Water Approval lapses; and
- (l) Queensland Urban Utilities' requirements for construction maintenance and defects liability; and
- (m) a charges schedule with the following:
 - i. Connection Charges; and
 - ii. charges for Property Service Infrastructure; and
 - iii. the way a Connection Charge, a charge for Property Service Infrastructure and Adopted Charge is calculated; and
 - iv. the fees for an application or request under Chapter 4C of the Act; and
 - v. the charges breakup for all Adopted Charges; and
 - vi. Fixed Access Charges; and
- (n) information about how Queensland Urban Utilities proposes to achieve effective outcomes for the provision of Water Services and Wastewater Services in:

- i. Queensland Urban Utilities' Geographic Area; and
 - ii. the SEQ region; and
- (o) Queensland Urban Utilities' Schedule of Works.

1.5 Area to which the ICP applies

- (1) This ICP applies in Queensland Urban Utilities' Geographic Area.

1.6 Commencement, Expiry and Review

- (1) This ICP:
- (a) commences on 1 July 2014; and
 - (b) ceases to have effect when the Queensland Urban Utilities Water Netserv Plan takes effect³; and
 - (c) may be amended from time to time in accordance with the Act.

1.7 Relationship to Water Netserv Plan

- (1) The Act requires Queensland Urban Utilities to adopt a Water Netserv Plan by 1 October 2014⁴.
- (2) The Water Netserv Plan must contain a Connections Policy. This ICP ceases to have effect when the Water Netserv Plan takes effect.
- (3) The Water Netserv Plan must contain a Schedule of Works. This ICP will contain an Interim Schedule of Works which will apply until the Water Netserv Plan takes effect.

1.8 Relationship to Participating Local Governments' Planning Schemes

- (1) This ICP is consistent with the Participating Local Governments' planning assumptions (Planning Assumptions).
- (2) Assessment criteria for applications for Connection, Disconnection and Alteration may reference specific provisions or definitions within Participating Local Governments' Planning Schemes or charges resolutions.
- (3) Other than as stated in 1.8(2) the Participating Local Governments' Planning Schemes and/or charges resolutions do not bind Queensland Urban Utilities.

1.9 Relationship to South-East Queensland Regional Plan

- (1) This ICP has been made having regard to the South-East Queensland Regional Plan.

1.10 When this ICP does not apply

- (1) This ICP does not apply to:
- (a) development applications, development approvals, appeals or Conversion Applications that are subject to the *Sustainable Planning Act 2009* ('the Planning Act') other than for those matters stated in (2) below; or

³ Section 137 (3) of the Act.

⁴ Section 99BJ of the Act.

- (b) an Adopted Infrastructure Charge that was levied under the Planning Act and the unamended Act prior to 1 July 2014; or
 - (c) an Infrastructure Agreement which binds Queensland Urban Utilities under the Planning Act and the unamended Act prior to 1 July 2014;
 - (d) requests for a Connection, Disconnection or Alteration made prior to 1 July 2014 under the *Water Supply (Safety and Reliability) Act 2008* ('the Water Supply Act'); or
 - (e) a supplier of State infrastructure where it relates to a matter in Chapter 4C, Part 7, Division 5 of the Act.
- (2) This ICP applies to transitional matters in accordance with Chapter 6 Part 10 of the Act and Chapter 10 Part 9 of the Planning Act.

2. INTERPRETATION

2.1 Definition of Key Terms

- (1) A term used in this ICP has the meaning assigned to that term by one of the following:
- (a) the Act;
 - (b) the definitions in [Schedule 1](#) of the ICP.
 - (c) the *Acts Interpretation Act 1954*;
 - (d) the Planning Act;
 - (e) the Water Supply Act; and
 - (f) the ordinary meaning where that term is not defined in one of the above.
- (2) Other than as expressly provided for elsewhere, if a term has been assigned a meaning in more than one of the instruments listed in sub-section (1), the meaning contained in the Act will prevail.
- (3) A reference in the ICP to any legislation includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replacement legislation.
- (4) Unless otherwise stated, a reference in the ICP to a specific resource document or standard means the latest version of the resource documents or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of this ICP.
- (6) When interpreting the Infrastructure Charges Schedule ([Schedule 6, Part 3](#)), the definitions in the Infrastructure Charges Schedule prevail over the definitions in [Schedule 1](#) of this ICP to the extent of any inconsistency.

2.2 Maps

- (1) Maps contained in this ICP are indicative only. The current version of the maps is published on the Queensland Urban Utilities website www.urbanutilities.com.au. These published maps form part of the ICP and will be updated from time to time in accordance with the Act.

2.3 Notes

- (1) Endnotes are extrinsic material and are provided to assist in the interpretation of the ICP and do not have the force of law.

3. DESIRED OUTCOMES

3.1 Purpose

- (1) This ICP includes desired outcomes for the planning and provision of Queensland Urban Utilities' infrastructure.
- (2) Queensland Urban Utilities may have regard to these desired outcomes and other relevant matters when deciding applications for Connections in the Future Connection Area and outside the Future Connection Area.

3.2 Desired Outcomes

- (1) Persons seeking a Connection must supply the water supply and wastewater infrastructure and services that are necessary for the development.
- (2) Infrastructure and services are planned and provided in a cost-effective, efficient and coordinated manner that seeks ecological sustainability.
- (3) Infrastructure and services are designed and constructed to acceptable standards that minimise the whole of life cost of the works and infrastructure provided.
- (4) The operation of existing infrastructure and services is not compromised or damaged by development, the Connection, adjacent works or nearby construction activities.
- (5) Connections support or enhance planned infrastructure intentions.
- (6) Infrastructure is suitable for the scale, form and intensity of development intended for the area.
- (7) The infrastructure will provide safe, reliable and secure water and Wastewater services in the community.

4. CONNECTION AREA

4.1 Purpose

- (1) The purpose of the Connection Area is to identify the areas where Queensland Urban Utilities guarantees to provide Connections, which comply with the stated connection criteria, to the Queensland Urban Utilities infrastructure networks for its Water Services (being the Drinking Water Service and Non-drinking Water Service) and Wastewater Services.

4.2 Determination

- (1) The Connection Areas for Queensland Urban Utilities providing:
 - (a) Drinking Water Services;
 - (b) Non-drinking Water Services; and
 - (c) Wastewater Services.

- (2) Queensland Urban Utilities will review the Connection Areas annually and will amend the Connection Areas from time to time in accordance with the Act.⁵
- (3) Where an approved Connection occurs to a Queensland Urban Utilities Drinking Water Service, Non-drinking Water Service or Wastewater Service outside the Connection Area for that service, the location of the Connection is taken to be part of the Connection Area for that service.
- (4) The guarantee of a Connection is limited and subject to compliance with this ICP and the Act.

Note: The Queensland Urban Utilities Connection Area for each of the services as adopted on 1 July 2014 generally comprises all properties currently connected to that service and all properties that Queensland Urban Utilities considers are reasonably capable of being connected to that service.

A reference in the Water Supply Act to a "service area" is, for Queensland Urban Utilities (as the service provider under the Water Supply Act), taken to be a reference to a Connection Area of Queensland Urban Utilities as the Distributor-Retailer under the Act unless stated otherwise or amended from time to time.

Properties reasonably capable of being connected to the service generally includes properties that have distribution or reticulation infrastructure for the service located within the property or immediately adjacent to the property, for example, a service located in a road fronting the property. Distribution and reticulation infrastructure excludes water and wastewater infrastructure identified by Queensland Urban Utilities as not being suitable for individual Property Service Connections due to the function it performs.

4.3 Maps

- (1) Detailed maps of the Connection Area for each service are available at www.urbanutilities.com.au.
- (2) Illustrative maps of the Connection Areas are provided in [Schedule 2](#) to this ICP.
- (3) In the event of any inconsistency the detailed maps available at www.urbanutilities.com.au will prevail.

5. FUTURE CONNECTION AREA

5.1 Purpose

- (1) The purpose of the Future Connection Area is to identify the areas where Queensland Urban Utilities intends to extend its infrastructure network to service future growth.

5.2 Determination

- (1) The Queensland Urban Utilities Future Connection Area has been determined having regard to the Participating Local Governments' Planning Assumptions,

⁵ Section 99 BL of the Act

including Priority Infrastructure Areas.

- (2) Queensland Urban Utilities will review and amend the Future Connection Area from time to time in accordance with the Act⁶.
- (3) Queensland Urban Utilities does not guarantee to provide any Connections to its services outside the Connection Area.

5.3 Maps

- (1) The Future Connection Area Maps are stated in [Schedule 2](#) of this ICP.

6. QUEENSLAND URBAN UTILITIES' PLANNING ASSUMPTIONS

6.1 Purpose

- (1) The purpose of the Queensland Urban Utilities Planning Assumptions in this ICP is to state the relevant demographic, growth, development and infrastructure assumptions required for Queensland Urban Utilities' planning of its infrastructure, determining Connection Areas, assessing applications for Connection, Disconnection and Alteration, determining infrastructure conditions and additional costs in the Connection Area and Future Connection Area.
- (2) The Queensland Urban Utilities Planning Assumptions are identified in [Schedule 3](#) of this ICP and are assumptions about the type, scale, location or timing of future development and growth (each a planning descriptor).

6.2 Relationship to Local Government Planning Assumptions

- (1) The ICP must be consistent with the planning assumptions of the Participating Local Governments' Priority Infrastructure Plans or Planning Schemes.
- (2) The planning assumptions for a Participating Local Government are commonly taken to mean:
 - (a) the Priority Infrastructure Area;
 - (b) the predicted existing and future resident population and residential dwellings;
 - (c) the predicted existing and future employment and non-residential floor space;
 - (d) the Planning Scheme zones and uses;
 - (e) the potential developable area to accommodate projected growth taking into account planning constraints (e.g. hazards, environmental protection areas); and
 - (f) the assumed scale of development (e.g. number of dwellings per net developable hectare).
- (3) For this ICP, Queensland Urban Utilities has adopted the planning assumptions of the Participating Local Governments' in existence at 1 July 2014, as stated in [Schedule 3](#) of this ICP.

⁶ Section 99BL of the Act

6.3 Queensland Urban Utilities' Demand Assumptions

- (1) For the purpose of assessing a Connection application, other than for a Standard Connections, the Queensland Urban Utilities Planning Assumptions must be converted into statements of demand for each network (the Queensland Urban Utilities Demand Assumptions).
- (2) The Queensland Urban Utilities Demand Assumptions are commonly taken to mean:
 - (a) the demand generation rates by Planning Scheme zone or use (e.g. equivalent tenements or persons per hectare); and
 - (b) the projected demands by locality or service catchment.
- (3) The Queensland Urban Utilities Demand Assumptions are stated in [Schedule 3](#) of this ICP.

7. DESIRED STANDARD OF SERVICE

7.1 Purpose

- (1) The purpose of this Desired Standard of Service in this ICP is to state the standard of performance desired to be achieved by Connections including by the conditioning of infrastructure through the Water Approval process.

7.2 All Networks

- (1) The Desired Standard of Service applicable to networks delivering Water Services (being Drinking Water Services and Non-drinking Water Services) and Wastewater Services is:
 - (a) design and construct the network in accordance with the following:
 - i. the Queensland Urban Utilities Design and Construction Standards, incorporating the [SEQ Water Supply and Sewerage Design and Construction Code](#); and
 - ii. the Act; and
 - iii. the Water Supply Act.

7.3 Supply Network for Water Services

- (1) The Desired Standard of Service for the network delivering Water Services is:
 - (a) ensure Drinking Water complies with the National Health and Medical Research Council Australian Drinking Water guidelines for colour, turbidity and microbiology; and
 - (b) convey potable water from the South East Queensland Bulk Water Network supply points to consumers; and
 - (c) design infrastructure for the delivery of Non-drinking Water Services (Recycled Water and other non-drinking water services) in accordance with State Government regulatory guidelines; and
 - (d) minimise water loss.

7.4 Supply Network for Wastewater Services

- (1) The Desired Standard of Service for the network delivering Wastewater Services is:
 - (a) provide a reliable network that collects, stores, treats and releases Wastewater from a premises; and
 - (b) design Wastewater treatment plants to comply with licence conditions and regulatory requirements.

8. SCHEDULE OF WORKS

- (1) The Schedule of Works includes a map of development infrastructure that is identified as Trunk Infrastructure. Queensland Urban Utilities has adopted the Participating Local Governments' maps identifying Trunk Infrastructure as stated in [Schedule 4](#) of the ICP.
- (2) Queensland Urban Utilities has adopted the Participating Local Governments' Schedule of Works for its Future Trunk Infrastructure in existence at 1 July 2014 as stated in [Schedule 5](#) of the ICP to state the location, estimated cost and expected time of delivery for Future Trunk Infrastructure.
- (3) The Schedule of Works will be used in conjunction with the Infrastructure Charges Schedule and other criteria stated in this ICP for assessing Connection Applications.

9. CONNECTION TYPES

- (1) The Act states that a person must not make a Connection without a Water Approval⁷.
- (2) In accordance with the Act, Connections may comprise a:
 - (a) Standard Connection (which is a type of Property Service Connection); or
 - (b) Property Service Connection (other than a Property Service Connection which is a Standard Connection); or
 - (c) Network Connection; or
 - (d) Staged Water Connection.
- (3) Property Service Connections and Network Connections are defined in the Act.
- (4) Queensland Urban Utilities' criteria for a Standard Connection and Staged Water Connection are provided in [Sections 11](#) and [12](#) of this ICP.

⁷ Section 99BRBX of the Act states the Maximum Penalty is 1665 Penalty unit (\$165,500)

10. FEES & CHARGES

- (1) In accordance with the Act, Queensland Urban Utilities may apply the following fees and charges:
 - (a) Application Fees including:
 - i. fees in relation to an application for a Connection, Disconnection or Alteration to a service; and
 - ii. works phase fees & charges in relation to Queensland Urban Utilities assessing compliance with the conditions of a Water Approval in relation to the design and construction of infrastructure, including, as relevant:
 1. design approval fees; and
 2. works inspection fees; and
 3. third-party certification scheme audit and compliance fees.
 - (b) Services Advice Notice Fees in relation to a request for, and provision of, services advice;
 - (c) Connection Charges including charges in relation to the final Connection or Disconnection of services, including 'live works' inspection and provision of Connection Certificate; and
 - (d) Property Service Works Charges for the provision of Property Service Infrastructure by Queensland Urban Utilities; and
 - (e) Adopted Charges; and
 - (f) Fixed Access Charges
- (2) Fees and charges and the way in which the amount payable is calculated is set out in [Schedule 6](#) as follows:
 - (a) Part 1 – Application Fees, Works Phase Fees & Charges and Services Advice Notice Fees; Connection Charges; and
 - (b) Part 2 – Property Service Works Charges; and
 - (c) Part 3 – Infrastructure Charges Schedule.
- (3) Fees and charges must be paid at the time specified in the Act, or otherwise, in this ICP.
- (4) This ICP includes charges which Queensland Urban Utilities charges customers for being able to be provided with the services (called a Fixed Access Charge).
- (5) The charges referred to in 10 (4) are published on our website [www.urbanutilities .com.au](http://www.urbanutilities.com.au).

11. CONNECTION CRITERIA - STANDARD CONNECTIONS

- (1) Queensland Urban Utilities will connect properties to the Queensland Urban Utilities Water Service (Drinking Water services or Non-drinking Water service) and Wastewater Service where the Connection complies with the criteria specified in Table 1 below.

- (2) Connections that comply with the criteria in Table 1 are a Standard Connection for the purposes of the Act and this ICP⁸.
- (3) A Standard Connection also includes any Disconnection or Alteration of a Property Service Connection that complies with the criteria in Table 1.
- (4) If a Connection complies with the Connection Criteria for a Standard Connection, Queensland Urban Utilities may, if requested by the applicant in writing, at its sole discretion treat the Connection as a Property Service Connection that is not a Standard Connection.
- (5) If a Connection does not comply with the Connection Criteria for a Standard Connection, Queensland Urban Utilities may, if requested by the applicant, at its sole discretion treat the Connection as a Standard Connection.
- (6) Standard Conditions for a Standard Connection are provided in [Schedule 7](#) of this ICP.
- (7) A Standard Connection is not a Network Connection.
- (8) Queensland Urban Utilities has areas within its network where a reduced standard of service may apply. For example, there are parts of Queensland Urban Utilities' Connection Areas with a trickle feed water service. Where applicable, Connections may be provided at the reduced service standard upon application under this ICP.

Table 1: Connection Criteria for Standard Connections

Connection Criteria No.	Aspect	Criteria
All Standard Connections		
SC1	Use	<ol style="list-style-type: none"> a. The Connection must service an existing single lot or each proposed lot in a two-lot subdivision; and b. The Connection must service a dwelling house⁹.
SC2	Property Service Infrastructure	<ol style="list-style-type: none"> a. The required Property Service Infrastructure must comply with SEQ Water Supply and Sewerage Design and Construction Code; b. The Property Service Connection must not require an extension or upgrade to Queensland Urban Utilities reticulation infrastructure to enable the Property Service Connection; and c. The Property Service Infrastructure must not cross or require works in a Department of Transport and Main Roads controlled road.
SC3	Works	Property Service Infrastructure must be provided by Queensland Urban Utilities, which requires payment of a Property Service Works Charge.

⁸ Section 99BRAU

⁹ See mandatory use definition for dwelling house in Queensland Planning Provisions version

Connection Criteria No.	Aspect	Criteria
SC4	Site Layout	<p>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 SEQ Water Supply and Sewerage Design and Construction Code. Site constraints may include but are not limited to:</p> <ul style="list-style-type: none"> - physical obstructions - environmental constraints; - site or ground conditions; - safety risks; and - legislative or regulatory restrictions including protected vegetation.
Connections to the Drinking Water Service		
SDC1	Location	The property must be located in the Drinking Water Connection Area.
SDC2	Connection	The Connection must comprise a single DN20mm or DN25mm (internal diameter) Property Service ¹⁰ .
SDC3	Water Main Connection	The Property Service Connection must be made to reticulation mains of not more than 300mm (nominal diameter) excluding mains that are not suitable for individual Property Service Connections due the function the main performs.
SDC4	Service Standards	The Queensland Urban Utilities Desired Standards of Service must be achieved at the point of supply and the Owner must install enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.
Connections to the Non-drinking Water Service		
SND1	Location	The property must be located in the Non-drinking Water Connection Area.
SND2	Connection	The Connection must comprise a single DN20mm or DN25mm (internal) property service ¹¹ .

¹⁰ Queensland Urban Utilities may specify the property service and/or water meter size required for the Connection. Queensland Urban Utilities may also specify the size and configuration of property Connection infrastructure having regard to the [SEQ Water Supply and Sewerage Design and Construction Code](#). For example Queensland Urban Utilities may require DN32mm water Property Service Infrastructure across roadways for a DN25mm water property service. At Queensland Urban Utilities' final discretion, such connections shall constitute a Standard Connection.

¹¹ Queensland Urban Utilities may specify the property service and/or water meter size required for the Connection. Queensland Urban Utilities may also specify the size and configuration of property Connection infrastructure having regard to the [SEQ Water Supply and Sewerage Design and Construction Code](#). For example Queensland Urban Utilities may require; DN32mm water Property Service Infrastructure across roadways for a DN25mm water property service. At Queensland Urban Utilities' final discretion, such connections shall constitute a standard Connection.

Connection Criteria No.	Aspect	Criteria
SND3	Water Main Connection	The Property Service Connection must be made to reticulation mains of not more than 300mm (nominal diameter) excluding mains that are not suitable for individual Property Service Connections due the function the main performs.
SND4	Service Standards	The Queensland Urban Utilities Customer service standards must be achieved at the point of supply and the Owner must install enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.
Connections to the Wastewater Service		
SSC1	Location	The property must be located in the Wastewater Connection Area.
SSC2	Connection	The Connection must comprise a DN110mm service ¹² .
SSC3	Sewer Main Connection	a. The Property Service Connection must be made to a sewer that is not greater than 300mm (nominal diameter); and b. The Property Service Connection must be made to a sewer at depths not greater than 3m to the invert level.
SSC4	Land Topography	The land topography must enable the property drainage to gravitate to the existing wastewater network.
SSC5	Sewer Location	The Property Service Connection must be made to a sewer which is located in the subject property or in the footway immediately adjacent to the property boundary.

12. CONNECTION CRITERIA (PROPERTY SERVICE CONNECTIONS & NETWORK CONNECTIONS)

12.1 Application

- (1) Upon application, Queensland Urban Utilities will connect properties (not otherwise Standard Connections) to the Queensland Urban Utilities Water Service (Drinking Water service or Non-drinking Water service) and Wastewater Service where the Connection complies with Connection criteria specified in this [Section 12](#).

¹² Queensland Urban Utilities may specify the property service required for the Connection. Queensland Urban Utilities may also specify the size and configuration of property Connection infrastructure having regard to the [SEQ Water Supply and Sewerage Design and Construction Code](#). For example Queensland Urban Utilities may require a DN160mm sewer Property Service Infrastructure for sewer connections exceeding 10m in length. At Queensland Urban Utilities' final discretion, such connections shall constitute a Standard Connection.

- (2) These Connection criteria apply to:
- (a) a new Property Service Connection or Network Connection including a Connection required to enable development, including a reconfiguration of a lot, material change of use or building work; and
 - (b) the Disconnection¹³ of an existing Property Service Connection or Network Infrastructure Connection; and
 - (c) an Alteration to an existing Property Service Connection or Network Infrastructure Connection.
- (3) An Alteration to a Property Service Connection includes any material change in infrastructure or change in the demand for a Water Service or Wastewater Service at the Connection. For the purpose of this ICP, a change in demand for an existing Property Service Connection includes but is not limited to:
- (a) a change in demand arising from development occurring on the subject property which results in a change in the Adopted Charge category or change in the number of bedrooms and/or gross floor area as applicable for the Adopted Charge category or other applicable instrument or law; and
 - (b) a change in demand arising from development occurring on the subject property which results in a change in the development class as specified in the Queensland Urban Utilities Infrastructure Charges Schedule ([Schedule 6](#)); and
 - (c) a change in demand arising from development occurring on the subject property which results in the development becoming inconsistent with the Planning Assumptions ([Section 6](#)); and
 - (d) a material change in the consumption of Drinking Water or Non-drinking Water at the subject property; and
 - (e) a material change in the subject property's load on the distribution and reticulation network, including significant changes in water supply draws or Wastewater discharge flow rates or volumes; and
 - (f) a material change in the subject property's Wastewater discharge quality.
- (4) Queensland Urban Utilities may adopt separate Connection Areas for a Water Service and Wastewater Service (Refer to [Section 4](#)). Where the Connection criteria refers to Connections or a Connection Area this means a Connection and Connection Area for the same service. That is a:
- (a) Drinking Water Service Connection in a Drinking Water Connection Area; and
 - (b) Non-drinking Water Service Connection in a Non-drinking Water Connection Area; and
 - (c) Wastewater Service Connection in a Wastewater Connection Area.

¹³ See ICP [Section 14](#) Disconnection Criteria.

12.2 Connections inside the Connection Area and/or Future Connection Area

- (1) Queensland Urban Utilities guarantees to provide a connection to properties inside the Connection Area if the stated connection criteria are met.
- (2) Queensland Urban Utilities does not guarantee to provide any Connections inside the Future Connection Area.
- (3) Queensland Urban Utilities will assess applications for Connections, other than Standard Connections, inside the Future Connection Area against the:
 - (a) Desired Outcomes ([Section 3](#)); and
 - (b) The Queensland Urban Utilities Planning Assumptions ([Section 6](#)); and
 - (c) The Act; and
 - (d) The Water Supply Act; and
 - (e) The [SEQ Water Supply and Sewerage Design and Construction Code](#); and
 - (f) Any other matter which Queensland Urban Utilities considers as relevant to the Connection or supply of a Water Service and Wastewater Service.
- (4) When assessing applications against the Desired Outcomes, Queensland Urban Utilities may consider:
 - (a) whether the necessary Trunk Infrastructure to service the Connection is available or planned (refer to Plans for Trunk Infrastructure - [Schedule 4](#)); and
 - (b) any infrastructure contributions to be provided; and
 - (c) the potential for other future Connections to any Trunk Infrastructure.
- (5) Queensland Urban Utilities may apply any Water Approval Conditions which are in accordance with the Act.

12.3 Connections outside the Future Connection Area

- (1) Queensland Urban Utilities does not guarantee to provide any Connection outside a Future Connection Area.
- (2) Queensland Urban Utilities will assess applications for Connections outside the Future Connection Area having regard to the:
 - (a) Desired Outcomes ([Section 3](#)); and
 - (b) The Act; and
 - (c) The Water Supply Act; and
 - (d) The [SEQ Water Supply and Sewerage Design and Construction Code](#); and
 - (e) Any other matter which Queensland Urban Utilities considers as relevant to the Connection or supply of a Water Service and Wastewater Service.
- (3) When assessing applications for Connections outside the Future Connection Area, Queensland Urban Utilities will consider amongst the other relevant matters:
 - (a) any cost incurred by Queensland Urban Utilities in providing and maintaining the Connection; and

- (b) any financial and infrastructure contributions to be provided by the applicant; and
 - (c) the likely future usage of the Connection including any future charges likely to be paid by future customers; and
 - (d) the potential for other future Connections to any Trunk Infrastructure provided for the Connection.
- (4) Queensland Urban Utilities may apply any Water Approval Conditions which are in accordance with the Act.

12.4 General Connection Criteria

Table 2: General Connection Criteria

No.	Aspect	Criteria
All Connections		
C1	Site Layout	<ul style="list-style-type: none"> a. Property Service Infrastructure and Network Infrastructure must be designed such that existing or future buildings and structures do not interfere with or adversely impact on the infrastructure or place an adverse loading on the infrastructure. b. Existing and planned Property Service Infrastructure and Network Infrastructure must be protected from natural and physical processes and hazards.
C2	Design and Construction of Infrastructure	<ul style="list-style-type: none"> a. Property Service Infrastructure and Network Infrastructure must be designed and constructed in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. Property Service Infrastructure and/or Network Infrastructure must integrate with, protect and enhance the existing and planned network; c. The Desired Standard of Service must be achieved; d. Servicing the development must not adversely affect the wider network's ability to adequately service existing development; and e. The infrastructure must be the most efficient and cost-effective solution for servicing the premises. f. The location and alignment of infrastructure must be consistent with the Schedule of Works or an alternative location or alignment which delivers the same desired standard of service.
C3	Easements	Where required by the SEQ Water Supply and Sewerage Design and Construction Code , or where an acceptable solution to provide access is achieved outside the Code, or where required by Queensland Urban Utilities to maintain and access to Property Service Infrastructure and Network Infrastructure easements must be provided in favour of Queensland Urban Utilities, at no cost to Queensland Urban Utilities, for Network Infrastructure that will traverse privately owned or public property.

No.	Aspect	Criteria
C4	Contribution of Non-Trunk Infrastructure	The Connection must provide for: <ul style="list-style-type: none"> a. all reticulation Network Infrastructure internal to the premises; b. all infrastructure required connecting the premises to external Network Infrastructure; and c. all infrastructure required for protecting or maintaining the safety or efficiency of the whole network of which the premises infrastructure is a component.
C5	Service Standards (Drinking Water)	Premises must have an adequate volume and supply of Drinking Water that: <ul style="list-style-type: none"> a. meets the needs of users; b. is adequate for fire-fighting purposes; and c. ensures the health, safety and convenience of the community.
C6	Service Standards (Non-drinking Water)	Premises must have an adequate volume and supply of Non-drinking Water that: <ul style="list-style-type: none"> a. meets the needs of users; b. is adequate for fire-fighting purposes; c. ensures the health, safety and convenience of the community; and d. minimises adverse impacts on the receiving environment.
C7	Service Standards (Wastewater Service)	Provision must be made for the treatment and disposal of Wastewater to protect public health and prevent contamination of soils, ground water or surface water or adversely impact on water quality.
C8	Service Standards (Trade Waste)	Where necessary, provision must be made for disposal of Trade Waste.
All Connections Inside the Future Connection Area		
FC1	Contribution of Trunk Infrastructure	The Connection may be required to provide Trunk Infrastructure to service the development where: <ul style="list-style-type: none"> a. the existing Trunk Infrastructure available to service the premises is not adequate; or b. the Trunk Infrastructure to be provided is necessary but is not yet available; or c. the development associated with the Connection is not consistent with the Queensland Urban Utilities Planning Assumptions (Section 6).
FC2	Additional Costs	Connection is subject to payment of the additional costs associated with supplying the Trunk Infrastructure to the development where the development associated with the Connection is not consistent with the Queensland Urban Utilities Planning Assumptions (Section 6).

No.	Aspect	Criteria
All Connections Outside the Future Connection Area		
OFC1	Contribution of Trunk Infrastructure	The Connection may be required to provide Trunk Infrastructure to service the development where: <ul style="list-style-type: none"> a. the existing Trunk Infrastructure necessary to service the premises is not adequate; or b. the Trunk Infrastructure to be provided is necessary but is not yet available; or c. the development associated with the Connection is not consistent with the Queensland Urban Utilities Planning Assumptions (Section 6).
OFC2	Additional Costs	Connection is subject to payment of the additional costs towards supplying the Trunk Infrastructure.

End note: (1) See mandatory administrative definition for *urban purposes* Queensland Planning Provisions version 3.

13. CONNECTION CRITERIA (STAGED WATER CONNECTION)

- (1) Queensland Urban Utilities will provide Staged Water Connections to the Water Service (Drinking Water Service and Non-drinking Water Service) and Wastewater Service where the Connection complies with the assessment criteria specified in this Section 13.
- (2) Connections that comply with the following assessment criteria are Staged Water Connections for the purposes of the Act and this ICP.
- (3) A Staged Water Connection is:
 - (a) any Connection where the applicant seeks to carry out the Connection in more than one stage and Queensland Urban Utilities agrees is a Staged Water Connection. This can include, but is not limited to:
 - i. a Network Connection followed by a Property Service Connection; or
 - ii. Network Connections carried out in more than one stage; or
 - iii. a Property Service Connection to one or more properties carried out in more than one stage;
 - (b) 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;
 - (c) a subsequent Connection application for the subject property (including child parcels) where a Staged Development Approval requires that a subsequent Water Approval be obtained;
 - (d) any Connection that Queensland Urban Utilities determines is a Staged Connection.

- (4) A Water Approval for a Staged Water 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.
- (5) In assessing a Staged Connection, Queensland Urban Utilities will consider the charges and conditions applied to any previous Water Approval for a Staged Water Connection.
- (6) Queensland Urban Utilities may apply any Water Approval conditions which are in accordance with the Act.

Table 3: Connection Criteria for Staged Water Connections

No.	Aspect	Criteria
All Connections		
STC1	General	a. The Connection Criteria set out in Section 12 for a Property Service Connection and a Network Connection.
STC2	First Staged Water Connection	b. A staging plan must be submitted setting out the proposed stages of Connection and servicing strategy. c. 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	Subsequent Staged Water Connection(s)	d. The Connection must be consistent with any requirements and conditions specified in a Water Approval for a Staged Water Connection which applies to the property.

14. DISCONNECTION CRITERIA

- (1) Queensland Urban Utilities will provide a Disconnection where the Disconnection complies with the assessment criteria specified in [Section 11](#) (Standard Connection) and [Section 12](#) (Property Service Connection and Network Connection).
- (2) Queensland Urban Utilities will disconnect properties from the Queensland Urban Utilities Water Service (Drinking Water service and Non-drinking Water service) and Wastewater Service where the Disconnection complies with the additional criteria specified in Table 4 below.
- (3) Disconnections that comply with the criteria in Table 4 are Disconnections for the purposes of the Act and this ICP.
- (4) Queensland Urban Utilities may continue to levy Fixed Access Charges¹⁴ for properties which have been disconnected.

¹⁴ Fixed Access Charges are levied in accordance with Queensland Urban Utilities' Water and Wastewater charges which are published at www.urbanutilities.com.au

- (5) The ICP applies to applications for permanent Disconnections. Queensland Urban Utilities may not authorise a permanent Disconnection if a building or other structure remains on the property.
- (6) Queensland 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. The Owner or agent must undertake appropriate measures to ensure the protection of the infrastructure (e.g. water meter) against physical damage or water theft.

Table 4: Criteria for Disconnections

No.	Aspect	Criteria
All Disconnections		
D1	Purpose of Disconnection	The Disconnection is for one of the following purposes: a. To enable the demolition of buildings; or b. To enable the Alteration and installation of new Property Service Connection or Network Infrastructure Connection; or c. To enable a relocation of existing Property Service Infrastructure.
D2	Discontinuation of Service	The discontinuation of service must not adversely affect the network's capacity to service existing or future development.
Disconnection to Water Supply Service		
D3	Water Supply Disconnection Works	The Water Service is plugged and the water meter is removed in accordance with conditions determined by Queensland Urban Utilities. The water meter must be returned to Queensland Urban Utilities.
Disconnection to Wastewater Service		
D4	Wastewater Disconnection Works	The Wastewater Service is capped in accordance with conditions determined by Queensland Urban Utilities.

15. THE CONNECTION APPLICATION OR REQUEST PROCESS

15.1 Services Advice Notice

- (1) A Services Advice Notice provides the following information;
 - (a) advice about the proposed Connection, Alteration or Disconnection;
 - (b) the charges and conditions that may apply to the Connection, Alteration or Disconnection; and
 - (c) any other matter deemed relevant by Queensland Urban Utilities.
- (2) The request for a Services Advice Notice does not constitute an application for Connection.

- (3) The Services Advice Notice is not an approval to connect to the Queensland Urban Utilities network(s) and does not bind any future Queensland Urban Utilities' decision if the applicant applies for a Connection.
- (4) A person may, at any time, request a Services Advice Notice about a proposed Connection.
- (5) This request is to be made through the Queensland Urban Utilities online Connections Portal.
- (6) Queensland Urban Utilities will issue a Services Advice Notice within the timeframes set out in [Schedule 9](#) of this ICP.
- (7) A fee will be applied to the provision of a Services Advice Notice and this fee is set out in [Schedule 6](#).
- (8) Queensland Urban Utilities may, at its sole discretion, provide a reduced fee for a subsequent Connection application for a Connection for which a Services Advice Notice has been provided within the previous 12 months.

15.2 Matters Common to All Applications, Approvals and Requests under this ICP (other than Conversion Applications and Internal Review)

15.2.1 Timing of Applications and Requests

- (1) A Connection application or request may be made at any time.
- (2) If a Connection application or request is made in advance of a building or development approval then it is the responsibility of the applicant to ensure that the application or request considers and responds to all relevant matters that may apply under the *Sustainable Planning Act 2009* (e.g. land subject to flood hazard overlays, prohibited development), the *Building Act 1975* (e.g. building over service provider infrastructure, fire-fighting requirements) and other relevant legislation.

15.2.2 Properly Made Applications and Requests

- (1) Applications and requests are considered to be properly made when the following criteria have been met:
 - (a) The application or request has been made by completing the approved Queensland Urban Utilities form relevant to the type of Connection being applied for, which includes completion of electronic forms through the Queensland Urban Utilities online Connection portal; and
 - (b) The applicant, if the applicant is not the Owner of the land related to the Connection, has submitted the property Owner's written consent with the application, other than the consent of the owners of publically controlled land; and
 - (c) The application includes all supporting technical documentation and other information called for on the form for the type of Connection being sought or that has been requested by Queensland Urban Utilities through issuance of an information request to the applicant; and

- (d) The application or request has been lodged and all required Application Fees relevant to the type of Connection being sought have been paid. The Application Fees are set out in [Schedule 6](#) – Part 1 of the ICP.

15.2.3 Incomplete Applications and Requests

- (1) If the application or request is not properly made at the time of lodgement, Queensland Urban Utilities will advise the applicant that the application is not properly made.
- (2) If the application or request remains not properly made after a 40 business day period the application or request will lapse.
- (3) When Queensland Urban Utilities confirms that the application is properly made in accordance with this ICP, assessment of the application will commence.
- (4) To complete its assessment of the application, Queensland Urban Utilities may issue an information request requiring additional information including amended plans, additional reports and additional fees.
- (5) If after 20 business days the information request has not been responded to by the applicant and/or all requirements have not been met then the application or request will lapse unless Queensland Urban Utilities agrees at its absolute discretion to extend the information provision period.
- (6) Notwithstanding Section (5) above, the applicant may prior to the end of the 20 business day information provision period or any other information provision period agreed by Queensland Urban Utilities, request that Queensland Urban Utilities determine the application without all or part of the requested information being provided.

15.3 Requesting a Standard Connection

15.3.1 Making the Request

- (1) A properly made Standard Connection request is:
 - (a) a request relating to a Connection that complies with the criteria stated in [Section 11](#) of this ICP; and
 - (b) in accordance with the preceding [Section 15.2](#), including all supporting information set out on the request form for a Standard Connection.
- (2) A diagram depicting the typical request process for a Standard Connection is provided at [Schedule 8](#) of this ICP.

15.3.2 Granting the Request

- (1) Queensland Urban Utilities will grant the request for a Standard Connection within 5 business days of receiving a properly made request for a Standard Connection or another period as agreed to by Queensland Urban Utilities and the applicant.

- (2) Queensland Urban Utilities will, within 5 business days of granting the request, give the applicant a notice stating:
 - (a) the Standard Conditions for the Standard Connection;
 - (b) the Connection Charge and Property Service Works Charge payable for the Standard Connection.
- (3) If Adopted Charges are relevant to the application for a Standard Connection, Queensland Urban Utilities will give the applicant an Infrastructure Charges Notice, within 10 business days of granting the request.
- (4) The approval of the Standard Connection is taken to be a Water Approval which takes effect from the date that the notice is received by the applicant.
- (5) To remove any doubt, Queensland Urban Utilities will not construct Property Service Infrastructure or provide a Connection until any Connection Charge and/or Property Service Works Charge is paid.

15.3.3 Post Approval Functions

- (1) Queensland Urban Utilities will provide the Property Service Infrastructure necessary for the requested Property Service Connection.
- (2) Property Service Infrastructure will be provided in accordance with the [SEQ Water Supply and Sewerage Design and Construction Code](#).
- (3) Provision of the Property Service Infrastructure and the Connection is subject to Queensland Urban Utilities being able to obtain any regulatory approvals or permits required for the works from any other entity. These approvals may include but are not limited to road and footpath closure permits, road opening permits or vegetation clearing permits. The applicant may be responsible for any costs incurred by Queensland Urban Utilities in obtaining these permits, over and above the standard allowances made in the Property Service Works Charge.
- (4) The grant of the request for a Standard Connection is provided on the basis of information supplied by the applicant. If Queensland Urban Utilities attends the property to commence the works and identifies that the Connection is not a Standard Connection, that is, the Connection does not comply with the criteria for a Standard Connection, Queensland Urban Utilities may notify the applicant that the granting of the request is void. Queensland Urban Utilities may require an application for a Property Service Connection to be lodged for the Connection.
- (5) The post approval functions will occur in accordance with the timeframes stated in [Schedule 9](#) of this ICP.
- (6) Queensland Urban Utilities may give the holder of the Water Approval a notice stating that the holder has:
 - (a) complied with the conditions of the Standard Connection approval; and

- (b) paid the fees and charges under the Standard Connection approval.

15.4 Applying for a Property Service Connection or Network Connection

15.4.1 Making the Application

- (1) An application for a Property Service Connection or Network Connection means an application for a Water Approval other than a Standard Connection, as described in the Act.
- (2) A properly made Property Service Connection or Network Connection application is:
 - (a) a Connection application that addresses the criteria stated in [Section 12](#) of this ICP;
 - (b) an application properly made in accordance with the preceding [Section 15.2](#).
- (3) Diagrams depicting the typical application/approval and works phase processes for a Property Service Connection or Network Connection, requiring either minor or major infrastructure works, are provided at [Schedule 8](#) of this ICP.

15.4.2 Assessment and Decision

- (1) The application for a Water Approval under this part will be assessed against:
 - (a) the decision criteria in this ICP; and
 - (b) the [SEQ Water Supply and Sewerage Design and Construction Code](#); and
 - (c) the Act; and
 - (d) the Water Supply Act; and
 - (e) any other matters that Queensland Urban Utilities considers to be relevant to the Connection or supply of its services.
- (2) In deciding the application, Queensland Urban Utilities will:
 - (a) approve all or part of the application; or
 - (b) refuse the application.
- (3) Queensland Urban Utilities may refuse the application if the Connection:
 - (a) is not technically feasible or would unreasonable interfere with the Connection or supply of its Water Services (Drinking Water service, Non-drinking Water service) or Wastewater Services to other customers; or
 - (b) does not comply with the Connection criteria, including where relevant the Desired Outcomes stated in [Section 3](#), or could not reasonably be made to comply with the criteria by the application of conditions; or

- (c) does not comply with the [SEQ Water Supply and Sewerage Design and Construction Code](#) or could not reasonably be made to comply with the code by the application of conditions.
- (4) The application will be assessed and decided in the timeframes specified in [Schedule 9](#).
- (5) Queensland Urban Utilities will give the applicant a Decision Notice in accordance with the Act stating, as applicable:
 - (a) the decision and the day it was made;
 - (b) reasons for refusal or part approval;
 - (c) the Water Approval Conditions; and
 - (d) the fees and charges levied for the Connection; and
 - (e) the provision under which Trunk Infrastructure or Non-Trunk Infrastructure (where relevant); and
 - (f) the applicant's rights of internal review and appeal.
- (6) The Decision Notice may be combined with any Trade Waste Approvals or Seepage Water Approval given to the applicant.
- (7) Queensland Urban Utilities will give the applicant an Infrastructure Charges Notice within 10 days of giving the Decision Notice.

15.4.3 Post Approval Functions

- (1) Water Approval conditions may specify requirements for the design and construction of any works including requirements for certification.
- (2) Depending on the type and scale of works required, Queensland Urban Utilities may require that:
 - (a) the design and construction of works be certified by a third party endorsed by Queensland Urban Utilities; and/or
 - (b) the design and construction of works be approved by Queensland Urban Utilities; and/or
 - (c) the Connection be carried out by a person nominated by Queensland Urban Utilities.
- (3) Fees and charges including Connection charges and Application Fees must be paid as specified in [Schedule 6](#).
- (4) Queensland Urban Utilities may give the holder of the Water Approval a notice stating that the holder has:
 - (a) complied with the conditions of the approval; and
 - (b) paid the fees and charges under the approval.
- (5) The post approval functions will occur in accordance with the timeframes stated in [Schedule 9](#) of this ICP.

15.5 Applying for a Staged Water Connection

15.5.1 Making the Application

- (1) An application for a Staged Water Connection means an application for a Staged Water Connection as described in the Act.
- (2) A properly made Staged Water Connection application is taken to be:
 - (a) an application for a Connection that addresses the criteria stated in [Section 13](#) of this ICP; and
 - (b) an application properly made in accordance with the preceding [Section 15.2](#).
- (3) The typical application/approval and works phase processes for a Staged Water Connection will be similar to that for a Property Service or Network Connection as illustrated in the relevant diagram provided at [Schedule 8](#) of this ICP.

15.5.2 Queensland Urban Utilities' Approval

- (1) In deciding the application, Queensland Urban Utilities will assess and approve or refuse the application for a Staged Water Connection as per a Property Service or Network Connection in accordance with [Section 15.4.2\(1\) to \(3\)](#).
- (2) Queensland Urban Utilities will give the applicant a Decision Notice in accordance with the Act stating, as applicable:
 - (a) the decision and the day it was made; and
 - (b) reasons for refusal or part approval; and
 - (c) the stages of the Connection; and
 - (d) which stages of the Connection, if any, are authorised under the Water Approval; and
 - (e) any Water Approval conditions imposed, or charges levied, on a stage of the Connection authorised under the Water Approval; and
 - (f) which stages of the Connection require a further application for a Water Approval; and
 - (g) the provision under which Trunk Infrastructure or Non-Trunk Infrastructure (where relevant); and
 - (h) the applicant's rights of internal review and appeal.
- (3) The Decision Notice may be combined with any Trade Waste Approval or Seepage Water Approval given to the applicant.
- (4) Queensland Urban Utilities will give the applicant an Infrastructure Charges Notice within 10 days of giving a Decision Notice.

15.5.3 Post Approval Functions

- (1) Post approval functions for Property Service and Network Connections approved under a Water Approval for a Staged Water Connection will be as per [Section 15.4.3](#).

16. WATER APPROVAL CONDITIONS

- (1) Queensland Urban Utilities may apply Water Approval Conditions to Water Approvals (other than Standard Connections).
- (2) Water Approval Conditions will be:
 - (a) relevant to, but not an unreasonable imposition on, the Connection; or
 - (b) reasonably required for, or as a result of, the Connection.
- (3) The conditions may be for, but are not limited to:
 - (a) the level of demand for the Water Service or Wastewater Service for the Connection;
 - (b) protecting or maintaining the safety and efficiency of Queensland Urban Utilities' infrastructure;
 - (c) requiring Property Service Infrastructure or Network Infrastructure to be designed and constructed including infrastructure designed and constructed in accordance with the [SEQ Water Supply and Sewerage Design and Construction Code](#);
 - (d) requiring a document of works for the Water Approval to be certified by a third party endorsed by Queensland Urban Utilities;
 - (e) requiring a nominated person to make a Connection to Queensland Urban Utilities' Network Infrastructure;
 - (f) requiring a Connection, or part of it, to be completed within a stated period;
 - (g) requiring the payment of security under an agreement under section 99BRAL to support a condition of the approval; and/or in relation to trunk infrastructure or non-trunk infrastructure;
 - (h) requiring Trunk Infrastructure or Non-trunk infrastructure.

17. INTERNAL REVIEW AND APPEALS

- (1) The Act prescribes that Interested Persons may appeal Queensland Urban Utilities' Original Decision.
- (2) An appeal of an Original Decision must be, in the first instance, by way of an Internal Review Application.
- (3) If an Interested Person is dissatisfied with an Original Decision, that person should seek independent legal advice, as there are comprehensive provisions in the Act dealing with internal reviews and appeals.

18. CURRENCY OF WATER APPROVALS AND SERVICES ADVICE NOTICE

18.1 General

- (1) A Water Approval:
 - (a) applies until the Water Approval lapses as specified in this ICP or as specified in the Water Approval Conditions;
 - (b) attaches to the land to which the Water Approval relates until the Water Approval lapses; and
 - (c) binds the Owner of the land, the Owner's successors in title and any occupier of the land.
- (2) To remove any doubt where there is any inconsistency, the Water Approval Conditions prevail over this section of the ICP.
- (3) A Services Advice Notice:
 - (a) applies until it lapses as specified in this ICP or in the Notice;
 - (b) does not remove the obligation for a person to apply for a Water Approval; and
 - (c) does not bind Queensland Urban Utilities' decision for a Water Approval.

18.2 Relevant Period

- (1) Unless otherwise stated in a Water Approval Condition, the relevant period for a Water Approval will be a period of 2 years from:
 - (a) the date that the Decision Notice is issued; or
 - (b) the date that the Review Decision Notice is issued where the review notice amends the original Decision Notice.
- (2) Where there is one or more related Staged Water Approvals for a Staged Connection the Relevant Period is taken to have started from the date that the Decision Notice or Review Decision Notice is issued for the latest related approval that takes effect.
- (3) Where an extension is granted to the Relevant Period under Section 18.5 of this ICP, the Relevant Period shall be extended by the period stated in the approval.

18.3 When Approvals Lapse (Connection works not started)

- (1) The Water Approval will lapse if works for Connection have not been started within the relevant period.

18.4 When Approvals Lapse (Connection works started)

- (1) The Water Approval will lapse if the Connection works have been started but the Connection has not been completed in the period specified in the Water Approval Conditions.
- (2) If a monetary security has been given in relation to a Water Approval that lapses under this section, any security paid under a Water Approval Condition

may be used in a way stated by the Water Approval Condition, including for example, for Queensland Urban Utilities to complete the Connection.

18.5 Extensions to Approvals

- (1) Prior to a Water Approval lapsing, the holder of a Water Approval may make a written request to Queensland Urban Utilities for an extension to the relevant period, in accordance with section 15.2.2 of this ICP.
- (2) In deciding any request to extend the relevant period, Queensland Urban Utilities may give consideration to when any related Development Approval will lapse.

18.6 Cancellation of an Approval

- (1) If the Connection works associated with the Water Approval have not been commenced, an applicant may make a written request to Queensland Urban Utilities to cancel the Water Approval. This request should be in accordance with the process specified in this ICP.

18.7 Currency of Services Advice Notices

- (1) Unless otherwise stated in a Services Advice Notice, the Services Advice Notice will be current for a period of two years from the date that the Services Advice Notice is issued.

19. AMENDING CONDITIONS IN A WATER APPROVAL AND DETERMINING CONVERSION APPLICATIONS

- (1) This section does not apply to the grant of a Standard Connection.
- (2) The holder of a Water Approval may apply to Queensland Urban Utilities to amend the Water Approval Conditions. The application for amendment is to be made in accordance with the application requirements for Property Service Connection or Network Connection in [Section 15.4](#).
- (3) An application for amendment must be made before the Water Approval lapses.
- (4) Queensland Urban Utilities may then decide to:
 - (a) amend the condition;
 - (b) refuse to amend the condition; or
 - (c) decide that the scale of the change requires a new application under [Section 15](#).
- (5) The assessment will consider the criteria relevant to the Connection specified in [Sections 12 & 13](#).
- (6) Queensland Urban Utilities will give the applicant an Amendment Notice of the decision about the Water Approval Condition stating the following:
 - (a) the day the decision was made;
 - (b) whether the request is approved or refused;
 - (c) if the request is refused, the reasons for refusal; and
 - (d) the applicant's rights of internal review and appeal.

- (7) If the Water Approval Condition is amended, the Water Approval Condition takes effect when the Amendment Notice is given to the applicant. To avoid any doubt, it is declared that despite an amendment to a Water Approval Condition:
 - (a) the Water Approval continues in effect; and
 - (b) a condition amended is a Water Approval Condition.
- (8) The applicant for of the Water Approval may apply to Queensland Urban Utilities to convert a Non-trunk infrastructure to Trunk Infrastructure.
- (9) A Conversion Application should be made in accordance with the Act and must be made in writing to Queensland Urban Utilities.
- (10) Under the Act, Queensland Urban Utilities may, by written notice, require additional information from the Applicant, prior to deciding a Conversion Application.
- (11) A Conversion Application must be made before the Water Approval lapses and before construction of the Water Infrastructure work commences.
- (12) Queensland Urban Utilities will determine the Conversion Application in accordance with the Act having regard to criteria identified in the Infrastructure Charges Schedule set out in [Schedule 6 Part 3](#) of this ICP and the guideline mentioned in the Planning Act, section 979(3A) (where relevant).
- (13) The Conversion Application will be assessed under the timeframes required under the Act.
- (14) If the decision is made by Queensland Urban Utilities to convert the Non-trunk infrastructure to Trunk Infrastructure;
 - (a) Queensland Urban Utilities will determine any offset or refund having regard to the criteria in the Infrastructure Charges Schedule set out in [Schedule 6 Part 3](#) of this ICP; and
 - (b) the relevant Water Approval condition requiring the Non-trunk infrastructure to be provided no longer has effect; and
 - (c) Queensland Urban Utilities may amend the Water Approval by imposing a Necessary Infrastructure Condition for the Trunk Infrastructure and if such a condition is imposed;
 - i. give an Infrastructure Charges Notice; or
 - ii. amend, by notice to the applicant, any existing Infrastructure Charges Notice for the Water Approval.

20. DELEGATION OF DECISION FUNCTIONS

- (1) Subject to 20(2), Queensland Urban Utilities has not delegated to its Participating Local Governments its functions for any request, application, or approval relevant to a Connection given under the Act.
- (2) Queensland Urban Utilities has delegated under section 53 of the Act certain transitional matters under the Planning Act to one or more of its Participating Local Governments.

21. CONSTRUCTION MAINTENANCE AND DEFECTS LIABILITY

- (1) Queensland Urban Utilities may specify requirements for the maintenance and defects liability of Property Service Infrastructure and Network Infrastructure in a Water Approval Condition.
- (2) Queensland Urban Utilities' standard maintenance and defects liability period for such infrastructure is 12 months (which may be varied at Queensland Urban Utilities' sole discretion). A Water Approval Conditions may specify a longer period where the particular circumstances of the Water Infrastructure require.
- (3) Queensland Urban Utilities will (unless waived at Queensland Urban Utilities' sole discretion), require a security undertaking in the form of a bank guarantee on terms acceptable to Queensland Urban Utilities to be provided by the applicant to protect Queensland Urban Utilities against the cost of defects and faults in materials, workmanship and design during the period outlined in (2) above.
- (4) Queensland Urban Utilities may also agree (at its sole and absolute discretion) to the provision of a security undertaking to protect Queensland Urban Utilities from the risks of uncompleted works.
- (5) Queensland Urban Utilities' approach to setting the value of such bonds is outlined in [Schedule 6 Part 1](#).

22. SCHEDULES

1. [Definitions](#)
2. [Connection Area Maps](#)
3. [Planning Assumptions](#)
4. [Plans for Trunk Infrastructure](#)
5. [Schedule of Works](#)
6. [Fees and Charges](#)
7. [Standard Conditions for Standard Connections](#)
8. [Connection Process Diagrams](#)
9. [Connection Timeframes](#)

23. SCHEDULE 1 – DEFINITIONS

TERM	DEFINITION
Act	means the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
Adopted Charge	has the same meaning in the Act. (Charges are identified in Schedule 6 of this ICP)
Alteration	has the same meaning in the Act.
Amendment Notice	has the same meaning in the Act.
Application Fees	means the Application Fees identified in Schedule 6 .
Charges Schedules	has the same meaning in the Act and is identified in Schedule 6
Connection	has the same meaning in the Act.
Connection Area	has the same meaning in the Act.
Connection Charges	has the same meaning in the Act. The charges are identified in Schedule 6 of this ICP
Conversion Application	has the same meaning in the Act.
Decision Notice	for a Water Approval, has the same meaning in the Act.
Desired Outcomes	See Section 3 .
Desired Standards or Service	means the standard of performance for which infrastructure is planned and delivered - refer to Section 7 .
Development Approval	has the same meaning in the Act.
Disconnection	means for a Connection, includes the Disconnection of a Property Service Infrastructure and/or Network Infrastructure from Queensland Urban Utilities' Water network to stop supply of a Water Service or Wastewater service.
Distributor-Retailer	has the same meaning as in the Act.
Drinking Water	has the same meaning as in the Act.
Drinking Water Connection Area	means the areas in which Queensland Urban Utilities guarantees to provide Connections that comply with its Connection criteria for its water service. See Schedule 2 .
Fixed Access Charges	has the same meaning as in the Act.
Future Connection Area	has the same meaning as in the Act.
Future Trunk Infrastructure	has the same meaning as in the definition of Schedule of Works under the Act.
Geographic Area	has the same meaning as in the Act. (Under section 6 of the Act, Queensland Urban Utilities Geographic Area is the area that consists of the local government areas of its Participating Local Governments.)
Infrastructure Agreement	has the same meaning as in the Act.
Infrastructure Charges Schedule	has the same meaning as in the Act.
Interested Person	has the same meaning in the Act.
Internal Review Application	has the same meaning as in the Act.
Levied Charge	has the same meaning as in the Act.
Necessary Infrastructure Condition	has the same meaning in the Act.
Network Connection	has the same meaning as in the Act.
Network Infrastructure	has the same meaning as in the Act.

TERM	DEFINITION
Non-drinking Water	means water (including Recycled Water) (other than: (1) Drinking Water; or (2) Wastewater.
Non-drinking Water Connection Area	means the areas in which Queensland Urban Utilities guarantees to provide Connections that comply with its Connection criteria for its Non -Drinking Water service. See Schedule 2 .
Original Decision	has the same meaning as in the Act.
Owner	has the same meaning as in the Act.
Participating Local Government	Pursuant to section 5(1) of the Act and includes Brisbane City Council, Ipswich City Council, Lockyer Valley Regional Council, Scenic Rim Regional Council and Somerset Regional Council.
Planning Act	means the <i>Sustainable Planning Act 2009</i> .
Planning Assumptions	has the same meaning as in the Act.
Priority Infrastructure Area	has the same meaning as in the Planning Act.
Planning Schemes	has the same meaning as in the Planning Act.
Property Service Infrastructure	has the same meaning as in the Act.
Property Service Works Charges	has the same meaning in the Act. The Charges are identified in Schedule 6 .
Property Service Connection	has the same meaning in the Act.
RPEQ	means an engineer registered under the <i>Professional Engineers Act 2002 (QLD)</i> .
Queensland Urban Utilities	Central SEQ Distributor-Retailer Authority trading as Queensland Urban Utilities
Queensland Urban Utilities Demand Assumptions	Refer Section 6 of this ICP.
Queensland Urban Utilities Planning Assumptions	means the Planning Assumptions that QUU has adopted for the purpose of this ICP. Refer Section 6 of this ICP.
Recycled Water	has the same meaning as in the Act.
Schedule of Works	has the same meaning as in the Act. . The Schedule of Works is contained in Schedule 5 of this ICP.
Seepage Water Approval	has the same meaning as in the Act.
Services Advice Notice	has the same meaning as in the Act.
Staged Development Approval	has the same meaning in the Planning Act.
Staged Water Connection	has the same meaning as in the Act as outlined in Section 13 of this ICP.
Standard Conditions	has the same meaning in the Act and are Queensland Urban Utilities conditions for a Standard Connection which is outlined in Schedule 7 .
Standard Connection	has the same meaning in the Act which is a Connection in Queensland Urban Utilities' Connection Area that complies with the Standard Connection Criteria and is subject to Standard Conditions refer to Section 11 of this ICP.
Standard Connection Criteria	means the criteria identified in Section 11 of this ICP. Note: Section 99 BRAU of the Act.
Trade Waste	has the same meaning as in the Act.
Trade Waste Approval	has the same meaning as in the Act.
Trunk Infrastructure	has the same meaning in the Act and is identified in the

TERM	DEFINITION
	Schedule of Works. See Schedule 5 of this ICP.
Wastewater	has the same meaning as in the Act.
Wastewater Service	has the same meaning as in the Act.
Wastewater Connection Area	means the areas in which Queensland Urban Utilities guarantees to provide Connections that comply with its Connection criteria for its Wastewater Service. See Schedule 2 .
Water Approval	has the same meaning as in the Act.
Water Approval Conditions	has the same meaning as in the Act.
Water Nelserv Plan	has the same meaning as in the Act.
Water Service	has the same meaning as in the Act.
Water Infrastructure Agreement	has the same meaning as in the Act.
Water Supply Act	means the <i>Water Supply (Safety and Reliability) Act 2008</i> .

24. SCHEDULE 2 – CONNECTION AREA MAPS

24.1 Part 1 - Connection Area

- (1) Illustrative maps of the Connection Area are identified in Table 5.
- (2) Detailed maps of the Connection Area for each service are available at www.urbanutilities.com.au.

Table 5: Queensland Urban Utilities - Connection Area Maps

Map No.	Map Description
Map 1	Drinking Water Connection Area – Queensland Urban Utilities
Map 1.1	Drinking Water Connection Area – Brisbane
Map 1.2	Drinking Water Connection Area – Ipswich
Map 1.3	Drinking Water Connection Area – Lockyer Valley
Map 1.4	Drinking Water Connection Area – Scenic Rim
Map 1.5	Drinking Water Connection Area – Somerset
Map 2	Wastewater Connection Area – Queensland Urban Utilities
Map 2.1	Wastewater Connection Area – Brisbane
Map 2.2	Wastewater Connection Area – Ipswich
Map 2.3	Wastewater Connection Area – Lockyer Valley
Map 2.4	Wastewater Connection Area – Scenic Rim
Map 2.5	Wastewater Connection Area – Somerset
Map 3	Non-drinking Water Connection Area – Queensland Urban Utilities
Map 3.1	Non-drinking Water Connection Area – Brisbane
Map 3.2	Non-drinking Water Connection Area – Ipswich
Map 3.3	Non-drinking Water Connection Area – Lockyer Valley
Map 3.4	Non-drinking Water Connection Area – Scenic Rim
Map 3.5	Non-drinking Water Connection Area – Somerset

24.2 Part 2 - Future Connection Area

- (1) The Future Connection Area, for the purpose of this ICP, is the Participating Local Governments' Priority Infrastructure Areas. The relevant Priority Infrastructure Area maps are stated in Table 6 below.

Table 6: Future Connection Area Maps

Document Title	Title of Map	Map number
Brisbane Priority Infrastructure Plan 2014	Priority Infrastructure Area Map	Map A1
Ipswich Priority Infrastructure Plan July 2012	Priority Infrastructure Area (July 2012)	Map 13.6.2
Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution July 2011	Priority Infrastructure Area	Figure 1A – 1G
Scenic Rim Regional Council Adopted Infrastructure Charges Resolution (Version 4) October 2012	Priority Infrastructure Area – Beaudesert Priority Infrastructure Area 1 Priority Infrastructure Area – Kooralbyn Priority Infrastructure Area 2 Priority Infrastructure Area – Canungra Priority Infrastructure Area 3 Priority Infrastructure Area – Boonah Priority Infrastructure Area 1 Priority Infrastructure Area – Kalbar Priority Infrastructure Area 2 Priority Infrastructure Area – Aratula, Mt Alford, Warrill View Priority Infrastructure Area 3 Priority Infrastructure Area – Peak Crossing Priority Infrastructure Area 1 Priority Infrastructure Area – Harrisville Priority Infrastructure Area 2	
Somerset Priority Infrastructure Area Maps are presented on the State Planning Regulatory Provision website through the Department of State Development, Infrastructure and Planning Somerset Regional Council Adopted Infrastructure Charges Resolution 2014	Fernvale Priority Infrastructure Area Map 1 Lowood Priority Infrastructure Area Map 2 Esk Priority Infrastructure Area Map 3 Toogoolawah Priority Infrastructure Area Map 4 Kilcoy Priority Infrastructure Area Map 5	

25. SCHEDULE 3 – PLANNING ASSUMPTIONS

25.1 Part 1 – Local Government Planning Assumptions

- (1) Queensland Urban Utilities has adopted the Participating Local Governments' Planning Assumptions that are in effect as of 1 July 2014. The relevant references to the Planning Assumptions are stated in Table 7 below.

Table 7: Participating Local Governments' Planning Assumptions

Document Title	Title of Section
Brisbane Priority Infrastructure Plan 2014	Section 4.3 Planning Assumptions (inclusive of Section 4.3.15 Demand Generation Rates)
Ipswich Priority Infrastructure Plan July 2012	Part 13 Division 2 Planning Assumptions and Demand Generation Rate
Laidley Shire Planning Scheme Gatton Shire Planning Scheme	
Beaudesert Shire Planning Scheme 2007 Priority Infrastructure Plan Boonah Shire Planning Scheme 2006 Priority Infrastructure Plan Ipswich Shire Planning Scheme 2006 Priority Infrastructure Plan	Planning Assumptions Demand Generation Rates
Esk Shire Planning Scheme Kilcoy Shire Planning Scheme	

25.2 Part 2 - Queensland Urban Utilities' Demand Planning Assumptions

- (1) Where the demand generation rates are not specified above Queensland Urban Utilities will refer to the [SEQ Water Supply and Sewerage Design and Construction Code](#).
- (2) Where the projected demands are not specified in the above listed documents, Queensland Urban Utilities will determine project demands by considering the Planning Assumptions from the Planning Scheme and [SEQ Water Supply and Sewerage Design and Construction Code](#) demand generation rates.

26. SCHEDULE 4 – PLANS FOR TRUNK INFRASTRUCTURE

- (1) Queensland Urban Utilities has adopted the Participating Local Governments' Plans for Trunk Infrastructure. The relevant Plans for Trunk Infrastructure are stated in Table 8 below.

Table 8: Participating Local Governments' Plans for Trunk Infrastructure

Document Title	Title of Section
Brisbane Priority Infrastructure Plan 2014	Section 4.6 Plans for Trunk Infrastructure
Ipswich Priority Infrastructure Plan July 2012	Part 13 Division 7 Plans for Trunk Infrastructure
Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution July 2011	
Beaudesert Shire Planning Scheme 2007 Priority Infrastructure Plan Boonah Shire Planning Scheme 2006 Priority Infrastructure Plan Ipswich Shire Planning Scheme 2006 Priority Infrastructure Plan	Plans for Trunk Infrastructure
Somerset Regional Council Adopted Infrastructure Charges Resolution 2014	

27. SCHEDULE 5 – SCHEDULE OF WORKS

- (1) Queensland Urban Utilities has adopted the Participating Local Governments' Schedules of Works for future Trunk Infrastructure. The relevant Schedules of Works for future Trunk Infrastructure are stated in Table 9 below.

Table 9: Participating Local Governments' Schedule of Works

Document Title	Title of Section
Brisbane Priority Infrastructure Plan 2014	Section 4.6 Plans for Trunk Infrastructure
Ipswich Priority Infrastructure Plan July 2012	Part 13 Division 8 Schedule of Works
Lockyer Valley Regional Council Adopted Infrastructure Charges Resolution July 2011	
Beaudesert Shire Planning Scheme 2007 Priority Infrastructure Plan Boonah Shire Planning Scheme 2006 Priority Infrastructure Plan Ipswich Shire Planning Scheme 2006 Priority Infrastructure Plan	Schedule of Works
Somerset Regional Council Adopted Infrastructure Charges Resolution 2014	

28. SCHEDULE 6 – FEES AND CHARGES

28.1 Part 1 – Services Advice Notice Fees, Application Fees, Works Phase Fees & Charges

- (1) The water distribution and retail industry is a regulated industry and is subject to the Act for pricing of Fees and Charges.
- (2) The Fees and Charges in this Schedule are intended to recover up to the actual cost to Queensland Urban Utilities for providing the Connection services, and may include:
 - (a) direct marginal internal costs, including labour, materials and transport costs; and
 - (b) a fair contribution to overheads.
- (3) Queensland Urban Utilities has endeavoured to ensure that all information presented is current and accurate. New Fees and Charges may be adopted from time to time in accordance with the Act. It is therefore advisable to check the currency of information with Queensland Urban Utilities by visiting the web site at www.urbanutilities.com.au.
- (4) Queensland Urban Utilities may provide other services not listed in this Fees and Charges Schedule and these will be provided on an actual cost or quoted basis.
- (5) GST may be applied to Fees and Charges listed in this Schedule, where applicable.
- (6) All Fees and Charges denoted "FY2014/15" apply from 1 July 2014 to 30 June 2015 and are applicable to payments during that period. Payments made after that period will attract the Fees and Charges applicable at that time.
- (7) The Fees and Charges listed in this Part 1 of the Fees and Charges Schedule may be levied to customers:
 - (a) upon lodgement of a request for a Services Advice Notice;
 - (b) upon application for Connections to Queensland Urban Utilities' water and wastewater infrastructure and during the works phase (design, construction and maintenance stages) of a Connection to Queensland Urban Utilities' infrastructure; and
 - (c) upon request for other Connection related service(s) provided by Queensland Urban Utilities.
- (8) Queensland Urban Utilities has developed a series of worked examples setting out the application of the Fees and Charges Schedule to some common development scenarios, which is available at www.urbanutilities.com.au/development-services.

28.1.1 Services Advice Notice Fee

- (1) This fee applies to a request for a Services Advice Notice. The Services Advice Notice Fee is a fee for Queensland Urban Utilities to provide non-binding advice on various aspects of the connection process and related activities prior to lodgement of a Connection application. Included in this fee is the option for the customer to

meet with Queensland Urban Utilities for up to two (2) hours to discuss the services advice request.

- (2) If a customer proceeds with a Connection application on substantially the same basis as a Services Advice Notice within 12 months of the date of issuance of the Services Advice Notice, Queensland Urban Utilities will reduce the application fee by up to \$375.
- (3) A Services Advice Notice Fee is required to be paid at the time of lodgement of a request for a Services Advice Notice.
- (4) A Services Advice Notice Fee will apply per Services Advice Notice requested. Each Services Advice Notice may contain information about one or more Connections to one or more of Queensland Urban Utilities' services (i.e. Drinking Water, Non-drinking Water and Wastewater).

Table 10: Services Advice Notice Fee	FY 2014/15
Services Advice Notice Fee	\$495 + GST

28.1.2 Standard Connection Fees and Charges

- (1) A customer may request a Standard Connection if they believe their application meets the Standard Connection Criteria set out in the ICP.
- (2) The Standard Connection Request Fee applies to each request for a Standard Connection. The Standard Connection Request Fee is a fee to process and assess a Standard Connection request and issue a Decision Notice either granting the Standard Connection or informing the customer that the application does not meet the Standard Connection Criteria and the customer should proceed with a Connection application or request a Services Advice Notice.
- (3) A Standard Connection Request Fee is required to be paid at the time of lodgement of a Standard Connection request.
- (4) A Standard Connection Request Fee will apply for each connection, disconnection and/or alteration requested to each service (i.e. Drinking Water, Non-drinking Water and/or Wastewater) requested.
- (5) If following lodgement of the Standard Connection request and payment of the Standard Connection Request Fee, Queensland Urban Utilities determines that the request does not satisfy the Standard Connection Criteria, the customer will be informed that the Connection is not a Standard Connection. If the reason for the request not qualifying as a Standard Connection could not have been reasonably foreseen by the customer (e.g. the depth or location of the sewer) and if the customer makes a Connection application or requests a Services Advice Notice on substantially the same basis as the original request within 20 business days, then Queensland Urban Utilities may, at its sole discretion, reduce the Base Application Fee or the Services Advice Notice Fee (as relevant) by the value of the Standard Connection Request Fee paid.

Table 11: Standard Connection Request Fee	FY 2014/15
Standard Connection Request Fee (per service requested)	\$149

28.1.3 Standard Connection Charge

- (1) The Standard Connection Charge applies to Standard Connections. The Standard Connection Charge is a charge associated with Queensland Urban Utilities administering the works phase of the Connection into Queensland Urban Utilities' water and wastewater infrastructure. To remove any doubt, the Standard Connection Charge does not include the cost of Queensland Urban Utilities providing Property Service Infrastructure, which is covered by the Property Service Works Charges set out in Part 2 of the Fees and Charges Schedule.
- (2) A Standard Connection Charge will apply following the granting of a Standard Connection request and must be paid prior to Queensland Urban Utilities undertaking the works associated with the Property Service Infrastructure. The customer will be issued with a Decision Notice outlining the applicable Fees and Charges for the works phase of the Connection(s) within 5 business days of the granting of a Standard Connection request.
- (3) A customer may have been granted a request for multiple Standard Connections in a single Decision Notice, however, the Standard Connection Charge unit rate is applied separately for each connection, disconnection and/or alteration granted to each service.

Table 12: Standard Connection Charge	FY 2014/15
Standard Connection Charge (per service connected)	\$55

28.1.4 Property Service and Network Connection Base Application Fee

- (1) The Base Application Fee applies to applications for a Connection other than a Standard Connection. The Base Application Fee is a fee to process and assess an application for a Connection other than a Standard Connection (subject to additional Technical Report Review Fees, as relevant) and issue a Decision Notice either granting or refusing the application.
- (2) A Base Application Fee is required to be paid at the time of lodgement of an application, where a customer requests a Connection other than a Standard Connection.
- (3) Depending on the nature of the Connection(s) applied for, the customer is required to pay either a Property Service Connection Base Application Fee or a Network Connection Base Application Fee as follows:
 - (a) A Property Service Connection Base Application Fee will apply for each Property Service Connection to Queensland Urban Utilities' water or wastewater infrastructure that is not a Standard Connection.
 - (b) A Network Connection Base Application Fee will apply for each Network Connection to each service (i.e. Drinking Water, Non-drinking Water and/or Wastewater), and includes the associated Property Service Connection(s) to be provided at the same time as the Network Connection.
- (4) If a customer proceeds with a Connection application on substantially the same basis as a prior request for a Services Advice Notice within twelve (12) months of the date of issuance of the Service Advice Notice, QUU will reduce the relevant Base Application Fee by up to \$375.

Table 13: Property Service and Network Connection Base Application Fee		FY 2014/15
Property Service Connection (per connection/disconnection/alteration)		
Base Application Fee - Property Service Connection		\$550
Network Connection (per application for each service)		
Base Application Fee - Network Connection (up to 10 lots)		\$550
Base Application Fee - Network Connection (11 to 50 lots)		\$1,100
Base Application Fee - Network Connection (above 50 lots)		\$1,650

28.1.5 Technical Report Review Fee

- (1) A Technical Report Review Fee applies to the lodgement of technical reports. A Technical Report Review Fee is a fee to cover Queensland Urban Utilities' review of customer provided technical reports to satisfy technical aspects of the assessment, including reports requested by Queensland Urban Utilities at the time of assessment of a Connection application. It should be noted that the relevant Base Application Fee includes an allowance for Queensland Urban Utilities to interrogate existing network models and that technical reports should only be required in reasonably limited circumstances.
- (2) Technical reports may include, but are not limited to, the following types:
 - (a) Water supply network analysis report;
 - (b) Wastewater network analysis report;
 - (c) Route selection report (Water or Wastewater); and
 - (d) Sewer odour assessment report.
- (3) A Technical Report Review Fee is required to be paid at the time of lodgement of a technical report, either provided by the customer as part of the initial application or in response to a Queensland Urban Utilities information request.
- (4) A Technical Report Review Fee will be levied for each report lodged with Queensland Urban Utilities for review.

Table 14: Technical Report Review Fee	FY 2014/15
Technical Report Review Fee (per report)	\$545

28.1.6 Certification Scheme Audit and Compliance Fee

- (1) The Certification Scheme Audit and Compliance Fee applies to Connections satisfying the Minor Works Criteria for which the customer is directed (or requests and Queensland Urban Utilities grants such a request) to engage an Endorsed Consultant to provide design and construction certification services under Queensland Urban Utilities' Certification Scheme. The Certification Scheme Audit and Compliance Fee is a fee to cover the Certification Scheme administration costs, one Live Works inspection by Queensland Urban Utilities and provision of a Connection Certificate (and is therefore inclusive of the Connection Charge).
- (2) A Certification Scheme Audit and Compliance Fee will apply following the issuance of a Decision Notice granting an approval of a Connection application and must be paid prior to lodgement of the Design Package by the Endorsed Consultant.
- (3) The Certification Scheme Audit and Compliance Fee unit rate will apply per Connection application for each service (i.e. Drinking Water, Non-drinking Water and/or Wastewater). Where a customer

has been granted approval to connect to multiple services in a single Decision Notice, a Certification Scheme Audit and Compliance Fee will apply for each service.

Table 15: Certification Scheme Audit and Compliance Fee	FY 2014/15
Certification Scheme Audit and Compliance Fee (per service connected)	\$385

28.1.7 Queensland Urban Utilities Design Approval Fee

- (1) The Design Approval Fee applies to those Connections not meeting Standard Connection or Minor Works Criteria and thus, categorised as major works. The Design Approval Fee is a fee to cover Queensland Urban Utilities' review of customer's engineering designs against the Water Approval Conditions.
- (2) A Design Approval Fee is required to be paid prior to lodgement of the Design Package for certification for those applications categorised as major works.
- (3) Depending on the nature of the Connection(s), the customer is required to pay either a Design Approval Fee - Property Service Connection or a Design Approval Fee - Network Connection as follows:
 - (a) Design Approval Fee - Property Service Connection - A Design Approval Fee - Property Service Connection will apply for each Property Service Connection (which includes each connection, disconnection and/or alteration) to Queensland Urban Utilities' Water or Wastewater infrastructure that is not a Standard Connection or a Connection delivered under the minor works Certification Scheme.
 - (b) Design Approval Fee - Network Connection – Type A - A Design Approval Fee - Network Connection – Type A will apply for each Network Connection to Queensland Urban Utilities' water and wastewater infrastructure for which the nominal diameter of the related Water or Wastewater mains to be constructed to effect the Network Connection is less than or equal to 300mm (i.e. infrastructure generally regarded as 'reticulation'). Design Approval Fees - Network Connection - Type A are fixed price fees and depend on the number of lots to which the Network Connection relates.
 - (c) Design Approval Fee - Network Connection – Type B - A Design Approval Fee - Network Connection – Type B will apply for each Network Connection to Queensland Urban Utilities' Water and Wastewater infrastructure that includes the construction of Water or Wastewater infrastructure including mains with a nominal diameter greater than 300mm (i.e. infrastructure generally regarded as 'trunk infrastructure'), pump stations, district meter installations, reservoirs and the like. Design Approval Fees - Network Connection – Type B will be provided on a 'price on application' basis based on the hourly rate set

out below and Queensland Urban Utilities' assessment of the design approval workload associated with the Connection. Indicative pricing is included in the worked examples referred to in Section 28.1 (8) for budgeting purposes.

- (d) Re-checking amended Plans - If Queensland Urban Utilities identifies non-compliance(s) during its first review of design information submitted for approval, a Re-checking of Amended Plans Fee will be levied for each component of re-submitted design information (i.e. each drawing, technical report or other document).

Table 16: Design Approval Fees	FY 2014/15
Design Approval Fee - Property Service Connection	\$1,925
Network Connection Type A (per service connected)	
Design Approval Fee - Network Connection – Type A (up to 10 lots)	\$1,375
Design Approval Fee - Network Connection – Type A (11 to 50 lots)	\$1,925
Design Approval Fee - Network Connection – Type A (above 50 lots)	\$2,475
Network Connection Type B (per service connected)	
Design Approval Fee – Network Connection – Type B (price on application)	\$109/hour
Re-checking Amended Plans (per service connected)	
Re-checking Amended Plans Fee	\$545

28.1.8 Works Inspection Fees

- (1) A Works Inspection Fee applies to inspections undertaken by Queensland Urban Utilities. A Works Inspection Fee is a fee to cover Queensland Urban Utilities undertaking and administering compliance inspections of customer constructed infrastructure (other than Standard Connections or Connections delivered under the Minor Works Certification Scheme).
- (2) A Works Inspection Fee applies to all services (Drinking Water, Non-drinking Water and Wastewater) and includes the following inspection types:
 - (a) Construction works inspection and provision of associated notifications;
 - (b) Live Works inspection and provision of a Connection Certificate (Connection Charge);

- (c) Inspection at the end of the Maintenance Period and provision of associated notifications; and
 - (d) Re-inspection of works, where a scheduled inspection identifies non-compliance(s).
- (3) Depending on the nature of the works, the customer is required to pay either Works Inspection / Re-inspection Fee - Type A or Works Inspection / Re-inspection Fee - Type B.
 - (4) Works Inspection Fees must be paid prior to submission of the Pre-construction Package based on the number of works inspections Queensland Urban Utilities advises the customer at the time. A Works Re-inspection Fee must be paid prior to re-inspection of works following identification of non-compliance during a scheduled inspection.
 - (5) The Works Inspection Fee unit rate will apply for each inspection. For works involving Connection to more than one of Queensland Urban Utilities' services (i.e. Drinking Water, Non-drinking Water and Wastewater), the Works Inspection Fee unit rate will be applied for each inspection, which may include the inspection of one or more services, depending on the details of the particular scheme.
 - (6) A Works Inspection Fee - Type A will apply for those Connection(s) where the nominal diameter of the related Water or Wastewater mains to be constructed to effect the Connection is less than or equal to 300mm (i.e. infrastructure generally regarded as 'reticulation').
 - (7) A Works Inspection Fee - Type B will apply for those Connection(s) where the nominal diameter of the related Water or Wastewater mains to be constructed to effect the Connection is greater than 300mm (i.e. infrastructure generally regarded as 'trunk infrastructure').

Table 17: Works Inspection Fees and Works Re-inspection Fees		FY 2014/15
Works Inspection Fees (per inspection)		
Works Inspection Fee - Type A		\$330
Works Inspection Fee - Type B		\$495
Works Re-inspections Fees (per inspection)		
Works Re-inspection Fee - Type A		\$495
Works Re-Inspection Fee - Type B		\$743

28.1.9 Other Fees and Charges

- (1) This section outlines other Fees and Charges, not outlined in previous sections, which may apply to customers requesting a Connection to Queensland Urban Utilities' Water or Wastewater services.

Table 18: Other Fees and Charges	Description	FY 2014/15
Maintenance Bond	Security undertaking /bank guarantee provided by the customer in the form of a bank guarantee or terms acceptable to Queensland Urban Utilities that protects Queensland Urban Utilities for a specified time against defects and faults in materials, workmanship and design (per service).	Price on application (minimum of \$2,000 and not less than 5 per cent (5%) of works design and construction total cost)
Uncompleted Works Bond	<p>Security undertaking/ bank guarantee (Uncompleted Works Bond) provided by the customer in the form of a bank guarantee or terms acceptable to Queensland Urban Utilities that protects Queensland Urban Utilities for any uncompleted works (per service).</p> <p>The acceptance of an Uncompleted Works Bond in lieu of full completion of works is at Queensland Urban Utilities' sole and absolute discretion.</p> <p>Queensland Urban Utilities will require a certificate from an RPEQ certifying:</p> <ul style="list-style-type: none"> ▪ at least 50 per cent (50%) of works have been completed by value; ▪ all earthworks have been completed; ▪ the details and estimated costs provided in an accompanying schedule of uncompleted works; and ▪ that the information contained in the certificate and accompanying schedule of uncompleted Works is accurate. <p>The amount of the Uncompleted Works Bond should be 125 per cent</p>	Price on application

Table 18: Other Fees and Charges	Description	FY 2014/15
	(125%) of the certified value of the uncompleted works, including the cost of any works to be carried out by Queensland Urban Utilities.	
Infrastructure Agreement preparation	Queensland Urban Utilities preparation, negotiation and execution of an Infrastructure Agreement based on Queensland Urban Utilities' standard form of agreement (per agreement).	\$5,000
External preparation of Infrastructure Agreement (fast track option)	Expedited preparation, negotiation and execution of an Infrastructure Agreement using external legal advisor (per agreement).	Price on application
Extension of currency periods	Queensland Urban Utilities' assessment of a request to extend the relevant period for which the current Base Application Fee relevant to the original Connection application will apply.	Refer Table 13
Engineering search service - As built information	Queensland Urban Utilities search and provision of as-built information (per plan, drawing or report).	\$50
External Works Design Approval Fee	Design approval services for those applications categorised as External Works (e.g. government services).	Price on application, calculated at \$163/hour
External Services Works Inspection Fee	Onsite compliance and inspection services for those applications categorised as External Works (e.g. government services).	Price on application, calculated at \$149/hour
Property Service Works Charges	Provision of Property Service Infrastructure for Standard Connections by Queensland Urban Utilities.	See Part 2 of the Fees and Charges Schedule
Adopted Charges	Charge associated with the funding of the water and wastewater trunk infrastructure networks.	See Part 3 of the Fees and Charges Schedule

Table 18: Other Fees and Charges	Description	FY 2014/15
Other Fees and Charges	Anything not included above.	Price on application

Notes:

Unless otherwise indicated, fees and charges will be levied at the time of lodgement of an application request or other documentation submission and in advance of inspections and other audits being carried out.

A trade waste application and associated fees and charges may also apply. Refer to Queensland Urban Utilities' website www.urbanutilities.com.au.

An easement application and associated fees and charges may also apply. Queries can be directed to property@urbanutilities.com.au

28.2 Part 2 – Property Service Works Charges

28.2.1 General

- (1) This Part 2 of the Fees and Charges Schedule sets out the Property Service Works Charges associated with the provision of Property Service Infrastructure for Standard Connections by Queensland Urban Utilities (or a sub-contractor appointed by Queensland Urban Utilities).
- (2) The introductory provisions set out in Part 1 of the Fees and Charges Schedule Section 28.1 (1) and 28.1 (3)-28.1 (6) also apply to this Part 2.

28.2.2 Approach to pricing

- (1) Queensland Urban Utilities is seeking to achieve harmonised and cost reflective pricing of Property Service Works Charges across its service territory. This will be achieved over time in order to reduce the impact that any single step change increase in prices might have on its current and future customers.
- (2) The Queensland Urban Utilities Property Service Works Charges may include:
 - (a) direct marginal internal costs, including labour, materials and transport costs;
 - (b) subcontractor costs; and
 - (c) a fair contribution to overheads.
- (3) The unit rates for the Property Service Works Charges depend on variables such as geographic location, service type (Water or Wastewater), work type (connection, alteration or disconnection), location of local reticulation (adjacent to the property boundary, across the roadway (Water only) or within the property (Wastewater only)) and the length of the connection (Wastewater only).

28.2.3 Levying of charges

- (1) Property Service Works Charges will be levied to customers qualifying for a Standard Connection. The customer will be issued a Decision Notice outlining the applicable Property Service Works Charges for the Connection(s), as well as other applicable fees and charges and

information regarding the Connection(s), within 5 business days of the granting of a Standard Connection request.

- (2) A customer may have been granted a request for multiple Standard Connections in a single Decision Notice, however, Property Service Works Charges are applied separately for each connection, disconnection and alteration granted to each service.
- (3) The relevant Property Service Works Charges will become due and payable to Queensland Urban Utilities upon lodgement of a request for Queensland Urban Utilities to commence construction of the Connection(s), for which a request has been granted and confirmed in a Decision Notice.
- (4) Where a customer has requested an alteration to the existing Property Service Connection, the relevant Property Service Works Charge for a connection will apply if the location of the existing connection point is used to connect the new Property Service Infrastructure. However, if the location of the new Property Service Connection will not be connected at the existing point, a Property Service Works Charge for both a disconnection and a connection will apply.

28.2.4 Property service works charges for FY2014/15

- (1) The Property Service Works Charges for the East area (comprising the Brisbane local government area) and the West area (comprising Ipswich, Somerset, Scenic Rim and Lockyer Valley local government areas) for 2014/15 are set out in Tables 19 and 20 below.
- (2) The Property Service Works Charge for each Connection will be calculated as the sum of the Base Works Charge and any relevant Additional Works Charges applicable to that Connection.

Table 19: Property Service Works Charges for 2014/15		East ¹ FY 2014/15
Water Connections		
Base Works Charge – Water Connection <i>Applies where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>		\$2,356
Additional Works Charge – Water Connection Road Crossing <i>Applies <u>in addition to</u> the Base Works Charge where the connection point to local reticulation is located on the far side of the roadway to the property.</i>		\$2,738
Wastewater Connections		
Base Works Charge - Wastewater Connection <i>Applies where the connection point to local reticulation is located on the property being connected.</i>		\$1,994
Additional Works Charge - Wastewater Street Works <i>Applies <u>in addition to</u> the Base Works Charge (and other Additional Works Charges) where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>		\$2,169

Additional Works Charge - Wastewater Additional Length <i>Applies <u>in addition to</u> the Base Works Charge (and other Additional Works Charges) where the planned Property Service Infrastructure is more than 3 metres in length, measured from the centreline of the local reticulation main to the connection point. The rate will be applied per additional metre over 3 metres, based on the pre-construction Site Plan and rounded to the nearest whole metre.</i>	\$100
Disconnections	
Disconnection Base Works Charge – Water <i>Applies to all water disconnections qualifying as a Standard Connection.</i>	\$1,524
Disconnection Base Works Charge – Wastewater <i>Applies where the connection point to local reticulation is located on the property being connected.</i>	\$1,327
Disconnection Additional Works Charge – Wastewater Street Works <i>Applies <u>in addition to</u> the Base Works Charge where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>	\$2,243

¹ Brisbane local government area

Table 20: Property Service Works Charges for 2014/15	West ¹
Water Connections	
Base Works Charge – Water Connection <i>Applies where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>	\$1,279
Additional Works Charge – Water Connection Road Crossing <i>Applies <u>in addition to</u> the Base Works Charge where the connection point to local reticulation is located on the far side of the roadway to the property.</i>	\$610
Wastewater Connections	
Base Works Charge - Wastewater Connection <i>Applies where the connection point to local reticulation is located on the property being connected.</i>	\$884
Additional Works Charge - Wastewater Street Works <i>Applies <u>in addition to</u> the Base Works Charge (and other Additional Works Charges) where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>	\$340
Additional Works Charge - Wastewater Additional Length <i>Applies <u>in addition to</u> the Base Works Charge (and other Additional Works Charges) where the planned Property Service Infrastructure is more than 3 metres in length, measured from the centreline of the local reticulation main to the connection point. The rate will be applied per additional metre over 3 metres, based on the pre-construction Site Plan and rounded to the nearest whole metre.</i>	\$100
Disconnections	
Disconnection Base Works Charge – Water <i>Applies to all water disconnections qualifying as a Standard Connection.</i>	\$838
Disconnection Base Works Charge – Wastewater <i>Applies where the connection point to local reticulation is located on the property being connected.</i>	\$730
Disconnection Additional Works Charge – Wastewater Street Works <i>Applies <u>in addition to</u> the Base Works Charge where the connection point to the local reticulation is located in the footway or roadway immediately adjacent to the property boundary (i.e. on the same side of the road).</i>	\$504

¹ Ipswich, Lockyer Valley Scenic Rim and Somerset local government areas

28.3 Part 3 – Infrastructure Charges Schedule

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Division 1 Introduction

28.3.1 Short title

- (1) This schedule may be cited as *Queensland Urban Utilities Infrastructure Charges Schedule*.

28.3.2 Commencement

- (1) This schedule has effect on and from the day this schedule is adopted by the distributor-retailer's board.¹⁵

Editor's note—See section 99BRCF (Power to adopt charges by board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

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

- (1) This schedule is made under the SEQ Water Act.
- (2) This schedule is to be read in conjunction with the following:
 - (a) the Infrastructure SPRP;
 - (b) the distributor-retailer infrastructure planning instrument.

28.3.4 Purpose

- (1) The purpose of this schedule is to state the following:
 - (a) the adopted charges for providing the distributor-retailer trunk infrastructure networks for a connection the subject of a water approval;
 - (b) the levied charges to be levied by the distributor-retailer for the demand placed on the distributor-retailer's trunk infrastructure networks by a connection the subject of a water approval;
 - (c) matters relevant to the working out of an offset and refund for a trunk infrastructure contribution for the distributor-retailer's trunk infrastructure networks for a connection the subject of a water approval.

28.3.5 Interpretation

- (1) The dictionary in Appendix A defines words used in this Schedule.
- (2) A word not defined in this schedule which is defined in the SEQ Water Act has the meaning given in the SEQ Water Act.
- (3) A word not defined in this schedule or the SEQ Water Act has the meaning given to it by the edition of the Macquarie Dictionary that is current at the date this schedule takes effect, subject to section 14A (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954 and section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

Editor's note—See section 14A(1) (Interpretation best achieving Act's purpose) of the Acts Interpretation Act 1954, which provides that in the interpretation of a provision of an Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

¹⁵ This schedule was adopted by the distributor-retailer's board on 1 July 2014

Division 2 Adopted charges

28.3.6 Purpose of division 2

- (1) Division 2 states the following:
- (a) the adopted infrastructure charges for providing the distributor-retailer trunk infrastructure networks (**adopted charge**);
 - (b) the **trunk infrastructure** for the distributor-retailer's water service and wastewater service (**distributor-retailer trunk infrastructure networks**);
 - (c) the date the adopted charges take effect (**applicable date**);
 - (d) the part of the distributor-retailer's geographic area to which the adopted charges apply (**applicable area**).

28.3.7 Adopted charges

- (1) The adopted charges for providing the distributor-retailer trunk infrastructure networks are:
- (a) stated in appendices B, C, D and E for the relevant part of the distributor-retailer's geographic area under the SEQ Water Act other than the Ipswich City Council local government area;
 - (b) in the Ipswich City Council local government area:
 - i. for a water approval associated with reconfiguring a lot, the proportion of the total charge for all networks that the distributor-retailer was able to charge or levy under Ipswich City Council's *Planning Scheme Policy—5 Infrastructure* as in force on 30 June 2011 multiplied by the applicable rate stated in appendix F;
 - ii otherwise, the proportion of the total charge for all networks that the distributor-retailer was able to charge or levy under Ipswich City Council's *Planning Scheme Policy—5 Infrastructure* as in force on 30 June 2011 multiplied by the applicable maximum adopted charge under the Infrastructure SPRP.

Editor's note—

- See section 99BRCF (Power to adopt charges by board decision and 99BRCG (Matters for board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
- Ipswich City Council and distributor-retailer have not entered into a breakup agreement.
- Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2014 provides a method for calculating the distributor-retailer's relevant proportion of the maximum adopted charge.
- See section 3.1 (Proportion of adopted infrastructure charge) of the State Planning Regulatory Provision (adopted charges) and section 99BRCG(1)(b)(ii) (Matters for board decision) of the South-East Queensland (Distribution and Retail Restructuring) Act 2009.

28.3.8 Trunk infrastructure networks for the adopted charges

- (1) The distributor-retailer trunk infrastructure networks are specified in the distributor-retailer infrastructure planning instrument.

28.3.9 Applicable date for the adopted charges

- (1) The applicable date for the adopted charges is the later of the following:

- (a) 1 July 2014; or
- (b) the day the schedule is uploaded to the distributor-retailer's website¹⁶.

Editor's note—See section 99BRCE(3) (Schedule of charges to be adopted) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

28.3.10 Applicable area for the adopted charges

- (1) The applicable area for the adopted charges is all of the distributor retailer's geographic area.

Editor's note—See section 99BRCG (Matters for board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

¹⁶ This schedule was uploaded to the Distributor-Retailer's website on 1 July 2014.

Division 3 Levied charges

28.3.11 Purpose of Division 3

- (1) Division 3 states the following:
 - (a) the applicable demand placed upon the distributor-retailer trunk infrastructure networks generated by a connection the subject of a water approval for which adopted charges may be levied by the distributor-retailer (**levied charge**);
 - (b) the method to be applied by the distributor-retailer for working out the levied charge including the following:
 - i. the adopted charge to be applied (**adopted charge**);
 - ii. the additional demand placed upon the distributor-retailer trunk infrastructure networks which will be generated by the connection the subject of a water approval (**additional demand**);
 - (c) the method to be applied by the distributor-retailer for working out the increase in the levied charge from the day the levied charge is levied to the day the levied charge is paid (**automatic increase**).

28.3.12 Applicable demand for the levied charge

- (1) The levied charge may be levied for the additional demand placed upon the distributor-retailer trunk infrastructure networks generated by a connection the subject of a water approval.

Editor's note—See section 99BRCJ (Limitation of levied charge) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 and section 2.2 (Development for which maximum adopted charges may be levied) of the State Planning Regulatory Provision (adopted charges).
- (2) The levied charge is not to be levied 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 2012*.

Editor's note—See section 99BRCF(2)(c) (Power to adopt charges by board decision) and 99BRCI(1)(c) (When levied charge may be levied and

recovered) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

28.3.13 Working out the levied charge

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

$$LC = (AC_s \times AD_s) + (AC_{ws} \times AD_{ws})$$

Where:

LC is the levied charge for the connection, which cannot be less than zero.

AC_s is the adopted charge for the connection for the sewerage trunk infrastructure network for the distributor-retailer's wastewater service.

AC_{ws} is the adopted charge for the connection for the water supply trunk infrastructure network for the distributor-retailer's water service.

AD_s is the additional demand placed on the sewerage trunk infrastructure network for the distributor-retailer's wastewater service which will be generated by the connection.

AD_{ws} is the additional demand placed on the water supply trunk infrastructure network for the distributor-retailer's water service which will be generated by the connection.

28.3.14 Working out the additional demand

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

$$AD_s = CD_s - DC_s$$

$$AD_{ws} = CD_{ws} - DC_{ws}$$

Where:

AD_s is the additional demand placed on the sewerage trunk infrastructure network for the distributor-retailer's wastewater service which will be generated by the connection.

AD_{ws} is the additional demand placed on the water supply trunk infrastructure network for the distributor-retailer's water service which will be generated by the connection.

CD_s is the demand placed upon the sewerage trunk infrastructure network for the distributor-retailer's wastewater service which will be generated by the connection.

CD_{ws} is the demand placed upon the water supply trunk infrastructure network for the distributor-retailer's water service which will be generated by the connection.

DC_s is the demand placed upon the sewerage trunk infrastructure network for the distributor-retailer's wastewater service generated by existing demand if applicable.

DC_{ws} is the demand placed upon the water supply trunk infrastructure network for the distributor-retailer's water service generated by existing demand if applicable.

- (3) The connection demand for CD_s and CD_{ws} (**connection demand**) is worked out using the relevant unit of calculation for an adopted charge for the connection in appendices B, C, D, E and F (**demand unit**).
- (4) The demand credit for DC_s and DC_{ws} (**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. if the premises is subject to an existing use which is lawful and already taking place on the premises (**existing lawful use**) that places demand upon the distributor-retailer trunk infrastructure networks—the demand generated for the existing lawful use using the applicable demand units for the use;
 - ii. 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 (**previous lawful use**) that placed demand upon the distributor-retailer trunk infrastructure networks—the demand generated for the previous lawful use using the applicable demand units for the use;
 - iii. 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 (**other development**) that places demand upon the distributor-retailer trunk infrastructure networks—the demand generated by the other development using the applicable demand units for the development.

Editor's note—See section 99BRCJ(2)(b) (Limitation of levied charge) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (5) A demand credit under paragraph (3) does not apply if an infrastructure requirement that applies or applied to the water approval, use or development has not been complied with.

Editor's note—See section 99BRCJ(3) (Limitation of levied charge) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (6) The demand credit for an existing lawful use, previous lawful use or other development under subsection 3(b) is to be worked out under sub-section 3(b) by the distributor-retailer 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 in the prescribed form to the distributor-retailer 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;

Editor's note—The prescribed fee may include the distributor-retailer's costs for determining the demand credit.

(b) the distributor-retailer is to:

- i. determine if a demand credit for the existing lawful use, previous lawful use or other development is applicable to the development;
- ii. work out the demand credit for the existing lawful use, previous lawful use or other development if applicable; and
- iii. give a notice to the applicant stating the outcome of the distributor-retailer's determination.

Editor's note—The notice may be given in an infrastructure charges notice.

- (7) A demand credit is only to be provided to a maximum amount equal to the demand which will be generated by the connection.

28.3.15 Working out the automatic increase

- (1) The automatic increase of the levied charge is to be worked out by the distributor-retailer as the amount which is equal to the increase calculated by using the index stated in the SEQ Water Act.

Editor's note—See section 99BRCG(3)(b), (4) and (5) (Matters for board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (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.

Editor's note—See section 99BRCG(5) (Matters for board decision) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

Division 4 Offset and refund for trunk infrastructure

28.3.16 Purpose of division 4

- (1) Division 4 states the following matters relevant to working out an offset or refund for the provision of trunk infrastructure for the distributor-retailer trunk infrastructure networks for a connection the subject of a water approval:
- (a) the criteria for trunk infrastructure to be applied by the distributor-retailer in deciding if development infrastructure is trunk infrastructure (**identified trunk infrastructure criteria**);
 - (b) the method to be applied by the distributor-retailer 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 distributor-retailer trunk infrastructure networks (**trunk infrastructure contribution**):
 - i. **identified trunk infrastructure**—development infrastructure which is identified in the distributor-retailer infrastructure planning instrument;
Editor's note—See section 99BRCQ(2)(a) (Necessary infrastructure condition for infrastructure identified in water net serv plan) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
 - ii. **different trunk infrastructure**—development infrastructure which:
 - 1. is an alternative to the identified trunk infrastructure; and
 - 2. delivers the same desired standards of service for the network of development infrastructure stated in the distributor-retailer infrastructure planning instrument;
Editor's note—See section 99BRCQ(2)(b) (Necessary infrastructure condition for infrastructure identified in water net serv plan) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
 - iii. **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.
Editor's note—See section 99BRCR (Necessary infrastructure condition for other infrastructure) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.
 - 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;

Editor's note—See section 99BRDH(3) (Effect of and action after conversion) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (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.

28.3.17 Identified trunk infrastructure criteria

- (1) The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:
 - (a) that the development infrastructure is necessary to service a connection:
 - i. consistent with the assumptions about the type, scale, location or timing of future development stated in the distributor-retailer infrastructure planning instrument;
 - ii. for premises completely inside the connections area and future connections area;
 - (b) that the development infrastructure complies with the criteria in appendix G.

Editor's note—See section 99BRCHA(3) (Criteria for deciding conversion application) and 99BRDF(2) (Deciding conversion application) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

28.3.18 Working out the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the distributor-retailer using the following:
 - (a) for the calculation of the establishment cost—the method in section 28.3.19 (Calculation of the establishment cost);
 - (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 28.3.20 (Recalculation of the establishment cost for work);
 - (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 28.3.21 (Recalculation of the establishment cost for land).

28.3.19 Calculation of the establishment cost

- (1) The establishment cost for a trunk infrastructure contribution is to be worked out by the distributor-retailer using any of the following:
 - (a) the planned estimate of the trunk infrastructure contribution;
 - (b) an estimate of the establishment cost for the trunk infrastructure contribution reasonably determined by the distributor-retailer.
- (2) The **planned estimate** of the trunk infrastructure contribution is:
 - (a) the whole of an item of identified trunk infrastructure—is the **planned cost** being the amount of the value of the item stated in appendix H;
 - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure

contribution having regard to the method used to work out the planned cost of the item of identified trunk infrastructure stated in the distributor-retailer infrastructure planning instrument; and

- (c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the distributor-retailer infrastructure planning instrument.

28.3.20 Recalculation of the establishment cost for work

Editor's note—See section 99BRDC (Working out cost for required offset or refund) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

28.3.20.1. Market cost

- (1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the distributor-retailer at the request of the applicant by using the market cost for the work.
- (2) The **market cost** for the work is the estimate of the cost of the design and construction of the work:
 - (a) including the following:
 - i. the construction cost for the work;
 - ii. construction on costs for the work which do not exceed the maximum construction on costs stated in appendix I for the following:
 - 1. the cost of survey for the work;
 - 2. the cost of geotechnical investigations for the work;
 - 3. the cost of only detailed design for the work;
 - 4. the cost of project management and contract administration;
 - 5. the cost of environmental investigations for the work;
 - 6. a portable long service leave payment for a construction contract for the work;
 - iii. risk and contingencies which do not exceed 10% for the cost of that part of the of the work in a construction contract which is subject to a contingency.

Example—

A construction contract for a trunk water supply infrastructure network item may state a contingency for design and trenching.

- (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 paragraphs (ii) and (iii);
- v. a part of the trunk infrastructure contribution provided by:
 - 1. the distributor-retailer; or
 - 2. 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 an approval for the work;
- 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 connection the subject of the water approval 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 standards of service for the network of development infrastructure stated in the distributor-retailer infrastructure planning instrument;
- 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.

28.3.20.2. Determining the market cost

- (1) The distributor-retailer is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:

- (a) the applicant is to undertake an open tender process for the work;
- (b) the applicant is to:
 - i. give to the distributor-retailer a notice in the prescribed form which states the following:
 - 1. an open tender process has been conducted;
 - 2. the tenders received;
 - 3. the applicant's preferred tenderer;
 - 4. the applicant's reason for the preferred tenderer;
 - 5. the terms of the construction contract for the work;
- (c) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
- (d) the applicant's calculation of the market cost for the work; and
 - i. pay the prescribed fee;

Editor's note—The prescribed fee may include the distributor-retailer's costs for determining the market cost.

- (e) the distributor-retailer may, within 15 business days of the date the notice under paragraph (b) is received by the distributor-retailer, give a notice to the applicant which states that the applicant is to provide to the distributor-retailer a document to enable the distributor-retailer to determine the market cost including without limitation the following:
 - i. details in respect of a construction contract for the work;
 - ii. a plan for each development infrastructure network clearly showing the scope of the work for which an offset is sought;
- (f) the applicant is to comply with a notice given by the distributor-retailer to the applicant under paragraph (c);
- (g) the distributor-retailer is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (h) the distributor-retailer after determining the market cost is to as soon as reasonably practicable:
 - i. give to the applicant a notice which states the following:

1. the distributor-retailer's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
2. the establishment cost for the work; and
3. issue an amended infrastructure charges notice.

28.3.21 Adjustment of the establishment cost

- (1) The distributor-retailer is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
 - (a) this sub-section only applies to a cost of work (**prescribed cost**) if the cost:
 - i. would have formed part of the market cost used to work out the establishment cost for the work;
 - ii. was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
 - iii. was included in the market cost used to work out the establishment cost but was subject to a contingency stated in sub-section (2)(a)(iii);
 - (b) the applicant may, prior to 15 business days after the applicant has completed the work:
 - i. give to the distributor-retailer a single notice which is to state the following:
 1. that the applicant requests that the distributor-retailer adjust the establishment cost to take account of the prescribed cost;
 2. all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
 3. the applicant's calculation of the prescribed cost; and
 - ii. pay the prescribed fee if paragraph (i) applies;
Editor's note—The prescribed fee may include the distributor-retailer's costs for determining whether the establishment cost is to be adjusted.
 - (c) the distributor-retailer may, within 15 business days of the date the notice under paragraph (b) is received by the distributor-retailer, give a notice to the applicant which states that the applicant is to provide to the distributor-retailer a document to enable the distributor-retailer to determine the value of an adjusted establishment cost;
 - (d) the applicant is to comply with a notice given by the distributor-

retailer to the applicant under paragraph (c);

- (e) the distributor-retailer is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) the distributor-retailer after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
 - i. give to the applicant a notice which states the following:
 - 1. the distributor-retailer's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
 - 2. the establishment cost for the work; and
 - ii. issue an amended infrastructure charges notice.

28.3.22 Recalculation of the establishment cost for land

Editor's note—See section 99BRDC (Working out cost for required offset or refund) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (1) The establishment cost for a trunk infrastructure contribution for land may be recalculated by the distributor-retailer at the request of the applicant using the current market value of the land.
- (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 the value of the subject premises including the land and the value of the subject premises excluding the land.
- (3) The distributor-retailer is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
 - (a) the applicant is to provide to the distributor-retailer the following:
 - i. a notice in the prescribed form requesting the recalculation of the establishment cost for the land;
 - ii. a valuation of the land undertaken by a certified practicing valuer;
 - iii. the prescribed fee;

Editor's note—The prescribed fee may include the distributor-retailer's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.
 - (b) the distributor-retailer may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the current market value;
 - (c) the distributor-retailer is to decide whether to:
 - i. accept the valuation; or

- ii. reject the valuation;
- (d) the distributor-retailer is to, if it accepts the valuation:
 - i. give to the applicant a notice stating the establishment cost for the land; and
 - ii. index the establishment cost for the land using the CPI from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) the distributor-retailer is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
 - i. assess whether the valuation is consistent with the current market value; and
 - ii. undertake a valuation of the land if the valuation is assessed as not consistent with the current market value;
- (f) the distributor-retailer is to, upon the determination of the independent certified practicing valuer's valuation:
 - i. give to the applicant a notice stating the establishment cost for the land;
 - ii. index the establishment cost for the land using the CPI from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
 - iii. issue an amended infrastructure charges notice;
- (g) the distributor-retailer however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to the distributor-retailer the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

28.3.23 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.

28.3.24 Details of an offset and refund

- (1) If an offset applies, the establishment cost for the trunk infrastructure is to be worked out by the distributor-retailer in accordance with section 28.3.18 (Working out the establishment cost).

- (2) If a refund applies the proportion of the establishment cost for the trunk infrastructure contribution that may be apportioned reasonably to users of premises other than the premises the subject of the water approval (**prescribed proportion**) is to be worked out by the distributor-retailer using any of the following:

- (a) an estimate of the prescribed proportion reasonably determined by the distributor-retailer;
- (b) the following method for the relevant distributor-retailer trunk infrastructure network.

$$PP = \frac{TD - PD}{TD}$$

Where:

- (a) for a trunk infrastructure contribution for sewerage infrastructure:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the sewerage network expressed in ET of the users of the premises the subject of the water approval, to be worked out by using the sewerage network demand generation rate for the connection the subject of a water approval stated in the distributor-retailer infrastructure planning instrument.

TD is the total demand for the trunk infrastructure for the sewerage network expressed in ET of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

- (b) for a trunk infrastructure contribution for water supply infrastructure:

PP is the prescribed proportion.

PD is the demand for the trunk infrastructure for the water supply network expressed in ET of the users of the premises the subject of the water approval, to be worked out by using the water supply demand generation rate for the connection the subject of a water approval stated in the distributor-retailer infrastructure planning instrument.

TD is the total demand for trunk infrastructure for the water supply network expressed in ET of the users of the premises serviced or planned to be serviced by the trunk infrastructure contribution.

28.3.25 Timing of an offset and refund

Editor's note—See section 99BRCK(1)(f) (Requirements for infrastructure charges notice) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

- (1) An applicant entitled to an offset or refund for the trunk infrastructure contribution is to:
- (a) give to the distributor-retailer a notice in the prescribed form which states the following:

- i. the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
 - ii. that the trunk infrastructure contribution has been provided in accordance with the water approval for the trunk infrastructure contribution; and
- (b) pay the prescribed fee.

Editor's note—The prescribed fee may include the distributor-retailer's costs for determining the matters in subsection (1)(a).
- (2) The distributor-retailer is to as soon as reasonably practicable after receiving a notice under sub-section (1):
 - (a) determine whether the trunk infrastructure contribution has satisfied the matters in sub-section (1)(a); and
 - (b) give to the applicant a notice stating the outcome of the distributor-retailer's determination.
- (3) The distributor-retailer, if satisfied of the matters in sub-section (1)(a), is to unless otherwise provided for in an infrastructure agreement:
 - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the Planning Act;
 - (b) for a refund—give the refund when stated in the infrastructure charges notice.
- (4) The distributor-retailer has adopted payment triggers in relation to the determination of an infrastructure charges notice of when a refund is to be given by the distributor-retailer to achieve the following:
 - (a) to seek to integrate land use and infrastructure plans;
 - (b) to implement the distributor-retailer infrastructure planning instrument as the basis for the distributor-retailer's trunk infrastructure funding;
 - (c) to implement infrastructure funding which is equitable and financially sustainable to the distributor-retailer.
- (5) The distributor-retailer's determination of when a refund is to be given by the distributor-retailer 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 the distributor-retailer infrastructure planning instrument:
 - i. the following payment triggers apply:
 - 1. 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;
2. 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;
 3. 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 paragraph (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 the distributor-retailer infrastructure planning instrument:
- i. the following payment triggers apply:
 1. 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;
 2. 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:
 - A. the year following the completion of the trunk infrastructure contribution;
 - B. the year which is 2 years before the end of the relevant planned date or period for the trunk infrastructure contribution;
 3. 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:
 - A. the year following the completion of the trunk infrastructure contribution; or
 - B. 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 paragraph (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. the distributor-retailer is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in the distributor-retailer infrastructure planning instrument having regard to the method to be used by the distributor-retailer to work out the planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in the distributor-retailer infrastructure planning instrument (***specified date or period***);
 - ii. the distributor-retailer is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the distributor-retailer infrastructure planning instrument;
 - iii. the following payment triggers apply:
 - 1. 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;
 - 2. 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:
 - A. the year following the completion of the trunk infrastructure contribution;
 - B. the year which is 2 years before the end of the specified date or period for the trunk infrastructure contribution;
 - 3. 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:
 - A. the year following the completion of the trunk infrastructure contribution;
 - B. 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 paragraph (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. the distributor-retailer is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in the distributor-retailer infrastructure planning instrument;
 - ii. the payment trigger for a refund is 30 September of the year following the end of the planning horizon of the respective distributor-retailer trunk infrastructure network in the distributor-retailer infrastructure planning instrument;
 - iii. the amount to be paid under paragraph (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.

Appendix A Dictionary

Editor's note—the definitions in this Appendix A are limited in application to the terms in the Infrastructure Charges Schedule.

additional demand see section 28.3.11(1)(b)(ii) (Purpose of division 3).

adopted charge see section 28.3.6(1)(a) (Purpose of division 2).

applicable area see section 28.3.6(1)(d) (Purpose of division 2).

applicable date see section 28.3.6(1)(c) (Purpose of division 2).

automatic increase see section 28.3.11(1)(c) (Purpose of division 3).

bedroom means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) can be used for sleeping such as a den, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

completion means the stage in the provision of a trunk infrastructure contribution by an applicant when the distributor-retailer is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for its intended purpose;
- (c) the distributor-retailer determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

connection demand see section 28.3.14(2) (Working out the additional demand).

connections area and future connections area means:

- (a) the connections area and future connections area in the distributor-retailer's water netserv plan;
- (b) the connections area and future connections area in the distributor-retailer's interim connections policy if paragraph (a) is not applicable.

CPI (an acronym for consumer price index) means the following:

- (a) the consumer price index 6401.0 All Groups Brisbane published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the distributor-retailer.

Editor's note—Where the CPI has not been published for a calculation date the change in the CPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

current market value see section 28.3.21(2) (Recalculation of the establishment cost for land).

demand credit see section 28.3.14(3) (Working out the additional demand).

demand unit see section 28.3.14(2) (Working out the additional demand).

development demand see section 28.3.14(2) (Working out the additional demand).

different trunk infrastructure see section 28.3.16(1)(b)(ii) (Purpose of division 4).

distributor-retailer means the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) under the SEQ Water Act.

distributor-retailer infrastructure planning instrument means the following:

- (a) the distributor-retailer's Water Netserv Plan;
- (b) the interim connections policy and schedule of works adopted by the distributor retailer's board if paragraph (a) is not applicable.

Editor's note—Section 14B(1) (Use of extrinsic material in interpretation) of the Acts Interpretation Act 1954, which provides that the interpretation of a provision of an Act, consideration may be given to extrinsic material capable of assisting in the interpretation, applies to a statutory instrument under section 14 (Applicable provisions) of the Statutory Instruments Act 1992.

distributor-retailer trunk infrastructure networks see section 28.3.6(1)(b) (Purpose of division 2).

dwelling has the meaning in the Queensland Planning Provisions.

Editor's note—The term 'dwelling' is defined in the Queensland Planning Provisions version 2.0 to mean "a building or part of a building used or capable of being used as a self-contained residence which must include the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin;
- (d) clothes washing facilities.

This term includes outbuildings, structures and works normally associated with a dwelling."

establishment cost see section 28.3.18 (Working out the establishment cost).

ET (an acronym for equivalent tenement) means the unit of demand which is represented by a single detached dwelling.

existing lawful use see section 28.3.14(3)(b)(i) (Working out the additional demand).

GFA (an acronym for gross floor area) has the meaning in the Queensland Planning Provisions.

Editor's note—The term 'gross floor area' is defined in the Queensland Planning Provisions version 2.0 to mean "the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) *building services, plant and equipment;*
- (b) *access between levels;*
- (c) *ground floor public lobby;*
- (d) *a mall;*
- (e) *the parking, loading or manoeuvring of motor vehicles;*
- (f) *unenclosed private balconies, whether roofed or not."*

identified trunk infrastructure criteria see section 28.3.16(1)(a) (Purpose of division 4).

identified trunk infrastructure see section 28.3.16(1)(b)(i) (Purpose of division 4).

Infrastructure SPRP means the State planning regulatory provision (adopted charges).

levied charge see section 28.3.11(1)(a) (Purpose of division 3).

market cost see section 28.3.20(2) (Recalculation of the establishment cost for work).

necessary trunk infrastructure see section 28.3.16(1)(b)(iii) (Purpose of division 4).

offset see section 28.3.22(1)(a) (Application of an offset and refund).

other development see section 28.3.14(3)(b)(iii) (Working out the additional demand).

planned cost see section 28.3.19(2)(a) (Calculation of the establishment cost).

planned estimate see section 28.3.19(2) (Calculation of the establishment cost).

Planning Act means the *Sustainable Planning Act 2009*.

PPI (an acronym for producer price index) means the following:

- (a) the producer price index for construction 6427.0 (ABS PPI) index number 3101—Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics;
- (b) if an index described in paragraph (a) ceases to be published—another similar index prescribed by the distributor-retailer.

Editor's note—Where the PPI has not been published for a calculation date the change in the PPI is to be determined by having regard to the index prior to the base date and the index prior to the calculation date.

prescribed cost see section 28.3.20(4)(a) (Recalculation of the establishment cost for work).

prescribed fee means a cost recovery fee prescribed by the distributor-retailer.

prescribed form means a form prescribed by the distributor-retailer.

prescribed proportion see section 28.3.23(2) (Details of an offset and refund).

prescribed trunk infrastructure see section 28.3.16(b)(iv) (Purpose of part 4).

previous lawful use see section 28.3.14(3)(a)(ii) (Working out the additional demand).

refund see section 28.3.22(1)(b) (Application of an offset and refund).

SEQ Water Act means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.

specified date or period see section 28.3.24(4)(c)(i) (Timing of an offset and refund).

suite means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

trunk infrastructure contribution see section 28.3.16(1)(b) (Purpose of division 4).

trunk infrastructure networks see definition of distributor-retailer trunk infrastructure networks.

Appendix B Adopted charges for Brisbane City Council local government area

Table 1: Adopted charge for reconfiguring a lot in the Brisbane City Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	4,620	9,380

Table 2: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Brisbane City Council local government area

Column 1 Demand unit	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of site area)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of site area)
m ² of site area	3	6

Editor's note—The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in Table 4 reflective of a 0.25 plot ratio.

Table 3: Adopted charge for a residential use in the Brisbane City Council local government area

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Residential charge category			
Dwelling house	1 or 2 bedroom dwelling	3,300	6,700
	3 or more bedroom dwelling	4,620	9,380

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Dual occupancy	1 or 2 bedroom dwelling	3,300	6,700
	3 or more bedroom dwelling	4,620	9,380
Caretaker's accommoda tion	1 or 2 bedroom dwelling	3,300	6,700
	3 or more bedroom dwelling	4,620	9,380
Multiple dwelling	1 or 2 bedroom dwelling	3,300	6,700
	3 or more bedroom dwelling	4,620	9,380
Accommodation (short-term) charge category			
Hotel	Suite with 1 or 2 bedrooms	1,650	3,350
	Suite with 3 or more bedrooms	2,310	4,690
	Bedroom that is not within a suite	1,650	3,350
Short-term accommoda tion	Suite with 1 or 2 bedrooms	1,650	3,350
	Suite with 3 or more bedrooms	2,310	4,690
	Bedroom that is not within a suite	1,650	3,350
Tourist park	1 or 2 tent or caravan sites	1,650	3,350
	3 tent or caravan sites	2,310	4,690
	1 or 2 bedroom cabin	1,650	3,350
	3 or more bedroom cabin	2,310	4,690

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Accommodation (long-term) charge category			
Community residence	Suite with 1 or 2 bedrooms	3,300	6,700
	Suite with 3 or more bedrooms	4,620	9,380
	Bedroom that is not within a suite	3,300	6,700
Hostel	Suite with 1 or 2 bedrooms	3,300	6,700
	Suite with 3 or more bedrooms	4,620	9,380
	Bedroom that is not within a suite	3,300	6,700
Relocatable home park	1 or 2 bedroom relocatable dwelling site	3,300	6,700
	3 or more bedroom relocatable dwelling site	4,620	9,380
Retirement facility	Suite with 1 or 2 bedrooms	3,300	6,700
	Suite with 3 or more bedrooms	4,620	9,380
	Bedroom that is not within a suite	3,300	6,700
Other uses charge category			
Uses in the other uses charge category		The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Table 4: Adopted charge for a non-residential use in the Brisbane City Council local government area

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Places of assembly charge category		
Club	12	24
Community use	12	24
Function facility	12	24
Funeral parlour	12	24
Place of worship	12	24
Commercial (bulk goods) charge category		
Agricultural supplies store	12	24
Bulk landscape supplies	12	24
Garden centre	12	24
Hardware and trade supplies	12	24
Outdoor sales	12	24
Showroom	12	24
Commercial (retail) charge category		
Adult store	12	24
Food and drink outlet	12	24
Service industry	12	24
Service station	12	24
Shop	12	24
Shopping centre	12	24
Commercial (office) charge category		
Office	12	24
Sales office	12	24
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category		
Child care centre	12	24
Community care centre	12	24
Educational establishment except an educational	12	24

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
establishment for the Flying Start for Queensland Children program		
Educational establishment for the Flying Start for Queensland Children program charge category		
Educational Establishment for the Flying Start for Queensland Children program	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP</i>	
Entertainment charge category		
Hotel (non-residential component)	20	40
Nightclub	20	40
Theatre	20	40
Indoor sport and recreational facility charge category		
Indoor sport and recreation (other than for a court area)	20	40
Indoor sport and recreation (for a court area)	2	3
Industry charge category		
Low impact industry	12	24
Medium impact industry	12	24
Research and technology industry	12	24
Rural industry	12	24
Warehouse	12	24
Waterfront and marine industry	12	24
High impact industry charge category		
High impact industry	13	27
Noxious and hazardous industries	13	27
Low impact rural charge category		
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
High impact rural charge category		
Aquaculture	3	7
Intensive animal industries	3	7
Intensive horticulture	3	7
Wholesale nursery	3	7
Winery	3	7
Essential services charge category		
Correctional facility	12	24
Emergency services	12	24
Health care services	12	24
Hospital	12	24
Residential care facility	12	24
Veterinary services	12	24
Specialised uses charge category		
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Minor uses charge category		
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Other uses charge category		
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Appendix C Adopted charges for Lockyer Valley Regional Council local government area

Table 5: Adopted charge for a water approval associated with reconfiguring a residential lot in the Lockyer Valley Regional Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	4,250	8,250

Table 6: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Lockyer Valley Regional Council local government area

Column 1 Demand unit	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of site area)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of site area)
m ² of site area	2.5	4.75

Editor's note: The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in Table 8 reflective of a 0.25 plot ratio.

Table 7: Adopted charge for a water approval associated with a residential use in the Lockyer Valley Regional Council local government area

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Residential charge category			
Dwelling house	1 or 2 bedroom dwelling	3,656	7,144
	3 or more bedroom dwelling	4,250	8,250

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Dual occupancy	1 or 2 bedroom dwelling	3,656	7,144
	3 or more bedroom dwelling	4,250	8,250
Caretaker's accommoda tion	1 or 2 bedroom dwelling	3,656	7,144
	3 or more bedroom dwelling	4,250	8,250
Multiple dwelling	1 or 2 bedroom dwelling	3,656	7,144
	3 or more bedroom dwelling	4,250	8,250
Accommodation (short-term) charge category			
Hotel	Suite with 1 or 2 bedrooms	1,828	3,572
	Suite with 3 or more bedrooms	2,116	4,134
	Bedroom that is not within a suite	1,828	3,572
Short-term accommoda tion	Suite with 1 or 2 bedrooms	1,828	3,572
	Suite with 3 or more bedrooms	2,116	4,134
	Bedroom that is not within a suite	1,828	3,572
Tourist park	1 or 2 tent or caravan sites	1,828	3,572
	3 tent or caravan sites	2,116	4,134
	1 or 2 bedroom cabin	1,828	3,572
	3 or more bedroom cabin	2,116	4,134

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Accommodation (long-term) charge category			
Community residence	Suite with 1 or 2 bedrooms	3,656	7,144
	Suite with 3 or more bedrooms	4,250	8,250
	Bedroom that is not within a suite	3,656	7,144
Hostel	Suite with 1 or 2 bedrooms	3,656	7,144
	Suite with 3 or more bedrooms	4,250	8,250
	Bedroom that is not within a suite	3,656	7,144
Relocatable home park	1 or 2 bedroom relocatable dwelling site	3,656	7,144
	3 or more bedroom relocatable dwelling site	4,250	8,250
Retirement facility	Suite with 1 or 2 bedrooms	3,656	7,144
	Suite with 3 or more bedrooms	4,250	8,250
	Bedroom that is not within a suite	3,656	7,144
Other uses charge category			
Uses in the other uses charge category	<p>The maximum adopted charge under the Infrastructure SPRP 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.</p> <p><i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i></p>		

Table 8: Adopted charge for a water approval associated with a non-residential use in the Lockyer Valley Regional Council local government area

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m² of GFA)
Places of assembly charge category		
Club	10	19
Community use	10	19
Function facility	10	19
Funeral parlour	10	19
Place of worship	10	19
Commercial (bulk goods) charge category		
Agricultural supplies store	24	47
Bulk landscape supplies	24	47
Garden centre	24	47
Hardware and trade supplies	24	47
Outdoor sales	24	47
Showroom	24	47
Commercial (retail) charge category		
Adult store	24	47
Food and drink outlet	24	47
Service industry	24	47
Service station	24	47
Shop	24	47
Shopping centre	24	47
Commercial (office) charge category		
Office	24	47
Sales office	24	47
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category		
Child care centre	24	47
Community care centre	24	47
Educational establishment except an educational	24	47

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
establishment for the Flying Start for Queensland Children program		
Educational establishment for the Flying Start for Queensland Children program charge category		
Educational Establishment for the Flying Start for Queensland Children program	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP</i>	
Entertainment charge category		
Hotel (non-residential component)	34	66
Nightclub	34	66
Theatre	34	66
Indoor sport and recreational facility charge category		
Indoor sport and recreation (other than for a court area)	34	66
Indoor sport and recreation (for a court area)	2	3
Industry charge category		
Low impact industry	10	19
Medium impact industry	10	19
Research and technology industry	10	19
Rural industry	10	19
Warehouse	10	19
Waterfront and marine industry	10	19
High impact industry charge category		
High impact industry	15	28
Noxious and hazardous industries	15	28

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Low impact rural charge category		
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
High impact rural charge category		
Aquaculture	3	7
Intensive animal industries	3	7
Intensive horticulture	3	7
Wholesale nursery	3	7
Winery	3	7
Essential services charge category		
Correctional facility	10	19
Emergency services	10	19
Health care services	10	19
Hospital	10	19
Residential care facility	10	19
Veterinary services	10	19
Specialised uses charge category		
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Minor uses charge category		
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Other uses charge category		
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Appendix D Adopted charges for Scenic Rim Regional Council local government area

Table 9: Adopted charge for a water approval associated with reconfiguring a residential lot in the Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area of the Scenic Rim Regional Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	2,412	10,088

Table 10: Adopted charge for a water approval associated with reconfiguring a residential lot in the Harrisville, Peak Crossing, Warrill View and Mt Alford areas of the Scenic Rim Regional Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	7,000	0

Table 11: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area of the Scenic Rim Regional Council local government area

Column 1 Demand unit	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of site area)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of site area)
m ² of site area	1.5	6

Editor's note—The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in Table 14 reflective of a 0.25 plot ratio.

Table 12: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Harrisville, Peak Crossing, Warrill View and Mt Alford areas of the Scenic Rim Regional Council local government area

Column 1 Demand unit	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of site area)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of site area)
m ² of site area	2.5	0

Editor's note—The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in Table 16 reflective of a 0.25 plot ratio.

Table 13: Adopted charge for a water approval associate with a residential use in the Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula areas of the Scenic Rim Regional Council local government area

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Residential charge category			
Dwelling house	1 or 2 bedroom dwelling	1,698	7,102
	3 or more bedroom dwelling	2,412	10,088
Dual occupancy	1 or 2 bedroom dwelling	1,698	7,102
	3 or more bedroom dwelling	2,412	10,088
Caretaker's accommodation	1 or 2 bedroom dwelling	1,698	7,102
	3 or more bedroom dwelling	2,412	10,088
Multiple dwelling	1 or 2 bedroom dwelling	1,698	7,102
	3 or more bedroom dwelling	2,412	10,088

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Accommodation (short-term) charge category			
Hotel	Suite with 1 or 2 bedrooms	849	3,551
	Suite with 3 or more bedrooms	1,206	5,044
	Bedroom that is not within a suite	849	3,551
Short-term accommodation	Suite with 1 or 2 bedrooms	849	3,551
	Suite with 3 or more bedrooms	1,206	5,044
	Bedroom that is not within a suite	849	3,551
Tourist park	1 or 2 tent or caravan sites	849	3,551
	3 tent or caravan sites	1,206	5,044
	1 or 2 bedroom cabin	849	3,551
	3 or more bedroom cabin	1,206	5,044
Accommodation (long-term) charge category			
Community residence	Suite with 1 or 2 bedrooms	1,698	7,102
	Suite with 3 or more bedrooms	2,412	10,088
	Bedroom that is not within a suite	1,698	7,102
Hostel	Suite with 1 or 2 bedrooms	1,698	7,102
	Suite with 3 or more bedrooms	2,412	10,088
	Bedroom that is not within a suite	1,698	7,102

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Relocatable home park	1 or 2 bedroom relocatable dwelling site	1,698	7,102
	3 or more bedroom relocatable dwelling site	2,412	10,088
Retirement facility	Suite with 1 or 2 bedrooms	1,698	7,102
	Suite with 3 or more bedrooms	2,412	10,088
	Bedroom that is not within a suite	1,698	7,102
Other uses charge category			
Uses in the other uses charge category		The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Table 14: Adopted charge for a water approval associate with a non-residential use in the Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula areas of the Scenic Rim Regional Council local government area

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m² of GFA)
Places of assembly charge category		
Club	3	12
Community use	3	12
Function facility	3	12
Funeral parlour	3	12

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m² of GFA)
Place of worship	3	12
Commercial (bulk goods) charge category		
Agricultural supplies store	6	24
Bulk landscape supplies	6	24
Garden centre	6	24
Hardware and trade supplies	6	24
Outdoor sales	6	24
Showroom	6	24
Commercial (retail) charge category		
Adult store	6	24
Food and drink outlet	6	24
Service industry	6	24
Service station	6	24
Shop	6	24
Shopping centre	6	24
Commercial (office) charge category		
Office	6	24
Sales office	6	24
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category		
Child care centre	6	24
Community care centre	6	24
Educational establishment except an educational establishment for the Flying Start for Queensland Children program	6	24
Educational establishment for the Flying Start for Queensland Children program charge category		
Educational Establishment for the Flying Start for Queensland Children program	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP</i>	

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Entertainment charge category		
Hotel (non-residential component)	6	24
Nightclub	6	24
Theatre	6	24
Indoor sport and recreational facility charge category		
Indoor sport and recreation (other than for a court area)	10	40
Indoor sport and recreation (for a court area)	1	4
Industry charge category		
Low impact industry	6	24
Medium impact industry	6	24
Research and technology industry	6	24
Rural industry	6	24
Warehouse	6	24
Waterfront and marine industry	6	24
High impact industry charge category		
High impact industry	8	32
Noxious and hazardous industries	8	32
Low impact rural charge category		
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
High impact rural charge category		
Aquaculture	0	0
Intensive animal industries	0	0
Intensive horticulture	0	0

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Wholesale nursery	0	0
Winery	0	0
Essential services charge category		
Correctional facility	6	24
Emergency services	6	24
Health care services	6	24
Hospital	6	24
Residential care facility	6	24
Veterinary services	6	24
Specialised uses charge category		
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Minor uses charge category		
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Other uses charge category		
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Table 15: Adopted charge for a water approval associate with a residential use in the Harrisville, Peak Crossing, Warrill View and Mt Alford areas of the Scenic Rim Regional Council local government area

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Residential charge category			
Dwelling house	1 or 2 bedroom dwelling	4,830	0
	3 or more bedroom dwelling	7,000	0
Dual occupancy	1 or 2 bedroom dwelling	4,830	0
	3 or more bedroom dwelling	7,000	0
Caretaker's accommoda tion	1 or 2 bedroom dwelling	4,830	0
	3 or more bedroom dwelling	7,000	0
Multiple dwelling	1 or 2 bedroom dwelling	4,830	0
	3 or more bedroom dwelling	7,000	0
Accommodation (short-term) charge category			
Hotel	Suite with 1 or 2 bedrooms	2,410	0
	Suite with 3 or more bedrooms	3,381	0
	Bedroom that is not within a suite	2,410	0
Short-term accommoda tion	Suite with 1 or 2 bedrooms	2,410	0
	Suite with 3 or more bedrooms	3,381	0
	Bedroom that is not within a suite	2,410	0

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Tourist park	1 or 2 tent or caravan sites	2,410	0
	3 tent or caravan sites	3,381	0
	1 or 2 bedroom cabin	2,410	0
	3 or more bedroom cabin	3,381	0
Accommodation (long-term) charge category			
Community residence	Suite with 1 or 2 bedrooms	4,830	0
	Suite with 3 or more bedrooms	7,000	0
	Bedroom that is not within a suite	4,830	0
Hostel	Suite with 1 or 2 bedrooms	4,830	0
	Suite with 3 or more bedrooms	7,000	0
	Bedroom that is not within a suite	4,830	0
Relocatable home park	1 or 2 bedroom relocatable dwelling site	4,830	0
	3 or more bedroom relocatable dwelling site	7,000	0
Retirement facility	Suite with 1 or 2 bedrooms	4,830	0
	Suite with 3 or more bedrooms	7,000	0
	Bedroom that is not within a suite	4,830	0
Other uses charge category			
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule are those which		

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
		are applicable to the charge category that the distributor-retailer decides should apply for the use. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Table 16: Adopted charge for a water approval associate with a non-residential use in the Harrisville, Peak Crossing, Warrill View and Mt Alford areas of the Scenic Rim Regional Council local government area

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m² of GFA)
Places of assembly charge category		
Club	5	0
Community use	5	0
Function facility	5	0
Funeral parlour	5	0
Place of worship	5	0
Commercial (bulk goods) charge category		
Agricultural supplies store	10	0
Bulk landscape supplies	10	0
Garden centre	10	0
Hardware and trade supplies	10	0
Outdoor sales	10	0
Showroom	10	0
Commercial (retail) charge category		
Adult store	10	0
Food and drink outlet	10	0
Service industry	10	0

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Service station	10	0
Shop	10	0
Shopping centre	10	0
Commercial (office) charge category		
Office	10	0
Sales office	10	0
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category		
Child care centre	10	0
Community care centre	10	0
Educational establishment except an educational establishment for the Flying Start for Children program	10	0
Educational establishment for the Flying Start for Queensland Children program charge category		
Educational Establishment for the Flying Start for Queensland Children program	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP</i>	
Entertainment charge category		
Hotel (non-residential component)	10	0
Nightclub	10	0
Theatre	10	0
Indoor sport and recreational facility charge category		
Indoor sport and recreation (other than for a court area)	17	0
Indoor sport and recreation (for a court area)	2	0
Industry charge category		
Low impact industry	10	0
Medium impact industry	10	0

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Research and technology industry	10	0
Rural industry	10	0
Warehouse	10	0
Waterfront and marine industry	10	0
High impact industry charge category		
High impact industry	13	0
Noxious and hazardous industries	13	0
Low impact rural charge category		
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
High impact rural charge category		
Aquaculture	0	0
Intensive animal industries	0	0
Intensive horticulture	0	0
Wholesale nursery	0	0
Winery	0	0
Essential services charge category		
Correctional facility	10	0
Emergency services	10	0
Health care services	10	0
Hospital	10	0
Residential care facility	10	0
Veterinary services	10	0
Specialised uses charge category		
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Minor uses charge category		
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Other uses charge category		
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Appendix E Adopted charges for Somerset Regional Council local government area

Table 17: Adopted charge for a water approval associated with reconfiguring a residential lot in the Somerset Regional Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)	
	Water supply trunk infrastructure network for water service	Sewerage trunk infrastructure network for wastewater service
Lot	1,823	8,307

Table 18: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Somerset Regional Council local government area

Column 1 Demand unit	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of site area)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of site area)
m ² of site area	1	5.25

Editor's note—The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in Table 20 reflective of a 0.25 plot ratio.

Table 19 Adopted charge for a water approval associate with a residential use in the Somerset Regional Council local government area

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Residential charge category			
Dwelling house	1 or 2 bedroom dwelling	1,317	7,800
	3 or more bedroom dwelling	1,823	8,307

Column 1 Residential use under Infrastructure SPRP <i>Editor's note— See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Dual occupancy	1 or 2 bedroom dwelling	1,317	7,800
	3 or more bedroom dwelling	1,823	8,307
Caretaker's accommoda tion	1 or 2 bedroom dwelling	1,317	7,800
	3 or more bedroom dwelling	1,823	8,307
Multiple dwelling	1 or 2 bedroom dwelling	1,317	7,800
	3 or more bedroom dwelling	1,823	8,307
Accommodation (short-term) charge category			
Hotel	Suite with 1 or 2 bedrooms	658	3,900
	Suite with 3 or more bedrooms	912	4,153
	Bedroom that is not within a suite	658	3,900
Short-term accommoda tion	Suite with 1 or 2 bedrooms	658	3,900
	Suite with 3 or more bedrooms	912	4,153
	Bedroom that is not within a suite	658	3,900
Tourist park	1 or 2 tent or caravan sites	658	3,900
	3 tent or caravan sites	912	4,153
	1 or 2 bedroom cabin	658	3,900
	3 or more bedroom cabin	912	4,153

Column 1 Residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Demand unit under Infrastructure SPRP <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	Column 3 Water supply trunk infrastructure network for water service (\$ per demand unit)	Column 4 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit)
Accommodation (long-term) charge category			
Community residence	Suite with 1 or 2 bedrooms	1,317	7,800
	Suite with 3 or more bedrooms	1,823	8,307
	Bedroom that is not within a suite	1,317	7,800
Hostel	Suite with 1 or 2 bedrooms	1,317	7,800
	Suite with 3 or more bedrooms	1,823	8,307
	Bedroom that is not within a suite	1,317	7,800
Relocatable home park	1 or 2 bedroom relocatable dwelling site	1,317	7,800
	3 or more bedroom relocatable dwelling site	1,823	8,307
Retirement facility	Suite with 1 or 2 bedrooms	1,317	7,800
	Suite with 3 or more bedrooms	1,823	8,307
	Bedroom that is not within a suite	1,317	7,800
Other uses charge category			
Uses in the other uses charge category	<p>The maximum adopted charge under the Infrastructure SPRP 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.</p> <p><i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i></p>		

Table 20: Adopted charge for a water approval associate with a non-residential use in the Somerset Regional Council local government area

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m² of GFA)
Places of assembly charge category		
Club	4	21
Community use	4	21
Function facility	4	21
Funeral parlour	4	21
Place of worship	4	21
Commercial (bulk goods) charge category		
Agricultural supplies store	9.10	54.70
Bulk landscape supplies	9.10	54.70
Garden centre	9.10	54.70
Hardware and trade supplies	9.10	54.70
Outdoor sales	9.10	54.70
Showroom	9.10	54.70
Commercial (retail) charge category		
Adult store	9.10	54.70
Food and drink outlet	9.10	54.70
Service industry	9.10	54.70
Service station	9.10	54.70
Shop	9.10	54.70
Shopping centre	9.10	54.70
Commercial (office) charge category		
Office	9.10	54.70
Sales office	9.10	54.70
Education facility except an educational establishment for the Flying Start for Queensland Children program charge category		
Child care centre	9.10	54.70
Community care centre	9.10	54.70
Educational establishment	9.10	54.70

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
except an educational establishment for the Flying Start for Queensland Children program		
Educational establishment for the Flying Start for Queensland Children program charge category		
Educational Establishment for the Flying Start for Queensland Children program	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP</i>	
Entertainment charge category		
Hotel (non-residential component)	9.10	54.70
Nightclub	9.10	54.70
Theatre	9.10	54.70
Indoor sport and recreational facility charge category		
Indoor sport and recreation (other than for a court area)	9.10	54.70
Indoor sport and recreation (for a court area)	1	4.10
Industry charge category		
Low impact industry	4	21
Medium impact industry	4	21
Research and technology industry	4	21
Rural industry	4	21
Warehouse	4	21
Waterfront and marine industry	4	21
High impact industry charge category		
High impact industry	6.10	34.40
Noxious and hazardous industries	6.10	34.40

Column 1 Non-residential use under Infrastructure SPRP <i>Editor's note—See schedule 1, column 2 of the Infrastructure SPRP.</i>	Column 2 Water supply trunk infrastructure network for water service (\$ per demand unit of m ² of GFA)	Column 3 Sewerage trunk infrastructure network for wastewater service (\$ per demand unit of m ² of GFA)
Low impact rural charge category		
Uses in the low impact rural charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
High impact rural charge category		
Aquaculture	0	0
Intensive animal industries	0	0
Intensive horticulture	0	0
Wholesale nursery	0	0
Winery	0	0
Essential services charge category		
Correctional facility	4.10	21.30
Emergency services	4.10	21.30
Health care services	4.10	21.30
Hospital	4.10	21.30
Residential care facility	4.10	21.30
Veterinary services	4.10	21.30
Specialised uses charge category		
Uses in the specialised uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Minor uses charge category		
Uses in the minor uses charge category	The maximum adopted charge under the Infrastructure SPRP and adopted charges under this schedule is nil. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	
Other uses charge category		
Uses in the other uses charge category	The maximum adopted charge under the Infrastructure SPRP 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. <i>Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.</i>	

Appendix F Adopted charges for Ipswich City Council local government area

Table 21: Adopted charge for a water approval associated with reconfiguring a residential lot in the Ipswich City Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)
	Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.
	Water supply, Sewerage, Roads, Parks and Community Facilities trunk infrastructure networks
Lot	28,000

Table 22: Adopted charge for a water approval associated with reconfiguring a non-residential lot in the Ipswich City Council local government area

Column 1 Demand unit	Column 2 Adopted charge (\$ per demand unit)
	Editor's note—See schedule 1, column 3 of the Infrastructure SPRP.
	Water supply, Sewerage, Roads, Parks and Community Facilities trunk infrastructure networks
m ² of site area	12.5

Editor's note—The \$ per demand unit of m² of site area is derived from the medium impact industry charge rate in the industry charge category in the Infrastructure SPRP reflective of a 0.25 plot ratio.

Appendix G Identified trunk infrastructure criteria

Column 1 Distributor-retailer trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
Sewerage trunk infrastructure network	<p>A land contribution or work contribution for sewerage infrastructure is trunk infrastructure, where:</p> <ol style="list-style-type: none"> (1) it is permanent infrastructure not including any temporary infrastructure; and (2) it is owned by the distributor-retailer or will be owned by the distributor-retailer when it is accepted on maintenance; and (3) the infrastructure is: <ol style="list-style-type: none"> (a) a sewage treatment plant including outfall structures and disposal systems; or (b) a sewage 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 (c) a rising main associated with a trunk sewage pump station including associated fittings being valves, scours, air valves and discharge maintenance holes; or (d) a gravity sewer which has a nominal diameter greater than or equal to 225 millimetres including directly associated maintenance structures and emergency overflow structures; or (e) a gravity sewer which: <ol style="list-style-type: none"> i. has a nominal diameter less than 225 millimetres including directly associated maintenance structures and emergency overflow structures; and ii. augments another gravity sewer where they share a common upstream maintenance structure which splits the flow and a common downstream maintenance structure which re-joins the flow; or (f) an infrastructure item which receives flow from an upstream infrastructure item that is trunk infrastructure under subparagraphs (a) to (e) above; or (g) telemetry, monitoring and control equipment that is associated with multiple sewerage infrastructure items such as control room equipment and the radio communications network.
Water supply trunk infrastructure network	<p>A land contribution or work contribution for water supply infrastructure is trunk infrastructure, where:</p> <ol style="list-style-type: none"> (1) it is permanent infrastructure not including any temporary

Column 1 Distributor-retailer trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
	<p>infrastructure; and</p> <p>(2) it is owned by the distributor-retailer or will be owned by the distributor-retailer when it is accepted on maintenance; and</p> <p>(3) the infrastructure is:</p> <p>(a) a water treatment facility or chlorination facility including directly associated telemetry, monitoring and control equipment; or</p> <p>(b) 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</p> <p>(c) 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</p> <p>(d) a water main having a nominal diameter greater than or equal to 200 millimetres including directly associated fittings being valves, hydrants, scours and air valves; or</p> <p>(e) a water main which:</p> <ol style="list-style-type: none"> i. has a nominal diameter less than 200 millimetres including directly associated fittings being valves, hydrants, scours and air valves; and ii. 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"> 1. the purpose of the second water main is purely to augment the capacity of the first water main; and 2. the combined water mains have an equivalent diameter greater than or equal to 200 millimetres; 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> <p>(f) a pressure reducing valve including directly associated telemetry, monitoring and control equipment; or</p> <p>(g) a flow meter that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or</p> <p>(h) a pressure gauge that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or</p> <p>(i) telemetry, monitoring and control equipment that is</p>

Column 1 Distributor-retailer trunk infrastructure networks	Column 2 Identified trunk infrastructure criteria
	associated with multiple water supply infrastructure items such as control room equipment and the radio communications network.

Editor's note—Development infrastructure that does not comply with the criteria for trunk infrastructure is non-trunk infrastructure.

Appendix H Planned cost for distributor-retailer trunk infrastructure networks

Column 1 Distributor-retailer trunk infrastructure network	Column 2 Land	Column 3 Work
Sewerage trunk infrastructure network	The value of the land cost stated in the Distributor-Retailer Infrastructure Planning Instrument.	The value of the following stated in the Distributor-Retailer Infrastructure Planning Instrument for the sewerage trunk infrastructure network: (a) construction cost; (b) construction design and supervision cost; (c) construction on cost.
Water supply trunk infrastructure network	The value of the land cost stated in the Distributor-Retailer Infrastructure Planning Instrument.	The value of the following stated in the Distributor-Retailer Infrastructure Planning Instrument for the water supply trunk infrastructure network: (a) construction cost; (b) construction design and supervision cost; (c) construction on cost.

Appendix I Maximum construction on costs for work

Column 1 Trunk infrastructure network	Column 2 Maximum construction on costs for work (Percentage of the construction cost for the work)
Sewerage trunk infrastructure network	16
Water supply trunk infrastructure network	16

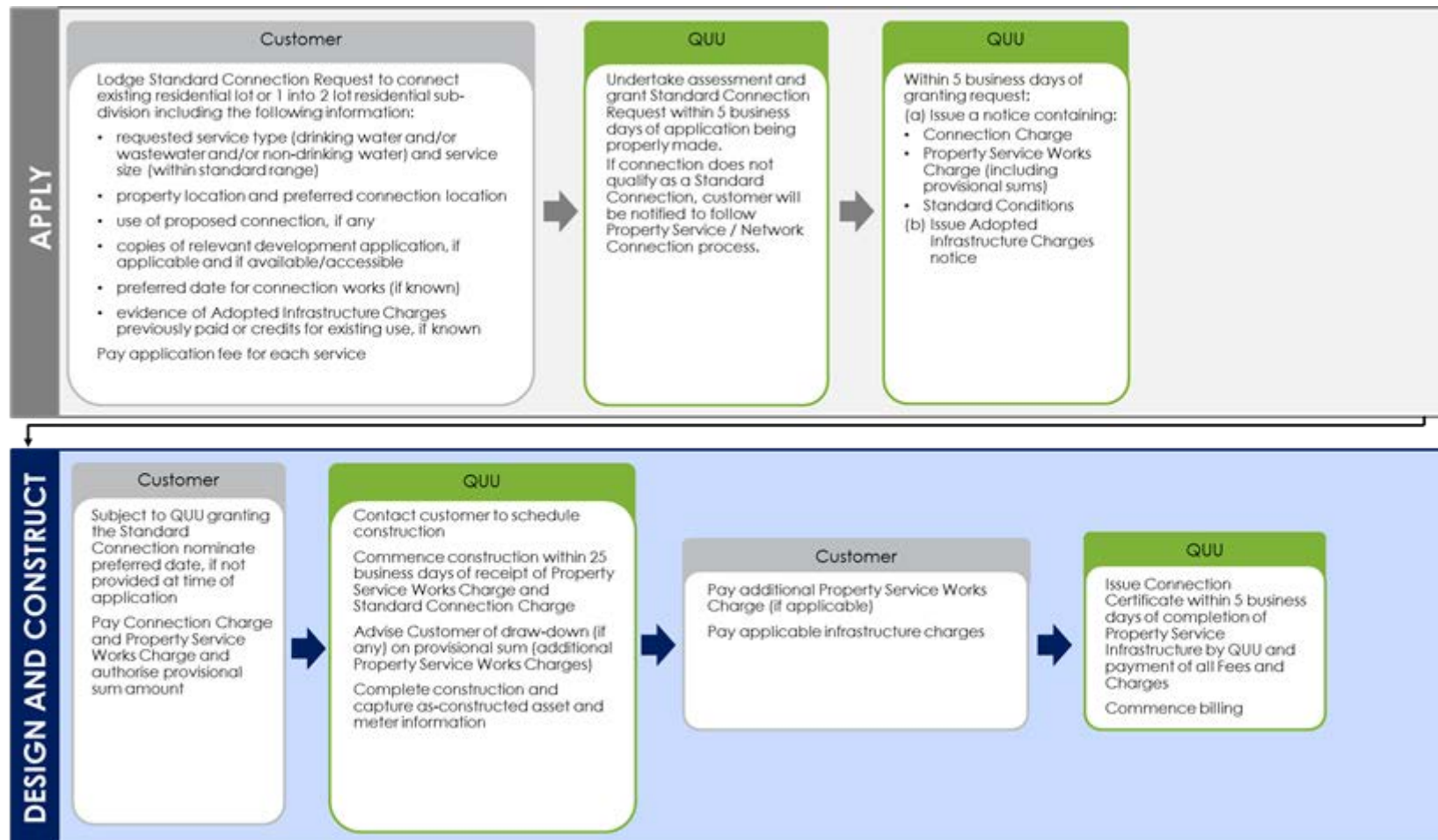
29. SCHEDULE 7 – STANDARD CONDITIONS FOR STANDARD CONNECTIONS

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 Queensland 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 or a Dwelling House.	At all times
(5) The Connection of Plumbing and Drainage must not occur to Property Service Infrastructure until a Connection Certificate is issued by Queensland 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 that the Decision Notice is issued or from the date that the Review Decision Notice is issued where the Review Decision Notice amends the original Decision Notice; or (b) the works for Connection have been started but the Connection has not been completed, within 15 months from the date that the Decision notice is issued or from the date that the Review Decision Notice is issued where the Review Decision Notice amends the original Decision Notice. 	At all times
(7) This Water Approval is subject to subject to Queensland 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 land Owner consenting to Queensland 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

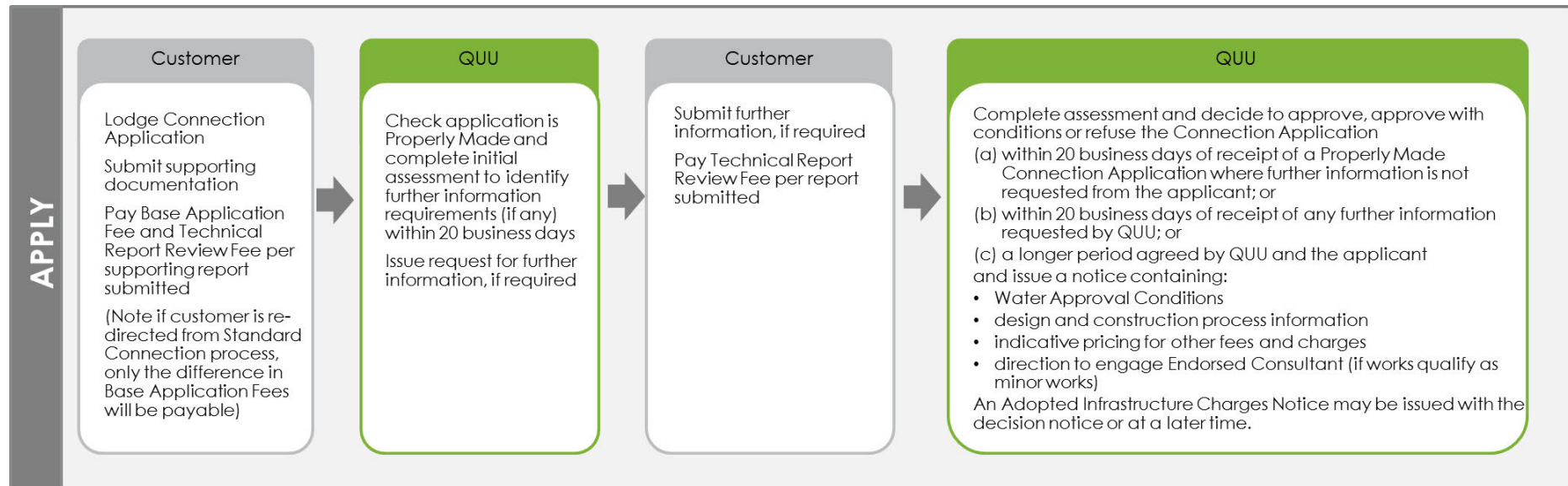
Drinking Water Service Standard Connections	
(10) If required, the Owner must install enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
Non-drinking Water Service Standard Connections	
(11) If required, the Owner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
Wastewater Service Standard Connections	
(12) 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
Disconnection of Standard Connections	
(13) All works necessary for Disconnection must be carried out by Queensland Urban Utilities or its authorised representative.	At all times
(14) 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
(15) 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 that the Decision Notice is issued or from the date that the Review Decision Notice is issued where the Review Decision Notice amends the original Decision Notice; or (b) the works for Disconnection have been started but the Connection has not been completed, within 15 months from the date that the Decision Notice is issued or from the date that the Review Decision Notice is issued where the Review Decision Notice amends the original Decision Notice. 	At all times
(16) This Water Approval is subject to Queensland Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(17) This Water Approval is subject to the land Owner consenting to Queensland Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times

30. SCHEDULE 8 – CONNECTION PROCESS DIAGRAMS

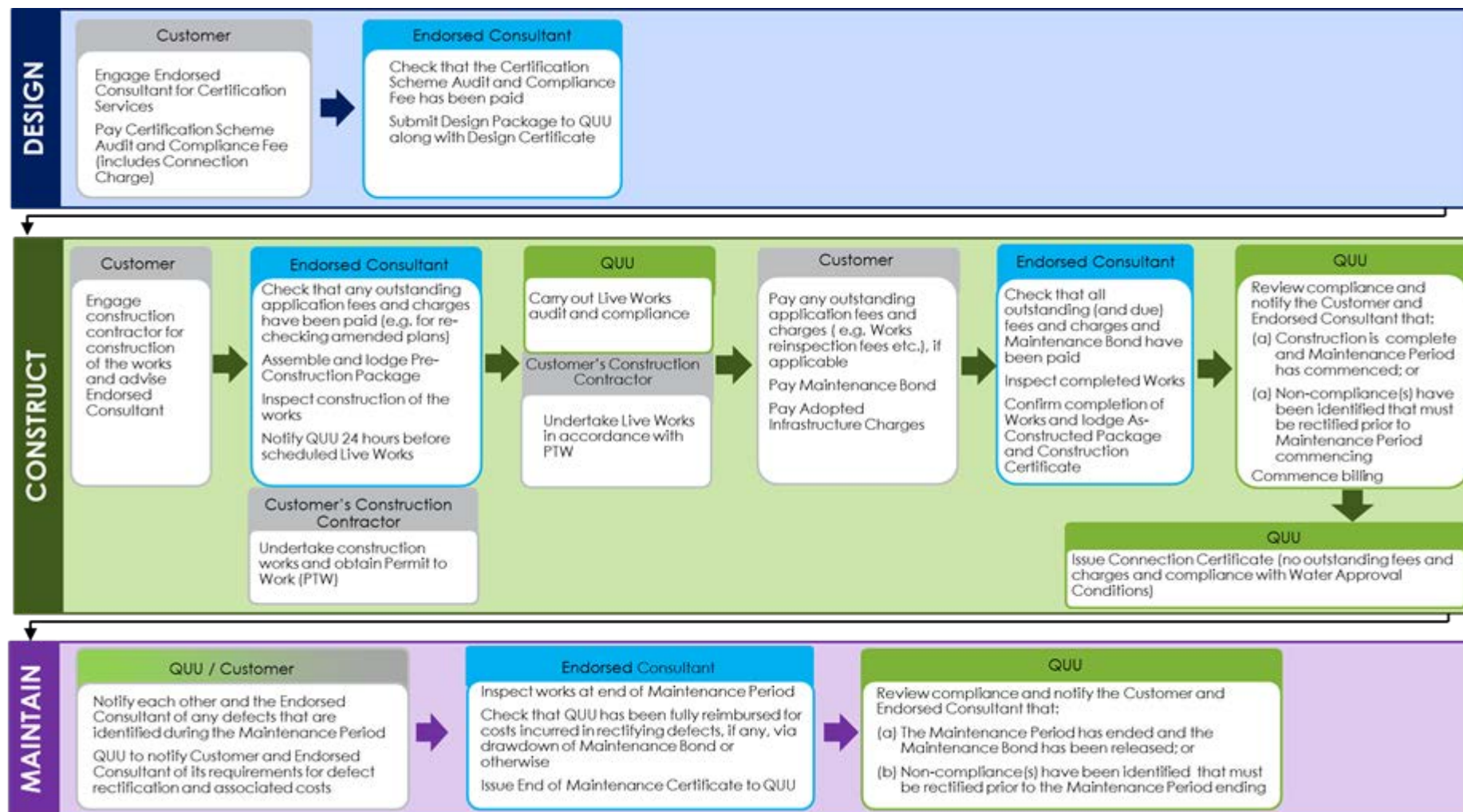
30.1 Standard Connection Process Diagram



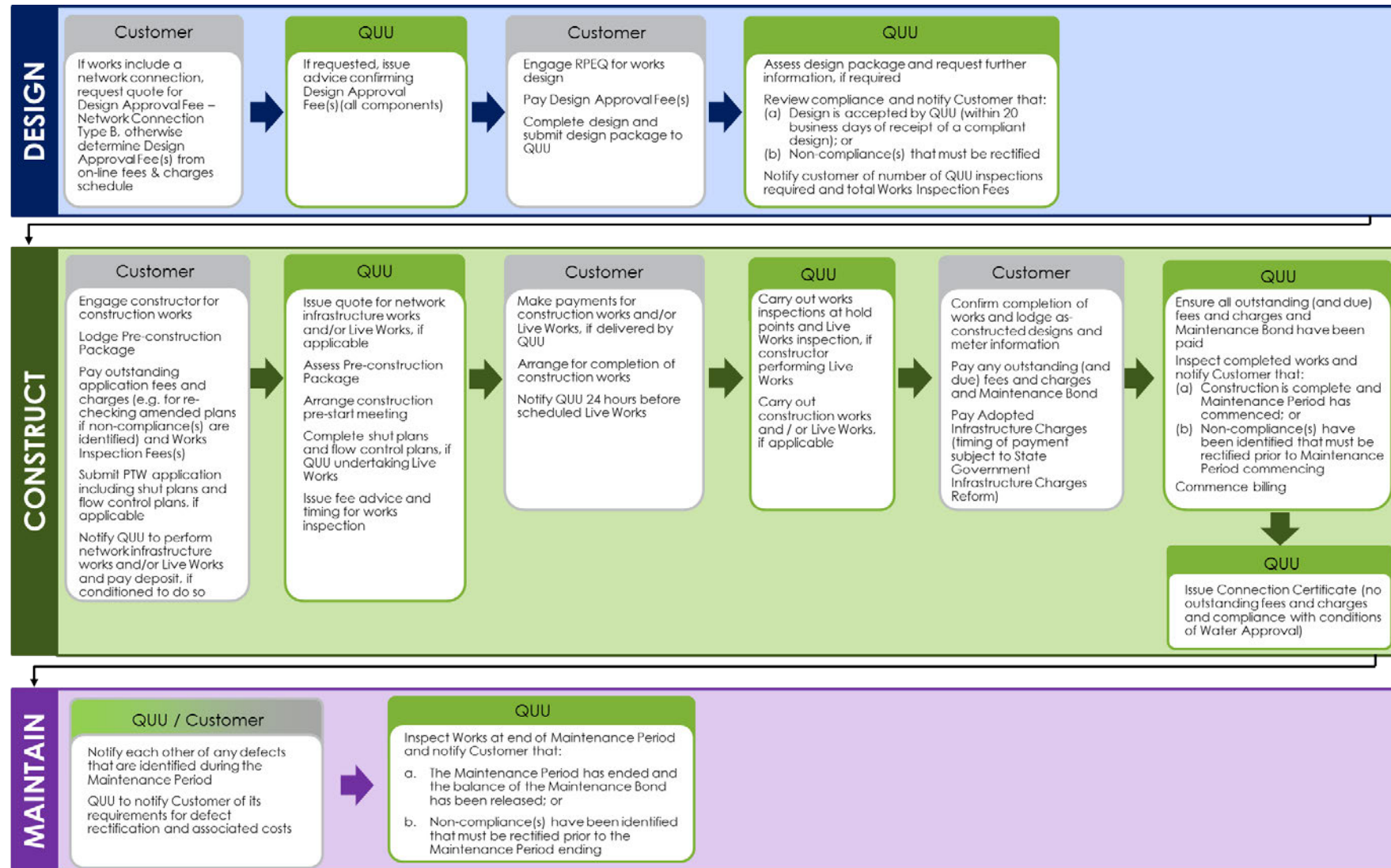
30.2 Minor and Major Works – Typical Application Process



30.3 Minor Works – Typical Design, Construct and On/Off Maintenance Processes



30.4 Major Works – Typical Design, Construct and On/Off Maintenance Processes



31. SCHEDULE 9 – CONNECTION TIMEFRAMES

Matter	Stage	Timeframe
Service Advice	Issue Services Advice Notice	Within 10 business days of a Properly Made request for a Services Advice Notice.
Standard Connection	Construction of Property Service Infrastructure ¹⁷	Construction commenced within 25 business days of receipt of Property Service Works Charge and Connection Charge.
	Issuing of Connection Certificate	Within 5 business days of completion of Property Service Infrastructure by Queensland Urban Utilities and payment of all Fees and Charges. ¹⁸
Property Service Connection (other than a Standard Connection) or a Network Connection	Additional Information Request	Within 20 business days of receipt of Properly Made Connection Application.
	Connection Application assessment and decision	(1) Within 20 business days of receipt of a Properly Made Connection Application where further information is not requested from the Applicant; or (2) Within 20 business days of receipt of any further information requested by Queensland Urban Utilities; or (3) A longer period agreed by Queensland Urban Utilities and the Applicant.
	Certification of Design by Queensland Urban Utilities ¹⁹	Within 20 business days of receipt of a compliant design.
	Issuing of Connection Certificate	Within 5 business days of completion of Connection and payment of Fees and Charges. ²⁰

¹⁷ Queensland Urban Utilities will supply the required Property Service Infrastructure for Standard Connections.

¹⁸ All Fees and Charges must be paid including Infrastructure Charges (if applicable) and Contingency Property Service Works Charge (if applicable)

¹⁹ For Works that Water Approval Conditions require that the Design and Construction of the Works is Certified by Queensland Urban Utilities.

²⁰ Water and Wastewater Services must be operating and compliant with Water Approval Conditions. All Application Fees, Connection Charges, Property Service Works Charges and Adopted Infrastructure Charges must be paid.