UrbanUtilities

WATER NETSERV PLAN (PART A)

ENRICH QUALITY OF LIFE

CONTENTS

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CITATION AND COMMENCEMENT

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

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

The commencement date for this plan was 1 July 2020.

1. Water Netserv Plan 2020 (Part A)

1.1 PRELIMINARY

(1) This plan has been prepared in accordance with the requirements of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009* (SEQ Water Act).

(2) The purpose of this plan is:

(a) to provide for strategic planning for the operation of Urban Utilities' business;

(b) to provide planning for the delivery of infrastructure for supplying the Urban Utilities' water services and wastewater services for at least 20 years;

(c) to ensure the provision of safe, reliable and secure water services and wastewater services by Urban Utilities;

(d) to integrate land use planning and infrastructure planning for Urban Utilities' water services and wastewater services;

(e) to provide for the management of Urban Utilities' water services and wastewater services in a way that seeks to achieve ecological and economic sustainability;

(f) to provide a process for approvals for connections to Urban Utilities' water and wastewater infrastructure; and

(g) to state fees and charges that may be levied for connections to Urban Utilities' water and wastewater infrastructure, including trunk infrastructure.

(3) Part A of this plan:

(a) states in section 2 (Planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;

(b) states in section 3 (Connection area and future connection area) the area that Urban Utilities:

(i) guarantees to provide connections to the water service or wastewater service if the connection complies with the relevant connection criteria (connection area);

(ii) intends to extend its infrastructure network (future connection area);

(c) states in section 4 (Desired standards of service) the desired standards of performance for each infrastructure network;

(d) identifies in section 5 (Plans for trunk infrastructure) the existing and future trunk infrastructure for the water and wastewater networks;

(e) states in section 6 (Demand management) Urban Utilities' strategy for demand management for water; and

(f) states, in section 7 (Schedules), the definitions, connection policy, including standard connection conditions, charges schedules, types of trunk infrastructure, extrinsic material mapping, schedules of work and planning density assumptions.

(4) Urban Utilities acknowledges there will be a need to update planning assumptions over time and address any consequent implications to the Schedule of Works, as new and amended planning schemes are prepared, or if there are significant changes to transport or other infrastructure, which may influence distribution of growth. This includes changes that will support alignment to the policy of the *South-East Queensland Regional Plan 2017 (Shaping SEQ)* including the 2041 dwelling supply benchmarks for each local government area.

1.2 INTERPRETATION

1.2.1 Definitions

(1) A term used in this plan has the meaning assigned to that term by one of the following:

(a) the SEQ Water Act;

(b) the *South-East Queensland Water (Distribution and Retail Restructuring) Regulation 2010* (the Regulation);

(c) the definitions in Schedule 1 of this plan;

(d) the *Acts Interpretation Act 1954*;

(e) the ordinary meaning where that term is not defined in the SEQ Water Act, the Regulation, Schedule 1 of this plan or the *Acts Interpretation Act 1954*.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in this plan to any act includes any regulation or instrument made under the act, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in this plan to a specific resource document or standard, means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of this plan.

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

(1) Standard drawings contained in codes or schedules are part of this plan.

(2) Maps provide information to support the outcomes and are part of this plan.

(3) Notes are identified by the title 'note' and are part of this plan.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of this plan but they are not part of the plan.

1.2.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'.

(2) A word followed by '; or' means either or both options can apply.

1.2.4 Consistency with State and local planning provisions

1.2.4.1 Regional plan

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

1.2.4.2 Local government planning assumptions

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

2. Planning assumptions

(1) The planning assumptions state the assumptions about:

(a) population and employment growth;

(b) the type, scale, location and timing of future development and future growth including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.

(3) The planning assumptions have been prepared for:

(a) the base date of 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:

(i) mid 2016;

(ii) mid 2021;

(iii) mid 2026;

(iv) mid 2031;

(v) ultimate; and

(b) the development types in column 2 that include the uses in column 3 to column 8 of Table 1.

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

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

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

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

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

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

2.1 POPULATION AND EMPLOYMENT GROWTH

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

Table 2 Population and employment assumptions

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

2.2 DEVELOPABLE AREA

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

Table 3 Developable area constraints

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

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

(2) The planned density for future development is stated in Tables SC9.1 to SC9.5 in Schedule 9.

(3) A summary of the assumptions about future residential and non-residential development for this plan's area is stated in Table 4.

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

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

2.3 INFRASTRUCTURE DEMAND

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

3. Connection area and future connection area

(1) The connection area identifies the area in which Urban Utilities guarantees to provide connections to its water service or wastewater service if the connection complies with the relevant connection criteria.

(2) The future connection area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.

(3) The connection area and future connection area are identified on:

(a) for drinking water – the relevant map in Schedule 7, section SC7.2.1;

(b) for wastewater – the relevant map in Schedule 7, section SC7.2.2.

4. Desired standards of service

(1) This section states the standards of service for infrastructure to provide Urban Utilities' water service and wastewater service.

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

5. Plans for trunk infrastructure

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

5.1 PLANS FOR TRUNK INFRASTRUCTURE MAPS

(1) The existing and future trunk infrastructure networks are shown on:

- (a) for drinking water – the relevant map in Schedule 7, section SC7.2.1;
- (b) for wastewater – the relevant map in Schedule 7, section SC7.2.2.

5.2 SCHEDULE OF WORKS

(1) The future trunk infrastructure is identified:

- (a) for the water supply, the relevant table in Schedule 8, section SC8.1;
- (b) for the wastewater, the relevant table in Schedule 8, section SC8.2.

6. Demand management

(1) Urban Utilities proposes to achieve effective demand management outcomes for the provision of water services in the Brisbane, Ipswich, Lockyer Valley, Scenic Rim, and Somerset local government areas and the SEQ region by:

- (a) reducing demand for water;
- (b) increasing the efficiency of water supply works;
- (c) increasing the efficiency of the use of water by end-users;
- (d) substituting a process that does not use a water resource in place of a process that does use a water resource; and
- (e) substituting one water resource for another.

(2) Urban Utilities will publish and maintain on its website details of its strategy for demand management for water for the current financial year.

7. Schedules

SCHEDULE 1 DEFINITIONS AND ABBREVIATIONS

Table SC1.1 Definitions

Term	Definition
alteration	has the meaning in the SEQ Water Act.
applicant	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
base date	means the date from which Urban Utilities has estimated future infrastructure demand and costs for the service area.
Bromelton SDA charge area	means those parts of the Bromelton SDA shown on maps 152, 153, 155, 156, 158 and 159.
brownfield	means an area of land previously used for industrial or other purposes available to be redeveloped for alternative purposes.
business days	has the meaning in the *Acts Interpretation Act 1954*.
class 10a	means a Class 10a building or structure under the *Building Act 1975.*
connection	has the meaning in the SEQ Water Act and can mean: (1) a property service connection, or (2) a network connection.
connection area	has the meaning in the SEQ Water Act.
customer service standards	means the standards of service provided to existing users as defined in our (separate) Business and Residential Customer Charters.
developable area	for premises, means the area of the premises that is not affected by a developable area constraint stated in Table 3.
future connection area	has the meaning in the SEQ Water Act.
greenfield	means an area that is not brownfield.
infrastructure	has the meaning given to water infrastructure in the SEQ Water Act and which is owned and operated by Urban Utilities.
latent conditions	means a physical condition on the land and its surrounds, including artificial things but excluding weather conditions, which differs materially from the physical condition which should reasonably have been anticipated by the applicant at the commencement of work if the applicant at the time had inspected: (1) all written information available to the applicant, including the water approval, reports and tenders relating to the provision of the work; (2) all information reasonably obtainable by the making of reasonable enquiries; and (3) the land, any other land through which the work contribution is to be constructed, and its near surrounds. *Example – A latent condition includes, but is not limited to, unsuitable trench material, unsuitable subgrade/founding material and the reasonable costs of:* *(1) dewatering over and above any allowance in a work contract;* *(2) disposal of any trench material which cannot reasonably be used for back-filling or founding over and above any allowance in a work contract;* *(3) importation of reasonably necessary suitable back-filling or founding material over and above any allowance in a work contract.*

Term	Definition
local government	has the meaning in the *Local Government Act 2009.*
minor change	for a water approval, means a change that would not: (1) result in substantially different infrastructure; (2) apply to new land that was not the subject of the water approval application; (3) change the network; (4) result in a change in demand of 10% or more of the original demand; and (5) trigger an impact that would necessitate reassessment where the connection type and location has been changed.
native title	has the meaning in the *Native Title (Queensland) Act 1993.*
network connection	has the meaning in the SEQ Water Act and can mean: (1) the connection of network infrastructure to a distributor-retailer's water infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from a distributor-retailer's water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of network infrastructure; and (4) works for the matters mentioned in paragraph (1), (2) or (5) to extend or upgrade the distributor-retailer's water infrastructure.
non-standard connection	means a connection that is not a standard connection or a disconnection.
notice	means a written notice given in accordance with Schedule 2.
owner	has the meaning in the SEQ Water Act.
Planning Act	means the *Planning Act 2016.*
planning assumption	has the meaning in the SEQ Water Act.
planning regulation	means the *Planning Regulation 2017.*
property service connection	has the meaning in the SEQ Water Act and can mean: (1) the connection of property service infrastructure to a distributor-retailer's water infrastructure to supply a water service or wastewater service; and (2) the disconnection of property service infrastructure from a distributor-retailer's water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of property service infrastructure that is part of a distributor-retailer's water infrastructure.
property service infrastructure	has the meaning in the SEQ Water Act.
publicly-controlled place	has the meaning in the SEQ Water Act.
Queensland Plumbing and Wastewater Code	has the meaning in the *Plumbing and Drainage Act 2018.*
regional plan	has the meaning in the Planning Act.

Term	Definition
security	means the security provided by the applicant that must be: (1) money; or (2) a financial institution's undertaking agreed to by Urban Utilities: (a) in favour of Urban Utilities or an entity stated in a notice given by Urban Utilities to the applicant; (b) given by a financial institution consented to by Urban Utilities; (c) under which Urban Utilities may claim a payment on demand without reference to the applicant and despite any objection, direction or claim by the applicant to the contrary; (d) under which the financial institution may make a payment on demand without reference to the applicant and despite an objection, direction or claim by the applicant to the contrary; (e) which is unlimited in time; (f) which is irrevocable and unconditional in respect of the covenants made by the financial institution in favour of Urban Utilities; (g) on terms satisfactory to Urban Utilities including: (i) for uncompleted works, not less than 150% of the value of the uncompleted works; (ii) for completed works to be maintained for a period specified by Urban Utilities, not less than $5,000 or 5% of the value of the completed works, whichever is greater.
SEQ Water Act	means the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*
staged water connection	means: (1) any connection where the applicant seeks to carry out the connection in more than one stage and Urban Utilities agrees is a staged water connection. This can include, but is not limited to: (a) a network connection followed by a property service connection; or (b) network connections carried out in more than one stage; or (c) a property service connection to one or more properties carried out in more than one stage (2) a subsequent connection application for the subject property (including child parcels) where a water approval for a staged water connection identified that the subsequent water approval was required; (3) a subsequent connection application for the subject property (including child parcels) where a staged development approval requires that a subsequent water approval be obtained; (4) any connection Urban Utilities determines is a staged connection.
standard connection	has the meaning in the SEQ Water Act.
ultimate	for an area or premises, means the likely extent of planning assumptions, and/or schedule of works descriptions and/or types of infrastructure descriptions that are anticipated in the area or on the premises once the area or premises are fully developed.
water approval	has the meaning in the SEQ Water Act.
water approval condition	has the meaning in the SEQ Water Act.

Table SC1.2 Abbreviations

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

SCHEDULE 2 CONNECTIONS POLICY

SC2.1 Purpose and content

(1) The connection policy states Urban Utilities' policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service.

(2) The connection policy includes:

- (a) the areas (each a connection area) in which Urban Utilities guarantees to provide connections that comply with its connection criteria to its water service or wastewater service;
- (b) the areas (each a future connection area) in which Urban Utilities intends to extend its infrastructure network;
- (c) the circumstances in which Urban Utilities may approve a connection outside a connection area;
- (d) Urban Utilities' criteria for providing a connection, with or without conditions, to its water service or wastewater service, including:
  - (i) Urban Utilities' criteria and conditions for a standard connection;
  - (ii) Urban Utilities' criteria for a staged water connection;
  - (iii) Urban Utilities' criteria for other categories of connections.
- (e) the way to apply for a water approval;
- (f) the categories of connections to which it may delegate its decision function under section 53 of the SEQ Water Act;
- (g) the timeframes for its decisions for connections, other than a standard connection;
- (h) its conditions for when a water approval lapses; and
- (i) its requirements for construction maintenance and defects liability

(3) In this connection policy, the connection area and future connection area as identified in schedule 7.

(4) The process for obtaining and completing a water approval generally consists of:

- (a) application;
- (b) assessment;
- (c) approval;
- (d) design;
- (e) construction;
- (f) compliance.

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

SC2.2 Connection criteria

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

(a) standard connection, which is a simplified property service connection, in section SC2.2.1;

(b) non-standard connection comprising;

  (i) non-staged connections, in sections: SC2.2.2.1, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.6

  (ii) staged connection, in section SC2.2.2.5; and

(c) disconnection, in section SC2.2.3.

SC2.2.1 Standard connection criteria

(1) The purpose of the standard connection criteria is to assess an application for a standard connection.

(2) A connection that complies with all the relevant criterion in Table SC2.2.1 is a standard connection for the purpose of this connection policy.

(3) A standard connection also includes any disconnection or alteration of a connection that complies with the relevant criteria in Table SC2.2.1.

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

Table SC2.2.1 Standard connection only

Connection Criteria	
All alterations of a connection (not involving works)	
AC1	Property service infrastructure must be inspected by Urban Utilities or an inspector accredited by Urban Utilities.
AC2	The altered property service infrastructure must comply with Urban Utilities' design and construction standards including the SEQ Code. *Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:* *(1) the Queensland Plumbing and Wastewater Code; and* *(2) Urban Utilities Sub-Metering Standards.*
AC3	Urban Utilities' DSS must be achieved at the point of connection.
All new connections	
SC1	(1) Subject to subsection (2), the connection must service a: (a) dwelling house including: (i) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (ii) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling; or (b) dual occupancy under a community titles scheme under the *Body Corporate and Community Management Act 1997*; or (c) multiple dwelling on up to 3 residential lots with a maximum of 6 dwellings of up to 3 storeys; or (d) existing single residential lot or each proposed lot in a 3 lot residential subdivision; or, (e) maximum 3 lot residential amalgamation.

	(2) All residential lots, dwelling houses, occupancies in a dual occupancy or dwellings in a multiple dwelling must have street frontage and no common water consumption. Each lot, dwelling or occupancy must have its own water meter with no submetering. Any arrangement which requires submetering will be considered a non-standard connection. *Editor's note: The owner must ensure appropriate building fire measures under the Building Act 1975 and related regulations, codes and guidelines.*
SC2	(1) The required property service infrastructure must comply with Urban Utilities' design and construction standards including the SEQ Code. (2) The property service connection must not require any work to Urban Utilities network infrastructure to enable the property service connection. (3) The property service infrastructure must not cross, or require works in or adjacent to, a Department of Transport and Main Roads controlled road corridor (including footpath and bikeways).
SC3	Property service infrastructure must be provided by Urban Utilities or a constructor accredited by Urban Utilities which requires payment of a property service works charge.
SC4	(1) The property service infrastructure must not require works: (a) in a Queensland heritage place; or (b) in an area with potential for unexploded ordnance; or (c) in a State transport corridor; or (d) seaward of the coastal building line; or (e) clearing State and local protected vegetation; or (f) clearing wetlands and waterways; or (g) clearing fish habitat; or (h) in a trunk transport infrastructure corridor in the relevant LGIP. (2) For building types 1 and 10, property service infrastructure shall be located in compliance with MP1.4 of the Queensland Development Code. (3) For building types 2-9 inclusive, all parts of the connection must not be within 1.5m from the footing for the building or structure and a clear zone above the infrastructure no less than 2.4m from finished surface level.
SC5	(1) The site, including the entire route for any required property service infrastructure, must not be subject to constraints such that property service infrastructure cannot be designed and constructed in accordance with the Urban Utilities Design and Construction Standards, including the SEQ Code. Site constraints may include but are not limited to: (a) physical obstructions; (b) environmental constraints; (c) site or ground conditions; (d) safety risks; and (e) legislative or regulatory restrictions including protected vegetation.
All new connections to the drinking water service	
SDC1	(1) The property must be located in the drinking water connection area. (2) The connection must service development that is consistent with the planning assumptions.
SDC2	The connection must comprise a single property service no more than 32mm PE (25mm internal diameter) at the connection point.
SDC3	(1) The property service connection must be made to a reticulation main of 300mm (nominal diameter) or less excluding mains that are not suitable for individual property service connections due to the function the main performs. (2) The property service connection must not have a depth at the point of connection greater than 1.5m to the invert level. (3) The property service connection must not have a length greater than 40m.
SDC4	Urban Utilities' DSS must be achieved at the point of connection.

All new connections to the wastewater service	
SWC1	(1) The property must be located in the wastewater connection area. (2) The connection must service development that is consistent with the planning assumptions.
SWC2	The connection must comprise a single property service connection no more than DN160mm.
SWC3	(1) The property service connection must be made to a wastewater main less than 300mm (nominal diameter). (2) The property service connection must not have a depth at the connection point greater than 1.5m to the invert level. (3) The property service connection must not be made to a wastewater main at depths greater than 3m to the invert level. (4) The property service connection must not have a length greater than 10m.
SWC4	The land topography must enable the property drainage to gravitate to the existing wastewater network.
SWC5	Where a property service connection may cross an existing or planned on ground or underground service, including road, reticulated wastewater main, water supply, stormwater drainage, electricity, and telecommunications, such crossing must be executed in accordance with the relevant provisions contained within the SEQ Code. *Editor's note: If the land related to the standard connection is land other than a publicly controlled place and the person making the request is not the owner of the land, the applicant is required to provide the owners written consent to the connection.*
SWC6	Urban Utilities Customer Service Standards must be achieved at the point of connection.

SC2.2.2 Non-standard connection criteria

SC2.2.2.1 Non-standard connection criteria – all infrastructure

(1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection, other than a standard connection.

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

Table SC2.2.2.1 Non-standard connection – all infrastructure

All new connections	
NSC1	The connection must service development that is consistent with the planning assumptions.
NSC2	Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified in accordance with a water approval for a staged connection.
Drinking water, recycled water or wastewater infrastructure in the road reserve	
DWWR1	Water and wastewater mains (diameter less than 300mm) maintain an alignment within the road reserve in accordance with: (1) the version of the relevant local government authorities' service corridor alignment drawings current at the time the water approval application is lodged; or (2) another alignment to that stated in (1) above, upon provision of evidence of agreement of the alternative alignment from the relevant local government authority.
Drinking water, recycled water or wastewater infrastructure in or near a State or local heritage place	
DWWWH1	Water mains, wastewater gravity mains or wastewater rising mains (other than the property service infrastructure) are not located in a State or local heritage place.
Drinking water, recycled water or wastewater infrastructure in or near an infrastructure corridor	
DWWWC1	Unless otherwise approved by the relevant authority, water mains, wastewater gravity mains or wastewater rising mains are not located in a State transport corridor, high pressure gas pipeline corridor, electrical or bulk water supply corridor.
DWWWC2	Unless otherwise approved by the relevant authority, where the crossing of State transport, high pressure gas, electrical or bulk water supply corridor by a water main, wastewater gravity main or wastewater rising main cannot be avoided: (1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (3) disturbed areas are reinstated and revegetated on completion of works; and (4) the crossing is at angles between 60 and 90 degrees to the State transport, electrical or bulk water supply infrastructure.
Drinking water, recycled water or wastewater infrastructure in or near an area of environmental significance, waterway or wetland	
DWWWE1	A discharge area for a wastewater treatment facility, water mains, wastewater gravity main or wastewater rising mains are not located in an area of environmental significance, waterway or wetland.

DWWWE2	Unless otherwise approved by the relevant authority, where the crossing of an area of environmental significance, waterway or wetland by a water main, wastewater gravity main or wastewater rising main cannot be avoided: (1) pipe infrastructure is upsized to cater for additional future demand without additional disturbance; and (2) tunnel boring techniques, where appropriate, are used to minimise disturbance; and (3) disturbed areas are reinstated and revegetated on completion of works; and (4) the crossing of the area of environmental significance wetland or waterway is at smallest possible distance.
Drinking water, recycled water or wastewater infrastructure in or near a water supply buffer area	
WSBA1	A discharge area for a wastewater treatment facility is not located in a water supply buffer area.
WSBA2	EROS are not located in a water supply buffer area.

SC2.2.2.2 Non-standard connection criteria – drinking water

(1) The purpose of the non-standard connection criteria for drinking water is to assess an application for a drinking water non-standard connection, other than a standard connection.

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

Table SC2.2.2.2 Non-standard connection – drinking water

Drinking water infrastructure – design and construction standards	
DWCS1	All drinking water network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au**.
DWCS2	Existing Urban Utilities' drinking water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: (1) where not required for existing or future development, removing any existing drinking water network and/or property service infrastructure and sealing any connection to remaining network infrastructure; (2) relocating any valves, fire hydrants and scours from within the limits of vehicular footway crossings; (3) raising or lowering mains to current standards if development works change the depth of cover on these works; and (4) where a road opening or widening is required, relocating existing drinking water mains clear of the proposed carriageway as specified in current standards.
Drinking water network infrastructure (trunk infrastructure)	
DWNT1	All drinking water infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the: (1) DSS; and (2) PFTI.
DWNT2	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintain a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
DWNT3	Ownership of the drinking water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water network infrastructure (non-trunk infrastructure)	
DNNT1	All drinking water infrastructure, together with valves and fire hydrants, is connected to existing Urban Utilities' drinking water infrastructure.
DNNT2	Ownership of the drinking water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water property service infrastructure	
DWPNT1	A drinking water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects into Urban Utilities' drinking water infrastructure. This includes an approved metering arrangement.
DWPNT2	No water is drawn from Urban Utilities' water supply infrastructure unless it is provided through an approved metering arrangement.
DWPNT3	A separate drinking water property service connection which commands the whole lot is provided for each proposed lot.

DWPNT4	A water meter is provided in accordance with Urban Utilities Metering Standards. *Editor's note: Under the Plumbing and Drainage Act 2018, a water meter (sub-meter) is required for each lot within a community title scheme, in accordance with:* *(1) the Queensland Plumbing and Wastewater Code; and* *(2) Urban Utilities Sub-Metering Standards.*
DWPNT5	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
DWPNT6	Existing Urban Utilities' drinking water infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
DWPNT7	Existing property service connections to Urban Utilities' network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
DWPNT8	Ownership of the drinking water property service infrastructure located outside the boundary of the lot or proposed lots, and water meters and sub-meters is transferred to Urban Utilities, at no cost to Urban Utilities.
Drinking water quality management	
DWQM1	All drinking water is provided in accordance with the standards identified in the *Public Health Regulation 2018*.
DWQM2	All drinking water is verified in accordance with water quality testing conducted in accordance with the SEQ Code by a laboratory with National Association of Testing Authorities Australia registration.

SC2.2.2.3 Non-standard connection criteria – recycled water

(1) The purpose of the non-standard connection criteria for recycled water is to assess an application for a recycled water non-standard connection, other than a standard connection.

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

Table SC2.2.2.3 Non-standard connection – recycled water

Recycled water infrastructure – design and construction standards	
RWCS1	All recycled water network infrastructure and property service infrastructure is designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au**.
Recycled water network infrastructure (non-trunk infrastructure)	
RNNT1	A water treatment facility, chlorination facility, water storage facility and water pump station (including boosters) maintains a setback of at least 20m from any buildings or structures (other than Class 10a buildings and structures).
RNNT2	Recycled water network infrastructure, together with valves and fire hydrants, is connected into the existing Urban Utilities recycled water network infrastructure.
RNNT3	Ownership of the recycled water infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
RNNT4	Existing Urban Utilities' recycled water network and/or property service infrastructure is modified, at no cost to Urban Utilities. This includes: (1) where not required for existing or future development, removing any existing recycled water network and/or property service infrastructure and sealing any connection to remaining network infrastructure; (2) relocating any valves, and scours from within the limits of vehicular footway crossings; (3) raising or lowering mains to current standards if development works change the depth of cover on these works; and (4) where a road opening or widening is required, relocating existing recycled water mains clear of the proposed carriageway as specified in current standards.
Recycled water property service infrastructure	
RWPNT1	A recycled water property service connection is supplied and installed to the boundary of each proposed lot in the development which connects into Urban Utilities' recycled water infrastructure. This includes an approved metering arrangement.
RWPNT2	No recycled water is drawn from Urban Utilities' water supply network unless it is provided through an approved metering arrangement.
RWPNT3	A water meter (sub-meter) is provided for each lot within a community title scheme, in accordance with: (1) the *Queensland Plumbing and Wastewater Code*; and (2) Urban Utilities Sub-Metering Standards.
RWPNT4	A separate master meter is provided for each body corporate where there are one or more body corporates in each development.
RWPNT5	Existing Urban Utilities' recycled water property service infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing water meters or valves from within the limits of the development's proposed footway crossings, e.g. driveways.
RWPNT6	Existing recycled water property service connections to Urban Utilities' recycled water network infrastructure that are not required for future development are removed and sealed, at no cost to Urban Utilities.
RWPNT7	Ownership of the recycled water property service and network infrastructure located outside the boundary of the lot or proposed lots, water meters and sub-meters are transferred to Urban Utilities, at no cost to Urban Utilities.
Recycled Water Quality Management	
RWQM1	All recycled water is provided in accordance with the standards identified in Urban Utilities Recycled Water Management Plan.

SC2.2.2.4 Non-standard connection criteria – wastewater

(1) The purpose of the non-standard connection criteria for wastewater is to assess an application for a wastewater non-standard connection, other than a standard connection.

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

Table SC2.2.2.4 Non-standard connection – wastewater

Wastewater infrastructure – design and construction standards	
WWDC1	All wastewater network infrastructure and property service infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the SEQ Code and the relevant standards and guidelines available at **www.urbanutilities.com.au**
Wastewater network infrastructure (trunk infrastructure)	
WWNT1	All wastewater network infrastructure are designed, constructed and altered in accordance with the plans and other information identified in the (1) DSS; and (2) PFTI.
WWNT2	(1) Wastewater pumping stations (≤350 L/s) maintain a setback of at least 50m from any sensitive land uses and any buildings other than Class 10 buildings and structures. (2) Wastewater pumping stations (>350 L/s) maintain a set back of at least 150m from any sensitive land uses and any buildings other than Class 10 buildings and structures. *Editor's note: If the centre of the proposed pumping station site is less than the above set back distances from the closest or potentially closest sensitive use, building or structure, the location of the site must be discussed with Urban Utilities.*
Wastewater network infrastructure (non-trunk infrastructure)	
WWNN1	Existing wastewater network infrastructure connected to Urban Utilities' network infrastructure that is not required for future development are removed and sealed in accordance with Urban Utilities' requirements, at no cost to Urban Utilities.
WWNN2	Ownership of the wastewater network infrastructure is transferred to Urban Utilities, at no cost to Urban Utilities.
WWNN3	Existing Urban Utilities wastewater network infrastructure is modified, at no cost to Urban Utilities. This includes relocating any existing wastewater property service infrastructure from within the limits of the development's proposed vehicular footway crossings.
WWNN4	Where existing wastewater maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are modified, at no cost to Urban Utilities, to accord with the current standards.
Wastewater property service infrastructure	
WWPN1	Where existing or new wastewater property service infrastructure on private property will be located under reinforced concrete slabs, a removable slab consistent with the specifications identified in the SEQ Code is provided.
WWPN2	A separate wastewater property service connection which commands the whole lot is provided for each proposed lot.
WWPN3	A wastewater property service connection is supplied and installed to each proposed lot in the development which connects into Urban Utilities' wastewater Infrastructure.
Wastewater infrastructure within a sewage overflow management area	
WWOM1	If deemed necessary by Urban Utilities, telemetry, monitoring and control equipment is installed where and at a date agreed with Urban Utilities.

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

(1) The purpose of the staged connection criteria is to assess an application for a staged connection, other than a standard connection.

(2) Subject to SC2.2.2.1 and, where relevant, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.6, a staged connection that complies with the criteria in Table SC2.2.2.5 is a staged connection for the purpose of this connection policy.

(3) A water approval for a staged connection only authorises connection to the extent specified in the approval. To avoid any doubt, a water approval for a staged water connection may not authorise any connection.

(4) In assessing a staged connection application, Urban Utilities will consider the charges and conditions applied to any previous water approval for a staged connection.

Table SC2.2.2.5 Staged connection criteria

All staged connections	
STC1	The relevant connection criteria set out in SC2.2.2 for a non-standard connection.
STC2	(1) A staging plan must be submitted setting out the proposed stages of the staged connection and the servicing strategy to effect the connection. (2) The servicing strategy must include a sufficient level of detail to identify the demand for each stage and proposed servicing solution including any property service infrastructure or network infrastructure required.
STC3	The staged connection must be consistent with any requirements and conditions specified in a water approval which applies to the property.
STC4	The staged connection must service development that is consistent with the planning assumptions.
STC5	Where in the future connection area, all trunk drinking water or wastewater infrastructure are designed, constructed and altered in accordance with the plans and other information identified in a water supply or wastewater network analysis and master plan prepared and certified by a RPEQ and agreed by Urban Utilities as: (1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and (2) based on the life cycle cost of the infrastructure required to service future development at the DSS.

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

(1) The purpose of the non-standard connection criteria is to assess an application for a non-standard connection, other than a standard connection:

(a) outside of the future connection area; or

(b) not consistent with the planning assumptions.

(2) Subject to SC2.2.2.1 and, where relevant, SC2.2.2.2, SC2.2.2.3, SC2.2.2.4, and SC2.2.2.5, a non-standard connection that complies with the criteria in Table SC2.2.2.6 is a non-standard connection for the purpose of this connection policy.

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

All Infrastructure	
OFC1	Urban Utilities may approve a new connection or an alteration of an existing connection that is outside a future connection area or not consistent with the planning assumptions if Urban Utilities is satisfied that: (1) the applicant can be conditioned to provide all non-trunk infrastructure necessary to service the connection; (2) the capacity of the existing water infrastructure network is sufficient to service the connection, or sufficient water infrastructure network capacity can be provided safely, efficiently, effectively and equitably to service the connection; (3) the connection does not utilise existing capacity that has been created or allocated for other planned connections; (4) the connection will not compromise or make more difficult: (a) the efficient and effective planning for water infrastructure; (b) the coordination and integration of water infrastructure planning and land use planning; (c) the sequencing of water infrastructure to minimise the lifecycle cost for the water infrastructure; (d) the delivery of water infrastructure in a logical and orderly location, form and sequence; (e) the implementation of current water approvals; and (f) the operation of water infrastructure and the delivery of water services and wastewater services, (5) the connection will not compromise the financial viability and feasibility of infrastructure provision by Urban Utilities; (6) for a connection outside the connection area and future connection area, the connection will not compromise or make more difficult compliance with the provisions in Urban Utilities' schedule of works, including the planning assumptions, the desired standards of service and the type, scale, location and timing of planned works; (7) any required trunk infrastructure does not require Urban Utilities to incur infrastructure costs.
OFC2	All infrastructure is designed, constructed and altered in accordance with the plans and other information identified in a network analysis and master plan prepared and certified by an RPEQ and agreed by Urban Utilities as: (1) the best value cost option for servicing the development in terms of type, size and location of infrastructure; and (2) based on the life cycle cost of the infrastructure required to service future development at the DSS. *Editor's note: lifecyle costing must be in accordance with the requirements of the SEQ Code.*

SC2.2.3 Disconnection criteria

(1) The purpose of the disconnection criteria is to assess an application.

(2) A disconnection that complies with the criteria in Table SC2.2.3 is a disconnection for the purpose of this connection policy.

(3) A disconnection of a connection that complies with the relevant criteria in Table SC2.2.1 is also a disconnection for the purpose of this connection policy.

(4) Urban Utilities may not authorise a permanent disconnection if a building or other structure remains on the property.

(5) Urban Utilities may allow the property owner to make temporary disconnections to the water supply network, such as where the water meter is retained pending redevelopment.

(6) The owner or agent must ensure the protection of the remaining infrastructure against physical damage or water theft.

Table SC2.2.3 Disconnection criteria

	Disconnection criteria
	All disconnections
D1	The disconnection must be for one of the following purposes: (1) to enable the demolition of buildings; or (2) to enable the alteration and installation of new property service connection or network connection; or (3) To enable a relocation of existing property service infrastructure
D2	The discontinuation of service must not adversely affect the networks capacity to service existing or future development.
D3	The disconnection must reinstate the water supply or wastewater infrastructure to comply with Urban Utilities' design and construction standards including the SEQ Code.
	Disconnection to Water Supply service
D4	(1) the service is plugged, and the water meter is removed in accordance with conditions determined by Urban Utilities. (2) the water meter must be returned to Urban Utilities.
	Disconnection to Wastewater Services
D5	The service is plugged in accordance with conditions determined by Urban Utilities.

SC2.3 Standard connection condition

Table SC2.3.1 Standard conditions for standard connections

Condition	Timing
All standard connections and alterations to standard connections (excluding disconnections)	
(1) All works necessary for the property service connection(s) must be carried out by Urban Utilities or its authorised representative.	At all times
(2) The applicant must pay the connection charge and property service works charge for the supply of property service infrastructure.	As specified in the decision notice
(3) The applicant must pay the adopted infrastructure charge for the connection.	As specified in the infrastructure charges notice
(4) Each property service connection must only supply a single vacant residential lot, a dwelling house, an occupancy in a dual occupancy or dwelling in a multiple dwelling.	At all times
(5) The connection of plumbing and drainage must not occur to property service infrastructure until a connection certificate is issued by Urban Utilities.	Prior to issuing of the connection certificate
(6) This water approval lapses if the works for the connection: (a) have not been started within 12 months from the date the notice is issued; or (b) have been started but the connection has not been completed, within 15 months from the date that the notice is issued.	At all times
(7) This water approval is subject to Urban Utilities (or its authorised representative) being able to obtain any legislated third-party approvals for the works.	At all times
(8) This water approval is subject to the landowner consenting to Urban Utilities and its authorised representatives accessing the subject property to carry out the works.	At all times
(9) Pegs must be installed on the subject property to delineate the real property boundary.	Prior to construction
Wastewater service standard connections	
(10) The owner must ensure that lot drainage gravitates to the property service infrastructure. Alternatively, the owner must install and maintain pumps sufficient to discharge wastewater to property service infrastructure.	At all times
Drinking water service standard connections	
(11) If required, the owner must install and maintain enough water storage tanks and pumps to ensure that water can be supplied at a satisfactory pressure and flow.	At all times
Disconnection of standard connections	
(12) All works necessary for disconnection must be carried out by Urban Utilities or its authorised representative.	At all times
(13) The applicant must pay the connection charge and property service works charge for the disconnection of property service infrastructure.	As specified in the decision notice
(14) This water approval lapses if the works for the disconnection: (a) have not been started within 12 months from the date the notice is issued; or (b) have been started but the connection has not been completed, within 15 months from the date that the Notice is issued.	At all times

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

SC2.4 Request for a services advice notice

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

SC2.4.1 Lodging a request for a services advice notice

(1) A person may, by notice, ask Urban Utilities for a services advice notice.

(2) The request:

  (a) if Urban Utilities has a form for the request, must be in that form; and

  (b) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:

  (a) may accept the request; or

  (b) may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.

(4) If Urban Utilities does not give an action notice stated in subsection (3) to the applicant within five (5) business days after the request is received, the request is taken to have been accepted in full.

(5) If the applicant does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request is taken to have not been made.

SC2.4.2 Issuing the services advice notice

(1) If the request complies with the criteria stated in section SC2.4.1, Urban Utilities may issue the services advice notice.

(2) Urban Utilities must give the services advice notice to the person making the request within 20 business days after the later of the following:

  (a) where an action notice has not been issued, the day the request was received; or

  (b) where an action notice has been issued, the day the person making the request has complied with the action notice; or

  (c) another period agreed between Urban Utilities and the person making the request.

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

SC2.5 Request for a standard connection

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

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

SC2.5.1 Lodging a request for a standard connection

(1) Where the connection complies with all of the criteria relevant to the standard connection stated in Table SC2.2.1, a person may, by notice, ask Urban Utilities for approval for a standard connection.

(2) The request:

(a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

(b) if the land related to the standard connection is other than a publicly-controlled place and the person making the request is not the owner of the land, must be accompanied by the land owner's written consent; and

(c) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:

(a) may accept the request; or

(b) may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.

(4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been properly made.

(5) If the person making the request does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request is taken to have not been made.

SC2.5.2 Deciding request

(1) If the request complies with the criteria stated in section SC2.5.1, Urban Utilities must grant the request within five (5) business days after receiving the request or another period as agreed by Urban Utilities and the person making the request.

(2) Urban Utilities must within five (5) business days of granting the request, give the person making the request a notice stating:

(a) the standard conditions for the standard connection; and

(b) the connection charge and property service works charge payable for the standard connection.

(3) If adopted infrastructure charges apply to the request for a standard connection, Urban Utilities will give the person making the request an infrastructure charges notice within 10 business days of granting the request.

SC2.6 Application for a water approval

(1) The purpose of SC2.6 is to state the way to apply for a water approval.

(2) A water approval is required for each connection, disconnection or alteration to Urban Utilities' drinking water, recycled water or wastewater networks.

SC2.6.1 Lodging an application for a water approval

(1) A person may, by notice, apply to Urban Utilities for a water approval for a water connection.

(2) The request:

(a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

(b) must be accompanied by the documents as required under section SC2.6.4; and

(c) must be accompanied by the required fee.

(3) The application must be accompanied by the written consent of the owner of the land related to the connection the subject of the application to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the land related to the connection is a publicly-controlled place.

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

(1) the land for the connection; and

(2) the land for which access is required for the connection. For example, the adjoining premises.

(4) Where the application does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the application and give a notice of actions required (**action notice**) to the applicant within five (5) business days after the application is received.

(5) Where the application does not comply with the criteria stated in subsection (3), Urban Utilities:

(a) cannot accept the application; and

(b) must give an action notice to the applicant within five (5) business days after the application is received.

(6) If Urban Utilities does not give an action notice stated in subsection (4) to the applicant within five (5) business days after the application is received, the application is deemed to have been properly made.

(7) If the applicant does not comply with an action notice within 10 business days after the action notice is received and Urban Utilities has not accepted the application, the application for a water approval is taken to have not been made.

(8) Assessment of the application will commence when:

(a) the application is deemed to have been properly made in accordance with subsection (6); or

(b) Urban Utilities notifies the applicant that the application has been properly made.

SC2.6.2 Assessing application

(1) The application must be assessed against:

(a) the relevant connection criteria in section SC2.2;

(b) the SEQ Code;

(c) any other matter Urban Utilities consider to be relevant to the connection or supply of services.

(2) Where Urban Utilities does not have sufficient information to assess the application for a water approval, Urban Utilities may give a notice requesting information (**information request**) to the applicant within 20 business days after

(a) where an action notice has not been issued, the application was received; or

(b) where an action notice has been issued, the applicant has complied with an action notice.

(3) If the applicant does not respond to an information request issued under subsection (2) within 20 business days after the information request is received, the application is taken to have lapsed.

SC2.6.3 Deciding applications

(1) If the application complies with the criteria stated in section SC2.6.2, Urban Utilities may decide the application.

(2) Urban Utilities must give notice of the decision to the applicant within 20 business days after the later of the following:

(a) where an action notice has not been issued, the application was received; or

(b) where an action notice has been issued, the applicant has complied with an action notice; or

(c) where an information request has been issued, the day the applicant has responded to the request for information; or

(d) another period agreed between Urban Utilities and the applicant.

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

(1) This section applies to an application for a water approval.

(2) The application must be accompanied by supporting information and plans of the premises where the works is to be carried out showing:

(a) details of the type, scale, location, timing or intensity of all existing and proposed development; and

(b) where involving reconfiguring a lot, the location of and layout for, all existing and proposed lots on the premises; and

(c) the location – and floor plan – of all existing and proposed building or structure on the premises; and

(d) the proposed layout of water and wastewater service infrastructure for the site including:

(i) location of water mains, pump stations (including boosters), storage facilities (reservoirs), location of key fittings (e.g. tees, stop valves, hydrants) or special fittings (e.g. scours, pressure reducing valves, flowmeters);

(ii) location of sewerage pump stations (including emergency storage, overflow structures and odour management), rising mains (and associated fittings), discharge maintenance holes, gravity mains (and maintenance holes), and any infrastructure item which receives flow from an upstream infrastructure item;

(iii) sewerage treatment plants including outfall structures and disposal systems;

(iv) the location and approximate dimensions of each connection point to Urban Utilities' water service or wastewater service;

(v) demonstrated safe access and egress arrangements for vehicles and pedestrians; and

(e) where carrying out a connection to a network other than a drinking water or wastewater network, evidence of an allocation from or entitlement to Urban Utilities' non-drinking water or recycled water.

(3) For subsection (2), a plan must be drawn to scale and show enough detail to allow Urban Utilities to assess the proposed water or wastewater infrastructure work.

(4) In this section, relevant details of the person who designed the connection means:

(a) the person's name; and

(b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number; and

(c) if the work relates to a wastewater treatment plant and subsection (b) does not apply, enough information about the person's qualifications and experience to allow Urban Utilities to decide whether the person is qualified to design the facility.

SC2.7 Request to change a water approval condition

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

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

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

(1) A person may, by notice, ask Urban Utilities to change a water approval condition.

(2) The request:

  (a) if Urban Utilities has a digital or hard copy form for the application, must be in that form;

  (b) must be accompanied by the documents as required under section SC2.6.4 relevant to the request to change a water approval condition; and

  (c) must be accompanied by the required fee.

(3) The request must be accompanied by the written consent of the owner of the land related to the connection the subject of the water approval to the extent the applicant is not the owner, however, this subsection (3) does not apply to the extent the request relates to a publicly-controlled place.

(4) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the request and may give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.

(5) Where the request does not comply with the criteria stated in subsection (3), Urban Utilities:

  (a) cannot accept the request; and

  (b) must give an action notice to the person making the request within five (5) business days after the request is received.

(6) If Urban Utilities does not give an action notice stated in subsection (4) within five (5) business days after the request is received, the request is taken to have been accepted in full.

(7) If the applicant does not comply with an action notice within 10 business days after the action notice is received and Urban Utilities has not accepted the request, the request to amend a water approval condition is taken to have not been made.

(8) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.

SC2.7.2 Assessing request

(1) The request must be assessed against the following criteria:

  (a) the change must be a minor change to the water approval condition;

  (b) the relevant criteria stated in SC2.2; and

  (c) the SEQ Code; and

  (d) any other matter Urban Utilities consider to be relevant to the connection or supply of services.

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

SC2.7.3 Deciding request

(1) If the request complies with the criteria for the request stated in section SC2.7.2, Urban Utilities must approve the request.

(2) Urban Utilities must give notice of the decision to the person making the request within 20 business days after the later of the following:

(a) where an action notice has not been issued; the day the request was received; or

(b) where an action notice has been issued; the day the person making the request has complied with the action notice; or

(c) another period agreed between Urban Utilities and the person making the request.

SC2.8 Request for a connection certificate

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

SC2.8.1 Lodging a request for a connection certificate

(1) A person may, by notice, ask Urban Utilities to issue a connection certificate for a connection.

(2) The request:

  (a) if Urban Utilities has a form for the request, must be in that form; and

  (b) must be accompanied by the required fee.

(3) If the request relates to a connection that is approved under a water approval, the request may be made only if the water approval has not lapsed.

(4) If a condition of a water approval requires a request for a connection certificate to be given to Urban Utilities, the request must be made:

  (a) if the water approval states a time by which the request must be made, on or before the stated time; or

  (b) within 4 years after the water approval takes effect; or

  (c) a longer period agreed between Urban Utilities and the applicant.

SC2.8.2 Assessing request

(1) If the request relates to a connection certificate for a connection that is approved under a water approval, or a connection certificate required under a condition of a water approval, the request must be assessed against the following criteria:

  (a) for a connection:

    (i) the conditions of the water approval have been complied with; or

    (ii) the applicant has given security to Urban Utilities to ensure compliance with the conditions;

  (b) there are no outstanding fees or charges levied by Urban Utilities under the SEQ Water Act.

(2) Security may only be provided for uncompleted works where:

  (a) all bonded works can be completed within:

    (i) three (3) months of the issuing of the connection certificate; or

    (ii) another period approved by Urban Utilities; and

  (b) the total value of all uncompleted works does not exceed 50% of the total value of all works to be completed under:

    (i) the water approval; or

    (ii) conditions relevant to the particular stage of the works; or

    (iii) such other percentage required by an infrastructure agreement; and

  (c) where there is no breach of existing bond conditions.

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

(3) Urban Utilities will review the request to determine if it is complete and will give notice (**information request**) within five (5) business days after the request is received.

(4) If the request is not complete, the notice issued under subsection (3) will state the requirements to make the request complete.

(5) Urban Utilities will assess the completed request to determine if it is compliant and will give notice (**information request**) within 20 business days after the request is complete.

(6) If the request is not compliant, the notice issued under subsection (5) will state the requirements to make the request compliant.

(7) If the applicant does not respond to the notice in subsection (3) or (5) within 20 business days after the notice is received, the request for connection certificate is taken to not been made and penalties may apply in relation to breach of the water approval.

SC2.8.3 Deciding request

(1) If the request complies with the criteria for the request stated in section SC2.8.2, Urban Utilities must approve the request.

(2) Urban Utilities must give notice of the decision to the person making the application within 20 business days after the later of the following:

  (a) where an information request has not been issued, the day the application was received; or

  (b) where an information request has been issued, the day the person making the request has responded to the request for information; or

  (c) another period agreed between Urban Utilities and the person making the request.

SC2.9 Statutory delegations

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

Table SC2.9.1 Delegated categories of connections

Column 1 Connection involving	Column 2 Delegate
-	-

SCHEDULE 3 CHARGES SCHEDULE

SC3.1 Purpose and content

(1) The charges schedule states Urban Utilities' charges for its water service and wastewater service.

(2) The charges schedule includes:

(a) charges for a customer's use of the services; and

(b) charges for an application or request under chapter 4C of the SEQ Water Act including connection charges and works charges.

SC3.2 Service use charges

(1) The drinking water and wastewater service use charges in each shareholder council local government area can be viewed at: **Service Use Charges**

(2) Service use charges for customer in the Preston and Cabarlah areas of the Lockyer Valley Regional Council that are serviced by the Toowoomba Regional Council, are determined by Toowoomba Regional Council. For water charges in Preston and Cabarlah areas please contact Toowoomba Regional Council.

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

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

SCHEDULE 4 INFRASTRUCTURE CHARGES SCHEDULE

SC4.1 Purpose

(1) The infrastructure charges schedule states:

(a) the adopted charge for providing Urban Utilities' trunk infrastructure networks including:

(i) when the charges take effect;
(ii) where the charges apply;
(iii) statutory increases;
(iv) the charges breakup arrangements with each shareholder Council;

(b) the method for calculating levied infrastructure charges for additional demand on Urban Utilities' trunk infrastructure networks including:

(i) the application of the levied infrastructure charge;
(ii) working out the levied infrastructure charge;
(iii) working out the additional demand;
(iv) working out the discount;
(v) working out the automatic increase;

(c) the matters relevant to the working out of an offset and refund for a trunk infrastructure contribution to Urban Utilities' trunk infrastructure networks including:

(i) the criteria that must be met before infrastructure is converted to trunk infrastructure; and
(ii) the calculation of the establishment cost; and
(iii) the recalculation of the establishment cost for work and land; and
(iv) the timing of an offset and refund.

SC4.2 Adopted infrastructure charges

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

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

(2) The adopted charges for providing Urban Utilities' trunk infrastructure networks for the Bromelton SDA charge area are stated in Table SC4.2.1.4.

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

Column 1	Column 2	Column 3	Column 4
Council Region	**Demand Unit**	**Adopted Charge ($ per demand unit)**	
		Water supply trunk infrastructure network for water service	**Sewerage trunk infrastructure network for wastewater service**
Brisbane City Council	Lot	4,987.41	10,125.95
Lockyer Valley Regional Council	Lot	4,322.25	8,390.25
Scenic Rim Regional Council (Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula)	Lot	2,815.32	11,774.69
Scenic Rim Regional Council (Harrisville, Peak Crossing, Warrill View and Mt Alford	Lot	5,258.91	0.00
Somerset Regional Council	Lot	1,856.03	8,456.36
Ipswich City Council	Lot	See Tables SC4.2.2A and SC4.2.2B	

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

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Residential – Dwelling house, Dual occupancy, Caretaker's accommodation, Multiple dwelling	21,590.50 for each dwelling with 2 or less bedrooms	3,562.43	7,232.82	See Tables SC4.2.2.1 and SC4.2.2.2		3,484.04	6,807.97	2,010.50	8,410.87	3,681.54	0.00	1,341.42	7,939.72
	30,226.70 for each dwelling with 3 or more bedrooms.	4,987.41	10,125.95			4,322.25	8,390.25	2,815.32	11,774.69	5,258.91	0.00	1,856.03	8,456.36
Accommodation (short term) charge category													
Hotel, Short term accommodation, Resort complex	Suite with 1 bedroom, 10,795.20	1,781.21	3,616.39	See Tables SC4.2.2.1 and SC4.2.2.2		1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
	Suite with 2 bedrooms, 10,795.20					1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
	Suite with 3 or more bedrooms, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28	1,408.22	5,886.77	1) for hotel and resort complex, 2,628.95 2) for short term accommodation, 1,840.77	0.00	928.52	4,227.67
	Each bedroom that is not part of a suite, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	1,006.14	4,204.56	1,840.77	0.00	670.20	3,970.37
Tourist park	1 or 2 tent or caravan sites, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	Per caravan or tent site, 1005.81	Per caravan or tent site, 4,204.56	1,840.77	0.00	670.20	3,970.37
	Each 3 tent or caravan sites, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28			1,840.77	0.00	928.52	4,227.67
	1 or 2 bedroom cabin, 10,795.20	1,781.21	3,616.39			1,742.01	3,403.98	Per cabin site, 1,005.81	Per cabin site, 4,204.56	2,628.95	0.00	670.20	3970.37
	3 or more bedrooms cabin, 15,113.30	2,493.70	5,062.96			2,151.97	4,204.28	Per cabin site, 1,408.22	Per cabin site, 5,886.77	2,628.95	0.00	928.52	4,227.67

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

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

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Places of Assembly Charge Category													
Club	1) 75.60 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.96	25.92	See Tables SC4.2.2.3 and SC4.2.2.4		10.17	19.32	3.13	12.51	5.26	0.00	4.08	21.38
Community use		12.96	25.92			10.17	19.32	3.13	12. 51	5. 26	0.00	4.08	21.38
Function facility		12.96	25.92			10.17	19.32	3.13	12. 51	5. 26	0.00	4.08	21.38
Funeral parlour		12.96	25.92			10.17	19.32	3.13	12. 51	5. 26	0.00	4.08	21.38
Place of worship		12.96	25.92			10.17	19.32	3.13	12. 51	5. 26	0.00	4.08	21.38
Commercial (Bulk Goods) Charge Category													
Agricultural supplies store	1) 151.15 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		24.41	47.80	6.24	25.02	10.52	0.00	9.26	55.68
Bulk landscape supplies		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9. 26	55.68
Garden centre		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9. 26	55.68
Hardware and trade supplies		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9. 26	55.68
Outdoor sales		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9. 26	55.68
Showroom		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9. 26	55.68
Commercial (Retail) Charge Category													
Adult store	1) 194.30 for each m² of gross floor area 2) 10.50 for each m² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Food and drink outlet		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Service industry		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Service station		12.95	25.91			24.41	47.80	1) Fuel pump, 0.00 2) Shop component, 6.24 3) Food and drink outlet, 6.24	1) Fuel pump, 0.00 2) Shop component, 25.02 3) Food and drink outlet, 25.02	1) Fuel pump, 0.00 2) Shop component, 10.52 3) Vehicle repair shop, 7.55 4) Food and drink outlet, 10.52	0.00	9.26	55.68
Shop		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Shopping centre		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Commercial (Office) Charge Category													
Office	1) 151.15 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Sales office		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Education Facility Except an Educational Establishment for the Flying Start for Queensland Children Program Charge Category													
Childcare centre	1) 151.15 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Community care centre		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program		12.95	25.91			24.41	47.80	6.24	25.02	10. 52	0.00	9.26	55.68
Educational Establishment for the Flying Start for Queensland Children Program Charge Category													
Educational Establishment for the Flying Start for Queensland Children program	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Entertainment													
Hotel	1) 215.90 for each m² of gross floor area, other than areas for providing accommodation 2) 10.80 for each m² impervious to stormwater	21.60	43.18	See Tables SC4.2.2.3 and SC4.2.2.4		34.58	67.12	6.24	25.02	10. 52	0.00	9.26	55.68
Nightclub entertainment facility		21.60	43.18			34.58	67.12	6.24	25.02	10. 52	0.00	9.26	55.68
Theatre		21.60	43.18			34.58	67.12	6.24	25.02	10. 52	0.00	9.26	55.68
Resort complex		21.60	43.18			0.00	0.00	Bar, 6.24	Bar, 25.02	Bar, 10. 52	Bar, 0.00	0.00	0.00
Indoor Sport and Recreational Facility Charge Category													
Indoor sport and recreation (other than for a court area)	1) 215.90 for each m² of gross floor area, other than court areas 2) 21.55 for each m² of gross floor area that is a court area 3) 10.80 for each m² impervious to stormwater	21.60	43.18	See Tables SC4.2.2.3 and SC4.2.2.4		34.58	67.12	10.42	41.69	17.89	0.00	9.26	55.68
Indoor sport and recreation (for a court area)		2.16	3.24			2.03	3.05	1.04	4.16	2.11	0.00	1.03	4.18

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
High Impact Industry or Special Industry Charge Category													
High impact industry	1) 75.60 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	14.05	29.17	See Tables SC4.2.2.3 and SC4.2.2.4		15.26	28.48	8.16	33.36	13.67	0.00	6.21	35.02
Special industry (Noxious and hazardous industries)		14.05	29.17			15.26	28.48	8.16	33.36	13.67	0.00	6.21	35.02
Other Industry Charge Category													
Low impact industry	1) 54.00 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.95	25.92	See Tables SC4.2.2.3 and SC4.2.2.4		10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21.37
Medium impact industry		12.95	25.92			10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21. 37
Research and technology industry		12.95	25.92			10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21. 37
Rural industry		12.95	25.92			10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21. 37
Warehouse		12.95	25.92			10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21. 37
Marine and Waterfront Industry		12.95	25.92			10.17	19.32	6.25	25.02	10. 52	0.00	4.08	21. 37
Transport depot		0.00	0.00			0.00	0.00	6.25	25.02	10. 52	0.00	4.08	21. 37
High Impact Rural													
Cultivating, in a confined area, aquatic animals or plants for sale	21.55 for each m² of gross floor area	3.24	7.54	See Tables SC4.2.2.3 and SC4.2.2.4		3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Intensive animal industry		3.24	7. 54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Intensive horticulture		3.24	7. 54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Wholesale nursery		3.24	7. 54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Winery		3.24	7. 54			3.05	7.12	0.00	0.00	0.00	0.00	0.00	0.00
Low Impact Rural													
Animal husbandry	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cropping		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanent plantation		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wind farm		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Brisbane ($ per demand unit)		Ipswich ($ per demand unit)		Lockyer Valley ($ per demand unit)		Scenic Rim Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula area ($ per demand unit)		Scenic Rim Harrisville, Peak Crossing, Warrill View and Mt Alford ($ per demand unit)		Somerset ($ per demand unit)	
		Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater	Water supply	Wastewater
Essential Services													
Correctional/ Detention facility	1) 151.15 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	12.95	25.91	See Tables SC4.2.2.3 and SC4.2.2.4		10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21.68
Emergency services		12.95	25.91			10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21. 68
Health care service		12.95	25.91			10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21. 68
Hospital		12.95	25.91			10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21. 68
Residential care facility		12.95	25.91			10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21. 68
Veterinary service		12.95	25.91			10.17	19.32	6.24	25.02	10. 52	0.00	4.18	21. 68
Minor Uses Charge Category													
Advertising device	Nil	0.00	0.00	See Tables SC4.2.2.3 and SC4.2.2.4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cemetery		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Home-based business		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landing		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Outdoor lighting		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Park		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roadside stall		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Telecommunications facility		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary use		0.00	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Uses Charge Category													
Air service Animal keeping Car park Crematorium Extractive industry Major sport, recreation and entertainment facility Motor sport facility Non-resident workforce accommodation Outdoor sport and recreation Port service Tourist attraction Utility installation Any other use not listed in column 1, including a use that is unknown	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or distributor-retailer decides to apply to the use	The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		See Tables SC4.2.2.3 and SC4.2.2.4		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.		The maximum adopted charge under the Planning Regulation and adopted charges under this schedule are those which are applicable to the charge category that the distributor retailer decides should apply for the use.	

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

Development category	Maximum Allowable Charge (MAC) ($ per demand unit) As per Schedule 16, column 2 in Planning Regulation 2017	Water supply ($ per demand unit)	Wastewater ($ per demand unit)
Commercial (Retail) Charge Category			
Adult store	1) 194.30 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater152	3.67	18.16
Food and drink outlet		3.67	18.16
Service industry		3.67	18.16
Service station		3.67	18.16
Shop		3.67	18.16
Shopping centre		3.67	18.16
Commercial (Office) Charge Category			
Office	1) 151.15 for each m² of gross floor area 2) 10.80 for each m² impervious to stormwater	3.67	18.16
Sales office		3.67	18.16
High Industry Charge Category			
High impact industry	1) 75.60 for each m^2 of gross floor area 2) 10.80 for each m^2 impervious to storm-water	3.67	18.16
Other Industry Charge Category			
Low impact industry	1) 54.00 for each m^2 of gross floor area 2) 10.80 for each m^2 impervious to storm-water	3.67	18.16
Medium impact industry		3.67	18.16
Research and technology industry		3.67	18.16
Rural industry		3.67	18.16
Warehouse		3.67	18.16
Marine and waterfront industry		3.67	18.16
Transport depot		3.67	18.16

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

(1) Urban Utilities has, for the purposes of working out under the schedule the adopted charge for Urban Utilities' trunk infrastructure networks for the Ipswich City Council local government area, determined the following:

(a) a charge for each trunk infrastructure network based on Planning Scheme Policy 5-Infrastructure as in force on 30 June 2011 (including indexation) for development which is included in Tables SC4.2.2.1, SC4.2.2.2, SC4.2.2.3 and SC4.2.2.4 that comprises the following;

(i) Urban Utilities' trunk infrastructure network charge (UUNC);

(ii) Ipswich City Council's trunk infrastructure network charge (ICCNC);

(b) a total trunk infrastructure networks charge (Total NC) for Urban Utilities' trunk infrastructure networks and Ipswich City Council's trunk infrastructure networks which is worked out by adding the UUNC and the ICCNC;

(c) the maximum adopted charge (MAC) under the Planning Regulation is to be applied by Urban Utilities as follows:

(i) for a reconfiguring a lot which is in the residential area or other area not in the commercial or industrial area, the amount of the MAC for a dwelling house (3 or more bedroom) in the Residential charge category in the Planning Regulation;

(ii) for a reconfiguring a lot which is in the commercial or industrial area, the percentage of the site area in Table 4.2.2B of the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;

(iii) for a material change of use, the amount of the MAC for the proposed use of the premises in the applicable charge category under the Planning Regulation;

(d) for the purposes of (c):

(i) commercial or industrial area means that part of the Ipswich City Council local government area in the zones and designations under the Ipswich Planning Scheme 2006 identified as the commercial or industrial area in Tables SC4.2.2.3 and SC4.2.2.4;

(ii) residential area means that part of the Ipswich City Council local government area in the residential zones and designations under the Ipswich Planning Scheme 2006;

(e) that the adopted charge for Urban Utilities' trunk infrastructure networks is to be worked out by Urban Utilities as follows:

(i) where Total NC is less than or equal to the MAC, the UUNC;

(ii) where Total NC is greater than the MAC, using the following calculation:

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

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

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

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

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

Table SC4.2.2.1 Residential use – Water supply trunk infrastructure network for water service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Water supply trunk infrastructure network charge ($ per demand unit) Residential use under the Planning Regulation. Editor's note – See schedule 16, Table 1, column 1 of the Planning Regulation																																		
	Residential uses												Accommodation (long term)																Accommodation (short term)							
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation							Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)					
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
1	2090	3136	3658	2613	3658	4181	4933	6898	4034	5644	3136	3136	1568	3136	4703	1568	1359	2717	4076	1359	2090	3136	3658	2090	3136	6271	9407	1568	3136	4703	1568	2090	4181	6271	2090	2090	4181	6271
2	1753	2630	3068	2192	3068	3507	4138	5786	3384	4734	2630	2630	1315	2630	3945	1315	1140	2279	3419	1140	1753	2630	3068	1753	2630	5260	7890	1315	2630	3945	1315	1753	3507	5260	1753	1753	3507	5260
3	1396	2094	2443	1745	2443	2792	3294	4607	2694	3769	2094	2094	1047	2094	3141	1047	907	1815	2722	907	1396	2094	2443	1396	2094	4188	6282	1047	2094	3141	1047	1396	2792	4188	1396	1396	2792	4188
4	1620	2430	2835	2025	2835	3240	3824	5347	3127	4375	2430	2430	1215	2430	3645	1215	1053	2106	3159	1053	1620	2430	2835	1620	2430	4861	7291	1215	2430	3645	1215	1620	3240	4861	1620	1620	3240	4861
5	885	1328	1549	1107	1549	1771	2089	2922	1709	2390	1328	1328	664	1328	1992	664	575	1151	1726	575	885	1328	1549	885	1328	2656	3984	664	1328	1992	664	885	1771	2656	885	885	1771	2656
6	540	809	944	674	944	1079	1273	1781	1041	1457	809	809	405	809	1214	405	351	701	1052	351	540	809	944	540	809	1619	2428	405	809	1214	405	540	1079	1619	540	540	1079	1619
7	1499	2248	2623	1873	2623	2997	3537	4946	2892	4046	2248	2248	1124	2248	3372	1124	974	1948	2922	974	1499	2248	2623	1499	2248	4496	6744	1124	2248	3372	1124	1499	2997	4496	1499	1499	2997	4496
8	979	1469	1714	1224	1714	1959	2311	3232	1890	2644	1469	1469	735	1469	2204	735	637	1273	1910	637	979	1469	1714	979	1469	2938	4407	735	1469	2204	735	979	1959	2938	979	979	1959	2938
9	890	1334	1557	1112	1557	1779	2100	2936	1717	2402	1334	1334	667	1334	2002	667	578	1157	1735	578	890	1334	1557	890	1334	2669	4003	667	1334	2002	667	890	1779	2669	890	890	1779	2669
10	1649	2474	2886	2061	2886	3298	3892	5442	3183	4453	2474	2474	1237	2474	3711	1237	1072	2144	3216	1072	1649	2474	2886	1649	2474	4947	7421	1237	2474	3711	1237	1649	3298	4947	1649	1649	3298	4947
11	1259	1888	2202	1573	2202	2517	2970	4153	2429	3398	1888	1888	944	1888	2832	944	818	1636	2454	818	1259	1888	2202	1259	1888	3776	5663	944	1888	2832	944	1259	2517	3776	1259	1259	2517	3776
12	761	1141	1332	951	1332	1522	1796	2511	1469	2054	1141	1141	571	1141	1712	571	495	989	1484	495	761	1141	1332	761	1141	2283	3424	571	1141	1712	571	761	1522	2283	761	761	1522	2283
13	2572	3858	4501	3215	4501	5144	6070	8488	4964	6945	3858	3858	1929	3858	5787	1929	1672	3344	5016	1672	2572	3858	4501	2572	3858	7716	11574	1929	3858	5787	1929	2572	5144	7716	2572	2572	5144	7716
14	1733	2600	3033	2166	3033	3466	4090	5719	3345	4679	2600	2600	1300	2600	3899	1300	1126	2253	3379	1126	1733	2600	3033	1733	2600	5199	7799	1300	2600	3899	1300	1733	3466	5199	1733	1733	3466	5199
15	1593	2389	2787	1991	2787	3185	3759	5256	3074	4300	2389	2389	1195	2389	3584	1195	1035	2071	3106	1035	1593	2389	2787	1593	2389	4778	7167	1195	2389	3584	1195	1593	3185	4778	1593	1593	3185	4778
16	3253	4880	5693	4067	5693	6507	7678	10736	6279	8784	4880	4880	2440	4880	7320	2440	2115	4229	6344	2115	3253	4880	5693	3253	4880	9760	14640	2440	4880	7320	2440	3253	6507	9760	3253	3253	6507	9760
17	2915	4372	5101	3644	5101	5830	6879	9619	5626	7870	4372	4372	2186	4372	6559	2186	1895	3789	5684	1895	2915	4372	5101	2915	4372	8745	13117	2186	4372	6559	2186	2915	5830	8745	2915	2915	5830	8745
18	2832	4249	4957	3541	4957	5665	6685	9347	5467	7648	4249	4249	2124	4249	6373	2124	1841	3682	5523	1841	2832	4249	4957	2832	4249	8497	12746	2124	4249	6373	2124	2832	5665	8497	2832	2832	5665	8497
19	6702	10053	11729	8378	11729	13404	15817	22117	12935	18096	10053	10053	5027	10053	15080	5027	4356	8713	13069	4356	6702	10053	11729	6702	10053	20106	30159	5027	10053	15080	5027	6702	13404	20106	6702	6702	13404	20106
20	1807	2710	3162	2259	3162	3614	4264	5962	3487	4878	2710	2710	1355	2710	4065	1355	1174	2349	3523	1174	1807	2710	3162	1807	2710	5420	8131	1355	2710	4065	1355	1807	3614	5420	1807	1807	3614	5420
21	1406	2109	2461	1758	2461	2812	3318	4640	2714	3796	2109	2109	1055	2109	3164	1055	914	1828	2742	914	1406	2109	2461	1406	2109	4218	6327	1055	2109	3164	1055	1406	2812	4218	1406	1406	2812	4218
22	1894	2840	3314	2367	3314	3787	4469	6249	3655	5113	2840	2840	1420	2840	4261	1420	1231	2462	3693	1231	1894	2840	3314	1894	2840	5681	8521	1420	2840	4261	1420	1894	3787	5681	1894	1894	3787	5681
23	1664	2495	2911	2079	2911	3327	3926	5490	3211	4492	2495	2495	1248	2495	3743	1248	1081	2163	3244	1081	1664	2495	2911	1664	2495	4991	7486	1248	2495	3743	1248	1664	3327	4991	1664	1664	3327	4991
24	577	866	1010	721	1010	1154	1362	1905	1114	1558	866	866	433	866	1299	433	375	750	1126	375	577	866	1010	577	866	1732	2597	433	866	1299	433	577	1154	1732	577	577	1154	1732
25	1402	2103	2453	1752	2453	2804	3308	4626	2705	3785	2103	2103	1051	2103	3154	1051	911	1822	2733	911	1402	2103	2453	1402	2103	4205	6308	1051	2103	3154	1051	1402	2804	4205	1402	1402	2804	4205
26	1487	2231	2602	1859	2602	2974	3510	4907	2870	4015	2231	2231	1115	2231	3346	1115	967	1933	2900	967	1487	2231	2602	1487	2231	4461	6692	1115	2231	3346	1115	1487	2974	4461	1487	1487	2974	4461
27	1598	2398	2797	1998	2797	3197	3772	5275	3085	4316	2398	2398	1199	2398	3597	1199	1039	2078	3117	1039	1598	2398	2797	1598	2398	4795	7193	1199	2398	3597	1199	1598	3197	4795	1598	1598	3197	4795
28	976	1465	1709	1221	1709	1953	2304	3222	1885	2636	1465	1465	732	1465	2197	732	635	1269	1904	635	976	1465	1709	976	1465	2929	4394	732	1465	2197	732	976	1953	2929	976	976	1953	2929
29	869	1304	1521	1087	1521	1739	2052	2869	1678	2347	1304	1304	652	1304	1956	652	565	1130	1695	565	869	1304	1521	869	1304	2608	3912	652	1304	1956	652	869	1739	2608	869	869	1739	2608
30	1380	2070	2415	1725	2415	2760	3257	4554	2664	3726	2070	2070	1035	2070	3105	1035	897	1794	2691	897	1380	2070	2415	1380	2070	4140	6210	1035	2070	3105	1035	1380	2760	4140	1380	1380	2760	4140
31	265	397	463	331	463	529	625	874	511	715	397	397	199	397	596	199	172	344	516	172	265	397	463	265	397	794	1191	199	397	596	199	265	529	794	265	265	529	794
32	1259	1888	2202	1573	2202	2517	2970	4153	2429	3398	1888	1888	944	1888	2832	944	818	1636	2454	818	1259	1888	2202	1259	1888	3776	5663	944	1888	2832	944	1259	2517	3776	1259	1259	2517	3776
33	645	968	1129	806	1129	1290	1523	2129	1245	1742	968	968	484	968	1452	484	419	839	1258	419	645	968	1129	645	968	1936	2903	484	968	1452	484	645	1290	1936	645	645	1290	1936
34	7547	11320	13207	9434	13207	15094	17811	24905	14566	20377	11320	11320	5660	11320	16981	5660	4905	9811	14716	4905	7547	11320	13207	7547	11320	22641	33961	5660	11320	16981	5660	7547	15094	22641	7547	7547	15094	22641

Table SC4.2.2.2 Residential use – Wastewater trunk infrastructure network for wastewater service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Sewer trunk infrastructure network charge ($ per demand unit)																																				
	Residential use under the Planning Regulation. Editor's note – See schedule 16, Table 1, column 1 of the Planning Regulation																																				
	Residential uses												Accommodation (long term)												Accommodation (short term)												
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation								Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)						
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
1	2558	3836	4476	3197	4476	5115	6036	8440	4936	6905	3836	3836	1918	3836	5755	1918	1662	3325	4987	1662	2558	3836	4476	2558	3836	7673	11509	1918	3836	5755	1918	2558	5115	7673	2558	2558	5115	7673
2	2429	3643	4250	3036	4250	4858	5732	8015	4688	6558	3643	3643	1822	3643	5465	1822	1579	3157	4736	1579	2429	3643	4250	2429	3643	7287	10930	1822	3643	5465	1822	2429	4858	7287	2429	2429	4858	7287
3	2608	3912	4564	3260	4564	5216	6155	8607	5034	7042	3912	3912	1956	3912	5868	1956	1695	3391	5086	1695	2608	3912	4564	2608	3912	7825	11737	1956	3912	5868	1956	2608	5216	7825	2608	2608	5216	7825
4	1766	2649	3091	2208	3091	3533	4168	5829	3409	4769	2649	2649	1325	2649	3974	1325	1148	2296	3444	1148	1766	2649	3091	1766	2649	5299	7948	1325	2649	3974	1325	1766	3533	5299	1766	1766	3533	5299
5	2530	3795	4428	3163	4428	5060	5971	8349	4883	6831	3795	3795	1898	3795	5693	1898	1645	3289	4934	1645	2530	3795	4428	2530	3795	7590	11385	1898	3795	5693	1898	2530	5060	7590	2530	2530	5060	7590
6	4189	6284	7331	5237	7331	8379	9887	13825	8085	11311	6284	6284	3142	6284	9426	3142	2723	5446	8169	2723	4189	6284	7331	4189	6284	12568	18852	3142	6284	9426	3142	4189	8379	12568	4189	4189	8379	12568
7	1338	2007	2342	1673	2342	2676	3158	4416	2583	3613	2007	2007	1004	2007	3011	1004	870	1740	2609	870	1338	2007	2342	1338	2007	4014	6021	1004	2007	3011	1004	1338	2676	4014	1338	1338	2676	4014
8	7760	11639	13579	9699	13579	15519	18313	25607	14976	20951	11639	11639	5820	11639	17459	5820	5044	10087	15131	5044	7760	11639	13579	7760	11639	23279	34918	5820	11639	17459	5820	7760	15519	23279	7760	7760	15519	23279
9	1833	2749	3207	2291	3207	3666	4326	6048	3537	4949	2749	2749	1375	2749	4124	1375	1191	2383	3574	1191	1833	2749	3207	1833	2749	5499	8248	1375	2749	4124	1375	1833	3666	5499	1833	1833	3666	5499
10	2140	3209	3744	2674	3744	4279	5049	7060	4129	5777	3209	3209	1605	3209	4814	1605	1391	2781	4172	1391	2140	3209	3744	2140	3209	6419	9628	1605	3209	4814	1605	2140	4279	6419	2140	2140	4279	6419
11	5449	8174	9536	6812	9536	10899	12860	17983	10517	14713	8174	8174	4087	8174	12261	4087	3542	7084	10626	3542	5449	8174	9536	5449	8174	16348	24522	4087	8174	12261	4087	5449	10899	16348	5449	5449	10899	16348
12	6608	9912	11564	8260	11564	13216	15595	21807	12754	17842	9912	9912	4956	9912	14868	4956	4295	8590	12886	4295	6608	9912	11564	6608	9912	19824	29736	4956	9912	14868	4956	6608	13216	19824	6608	6608	13216	19824
13	2294	3441	4015	2868	4015	4589	5415	7571	4428	6195	3441	3441	1721	3441	5162	1721	1491	2983	4474	1491	2294	3441	4015	2294	3441	6883	10324	1721	3441	5162	1721	2294	4589	6883	2294	2294	4589	6883
14	2984	4477	5223	3730	5223	5969	7043	9848	5760	8058	4477	4477	2238	4477	6715	2238	1940	3880	5819	1940	2984	4477	5223	2984	4477	8953	13430	2238	4477	6715	2238	2984	5969	8953	2984	2984	5969	8953
15	1888	2832	3304	2360	3304	3776	4455	6230	3643	5097	2832	2832	1416	2832	4248	1416	1227	2454	3681	1227	1888	2832	3304	1888	2832	5663	8495	1416	2832	4248	1416	1888	3776	5663	1888	1888	3776	5663
16	1798	2697	3147	2248	3147	3596	4244	5934	3470	4855	2697	2697	1349	2697	4046	1349	1169	2338	3506	1169	1798	2697	3147	1798	2697	5394	8092	1349	2697	4046	1349	1798	3596	5394	1798	1798	3596	5394
17	2669	4003	4671	3336	4671	5338	6299	8808	5151	7206	4003	4003	2002	4003	6005	2002	1735	3470	5205	1735	2669	4003	4671	2669	4003	8007	12010	2002	4003	6005	2002	2669	5338	8007	2669	2669	5338	8007
18	3180	4769	5564	3975	5564	6359	7504	10493	6137	8585	4769	4769	2385	4769	7154	2385	2067	4134	6200	2067	3180	4769	5564	3180	4769	9539	14308	2385	4769	7154	2385	3180	6359	9539	3180	3180	6359	9539
19	2057	3086	3600	2571	3600	4114	4855	6788	3970	5554	3086	3086	1543	3086	4628	1543	1337	2674	4011	1337	2057	3086	3600	2057	3086	6171	9257	1543	3086	4628	1543	2057	4114	6171	2057	2057	4114	6171
20	8191	12286	14334	10238	14334	16381	19330	27029	15808	22115	12286	12286	6143	12286	18429	6143	5324	10648	15972	5324	8191	12286	14334	8191	12286	24572	36858	6143	12286	18429	6143	8191	16381	24572	8191	8191	16381	24572
21	5974	8962	10455	7468	10455	11949	14100	19716	11531	16131	8962	8962	4481	8962	13443	4481	3883	7767	11650	3883	5974	8962	10455	5974	8962	17923	26885	4481	8962	13443	4481	5974	11949	17923	5974	5974	11949	17923
22	6228	9341	10898	7785	10898	12455	14697	20551	12019	16815	9341	9341	4671	9341	14012	4671	4048	8096	12144	4048	6228	9341	10898	6228	9341	18683	28024	4671	9341	14012	4671	6228	12455	18683	6228	6228	12455	18683
23	1110	1664	1942	1387	1942	2219	2619	3661	2141	2996	1664	1664	832	1664	2496	832	721	1442	2164	721	1110	1664	1942	1110	1664	3329	4993	832	1664	2496	832	1110	2219	3329	1110	1110	2219	3329
24	1656	2485	2899	2070	2899	3313	3909	5466	3197	4472	2485	2485	1242	2485	3727	1242	1077	2153	3230	1077	1656	2485	2899	1656	2485	4969	7454	1242	2485	3727	1242	1656	3313	4969	1656	1656	3313	4969
25	1335	2003	2337	1669	2337	2670	3151	4406	2577	3605	2003	2003	1001	2003	3004	1001	868	1736	2604	868	1335	2003	2337	1335	2003	4006	6008	1001	2003	3004	1001	1335	2670	4006	1335	1335	2670	4006
26	1818	2728	3182	2273	3182	3637	4291	6001	3509	4910	2728	2728	1364	2728	4091	1364	1182	2364	3546	1182	1818	2728	3182	1818	2728	5455	8183	1364	2728	4091	1364	1818	3637	5455	1818	1818	3637	5455
27	3420	5130	5985	4275	5985	6840	8071	11285	6600	9233	5130	5130	2565	5130	7694	2565	2223	4446	6669	2223	3420	5130	5985	3420	5130	10259	15389	2565	5130	7694	2565	3420	6840	10259	3420	3420	6840	10259

Column 1 – Charge Area	Column 2 – Sewer trunk infrastructure network charge ($ per demand unit)																																				
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	Residential uses												Accommodation (long term)												Accommodation (short term)												
	Caretaker's accommodation Multiple dwelling			Dual occupancy			Dwelling house				Relocatable Home Park		Rooming Accommodation								Retirement Facility Community Residence				Tourist Park (Caravan Park)			Short-term accommodation								Tourist Park (Camping Ground)		
							site > 450m²		site < or = 450m²				Other				Student accommodation											Hotel (residential component)				Short-term accommodation (other)						
	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 bedroom dwelling	2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom dwelling	3 or more bedroom dwelling	1 or 2 bedroom relocatable dwelling site	3 or more bedroom relocatable dwelling site	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedroom	Suite with 3 or more bedroom	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
28	1983	2975	3471	2479	3471	3967	4681	6545	3828	5355	2975	2975	1487	2975	4462	1487	1289	2578	3867	1289	1983	2975	3471	1983	2975	5950	8925	1487	2975	4462	1487	1983	3967	5950	1983	1983	3967	5950
29	1865	2797	3263	2331	3263	3729	4401	6153	3599	5035	2797	2797	1399	2797	4196	1399	1212	2424	3636	1212	1865	2797	3263	1865	2797	5594	8391	1399	2797	4196	1399	1865	3729	5594	1865	1865	3729	5594
30	2180	3270	3815	2725	3815	4360	5145	7194	4207	5886	3270	3270	1635	3270	4905	1635	1417	2834	4251	1417	2180	3270	3815	2180	3270	6540	9810	1635	3270	4905	1635	2180	4360	6540	2180	2180	4360	6540
31	2001	3001	3501	2501	3501	4001	4722	6602	3861	5402	3001	3001	1500	3001	4501	1500	1300	2601	3901	1300	2001	3001	3501	2001	3001	6002	9003	1500	3001	4501	1500	2001	4001	6002	2001	2001	4001	6002
32	1292	1938	2261	1615	2261	2584	3049	4263	2493	3488	1938	1938	969	1938	2907	969	840	1679	2519	840	1292	1938	2261	1292	1938	3875	5813	969	1938	2907	969	1292	2584	3875	1292	1292	2584	3875
33	1713	2569	2997	2141	2997	3426	4042	5652	3306	4624	2569	2569	1285	2569	3854	1285	1113	2227	3340	1113	1713	2569	2997	1713	2569	5138	7707	1285	2569	3854	1285	1713	3426	5138	1713	1713	3426	5138
34	1519	2278	2658	1899	2658	3038	3585	5012	2932	4101	2278	2278	1139	2278	3418	1139	987	1975	2962	987	1519	2278	2658	1519	2278	4557	6835	1139	2278	3418	1139	1519	3038	4557	1519	1519	3038	4557
35	4704	7057	8233	5880	8233	9409	11102	15524	9079	12702	7057	7057	3528	7057	10585	3528	3058	6116	9173	3058	4704	7057	8233	4704	7057	14113	21170	3528	7057	10585	3528	4704	9409	14113	4704	4704	9409	14113
36	8920	13380	15610	11150	15610	17839	21051	29435	17215	24083	13380	13380	6690	13380	20069	6690	5798	11596	17393	5798	8920	13380	15610	8920	13380	26759	40139	6690	13380	20069	6690	8920	17839	26759	8920	8920	17839	26759
37	1290	1936	2258	1613	2258	2581	3045	4258	2490	3484	1936	1936	968	1936	2903	968	839	1677	2516	839	1290	1936	2258	1290	1936	3871	5807	968	1936	2903	968	1290	2581	3871	1290	1290	2581	3871
38	6617	9925	11579	8271	11579	13233	15616	21835	12770	17865	9925	9925	4963	9925	14888	4963	4301	8602	12903	4301	6617	9925	11579	6617	9925	19850	29775	4963	9925	14888	4963	6617	13233	19850	6617	6617	13233	19850
39	7687	11531	13453	9609	13453	15374	18142	25368	14836	20756	11531	11531	5765	11531	17296	5765	4997	9993	14990	4997	7687	11531	13453	7687	11531	23062	34593	5765	11531	17296	5765	7687	15374	23062	7687	7687	15374	23062
40	10622	15934	18589	13278	18589	21245	25069	35054	20501	28680	15934	15934	7967	15934	23900	7967	6905	13809	20714	6905	10622	15934	18589	10622	15934	31867	47801	7967	15934	23900	7967	10622	21245	31867	10622	10622	21245	31867
41	1112	1669	1947	1391	1947	2225	2625	3671	2147	3004	1669	1669	834	1669	2503	834	723	1446	2169	723	1112	1669	1947	1112	1669	3337	5006	834	1669	2503	834	1112	2225	3337	1112	1112	2225	3337
42	2607	3910	4562	3258	4562	5214	6152	8602	5031	7038	3910	3910	1955	3910	5865	1955	1694	3389	5083	1694	2607	3910	4562	2607	3910	7820	11730	1955	3910	5865	1955	2607	5214	7820	2607	2607	5214	7820
43	1477	2215	2585	1846	2585	2954	3486	4874	2851	3988	2215	2215	1108	2215	3323	1108	960	1920	2880	960	1477	2215	2585	1477	2215	4431	6646	1108	2215	3323	1108	1477	2954	4431	1477	1477	2954	4431
44	3501	5251	6126	4376	6126	7002	8262	11553	6756	9452	5251	5251	2626	5251	7877	2626	2276	4551	6827	2276	3501	5251	6126	3501	5251	10502	15753	2626	5251	7877	2626	3501	7002	10502	3501	3501	7002	10502
45	2228	3342	3899	2785	3899	4456	5258	7352	4300	6015	3342	3342	1671	3342	5012	1671	1448	2896	4344	1448	2228	3342	3899	2228	3342	6683	10025	1671	3342	5012	1671	2228	4456	6683	2228	2228	4456	6683
46	2014	3021	3524	2517	3524	4027	4752	6645	3886	5437	3021	3021	1510	3021	4531	1510	1309	2618	3927	1309	2014	3021	3524	2014	3021	6041	9062	1510	3021	4531	1510	2014	4027	6041	2014	2014	4027	6041
47	2109	3164	3691	2636	3691	4218	4978	6960	4071	5695	3164	3164	1582	3164	4746	1582	1371	2742	4113	1371	2109	3164	3691	2109	3164	6327	9491	1582	3164	4746	1582	2109	4218	6327	2109	2109	4218	6327
48	2633	3949	4607	3291	4607	5266	6213	8688	5081	7109	3949	3949	1975	3949	5924	1975	1711	3423	5134	1711	2633	3949	4607	2633	3949	7898	11848	1975	3949	5924	1975	2633	5266	7898	2633	2633	5266	7898
49	2529	3793	4425	3161	4425	5057	5968	8345	4880	6827	3793	3793	1896	3793	5689	1896	1644	3287	4931	1644	2529	3793	4425	2529	3793	7586	11379	1896	3793	5689	1896	2529	5057	7586	2529	2529	5057	7586
50	1736	2604	3038	2170	3038	3472	4097	5729	3350	4687	2604	2604	1302	2604	3906	1302	1128	2257	3385	1128	1736	2604	3038	1736	2604	5208	7812	1302	2604	3906	1302	1736	3472	5208	1736	1736	3472	5208
51	2105	3157	3683	2631	3683	4210	4967	6946	4062	5683	3157	3157	1579	3157	4736	1579	1368	2736	4104	1368	2105	3157	3683	2105	3157	6314	9472	1579	3157	4736	1579	2105	4210	6314	2105	2105	4210	6314
52	1395	2092	2440	1743	2440	2789	3291	4602	2691	3765	2092	2092	1046	2092	3138	1046	906	1813	2719	906	1395	2092	2440	1395	2092	4184	6275	1046	2092	3138	1046	1395	2789	4184	1395	1395	2789	4184
53	1533	2300	2683	1917	2683	3067	3619	5060	2959	4140	2300	2300	1150	2300	3450	1150	997	1993	2990	997	1533	2300	2683	1533	2300	4600	6900	1150	2300	3450	1150	1533	3067	4600	1533	1533	3067	4600
54	2019	3029	3534	2524	3534	4039	4766	6664	3898	5453	3029	3029	1515	3029	4544	1515	1313	2625	3938	1313	2019	3029	3534	2019	3029	6058	9088	1515	3029	4544	1515	2019	4039	6058	2019	2019	4039	6058
55	1749	2623	3061	2186	3061	3498	4127	5772	3375	4722	2623	2623	1312	2623	3935	1312	1137	2274	3410	1137	1749	2623	3061	1749	2623	5247	7870	1312	2623	3935	1312	1749	3498	5247	1749	1749	3498	5247
56	1445	2168	2529	1806	2529	2890	3411	4769	2789	3902	2168	2168	1084	2168	3252	1084	939	1879	2818	939	1445	2168	2529	1445	2168	4335	6503	1084	2168	3252	1084	1445	2890	4335	1445	1445	2890	4335
57	1583	2374	2770	1978	2770	3165	3735	5223	3054	4273	2374	2374	1187	2374	3561	1187	1029	2057	3086	1029	1583	2374	2770	1583	2374	4748	7122	1187	2374	3561	1187	1583	3165	4748	1583	1583	3165	4748

Table SC4.2.2.3 Non-residential use – Water supply trunk infrastructure network for water service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Water supply trunk infrastructure network charge ($ per demand unit) Non-residential use under the Planning Regulation. Editor's note – see schedule 16, Table 1, column 1 of the Planning Regulation																											
	Places of Assembly		Commercial (bulk goods)			Commercial (retail)				Commercial (office)	Educational facility			Entertainment		Indoor sport & recreation	Other Industry			High impact or special industry	Low impact rural	High impact rural	Essential services			Other uses				Minor uses
	Club, Community use, Funeral parlour, Place of worship	Function facility	Agric. supplies store, Garden Centre H'ware & trade supplies, Showroom	Bulk landscape supplies	Outdoor sales	Adult store, Shop, Shopping centre, Service station	Food & drink outlet: Fast food premises	Food & drink outlet: Other	Service Industry	Office, Sales office	Childcare centre, Community care centre	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Primary school	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Other	Hotel, Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine industry	Research & tech. ind.	Warehouse	High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, Intensive animal ind.y. & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Car park, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
Demand unit	m^2 of GFA																											N/A
1	12.54	37.63	31.36	6.27	12.54	31.36	188.13	100.34	18.81	31.36	24.46	24.46	40.76	37.63	12.54	12.54	18.81	31.36	6.27	18.81	0.00	0.00	13.80	18.81	31.36	31.36	12.54	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation* The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation* The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation*
2	10.52	31.55	26.29	5.26	10.52	26.29	157.75	84.13	15.78	26.29	20.51	20.51	34.18	31.55	10.52	10.52	15.78	26.29	5.26	15.78	0.00	0.00	11.57	15.78	26.29	26.29	10.52	
3	8.38	25.13	20.94	4.19	8.38	20.94	125.64	67.01	12.56	20.94	16.33	16.33	27.22	25.13	8.38	8.38	12.56	20.94	4.19	12.56	0.00	0.00	9.21	12.56	20.94	20.94	8.38	
4	9.72	29.16	24.30	4.86	9.72	24.30	145.82	77.77	14.58	24.30	18.96	18.96	31.59	29.16	9.72	9.72	14.58	24.30	4.86	14.58	0.00	0.00	10.69	14.58	24.30	24.30	9.72	
5	5.31	15.93	13.27	2.65	5.31	13.27	79.64	42.47	7.96	13.27	10.35	10.35	17.25	15.93	5.31	5.31	7.96	13.27	2.65	7.96	0.00	0.00	5.84	7.96	13.27	13.27	5.31	
6	3.24	9.72	8.10	1.62	3.24	8.10	48.61	25.92	4.86	8.10	6.32	6.32	10.53	9.72	3.24	3.24	4.86	8.10	1.62	4.86	0.00	0.00	3.56	4.86	8.10	8.10	3.24	
7	8.99	26.97	22.48	4.50	8.99	22.48	134.86	71.92	13.49	22.48	17.53	17.53	29.22	26.97	8.99	8.99	13.49	22.48	4.50	13.49	0.00	0.00	9.89	13.49	22.48	22.48	8.99	
8	5.88	17.64	14.70	2.94	5.88	14.70	88.21	47.04	8.82	14.70	11.47	11.47	19.11	17.64	5.88	5.88	8.82	14.70	2.94	8.82	0.00	0.00	6.47	8.82	14.70	14.70	5.88	
9	5.35	16.04	13.36	2.67	5.35	13.36	80.18	42.76	8.02	13.36	10.42	10.42	17.37	16.04	5.35	5.35	8.02	13.36	2.67	8.02	0.00	0.00	5.88	8.02	13.36	13.36	5.35	
10	9.89	29.66	24.72	4.94	9.89	24.72	148.31	79.10	14.83	24.72	19.28	19.28	32.13	29.66	9.89	9.89	14.83	24.72	4.94	14.83	0.00	0.00	10.88	14.83	24.72	24.72	9.89	
11	7.55	22.65	18.88	3.78	7.55	18.88	113.27	60.41	11.33	18.88	14.72	14.72	24.54	22.65	7.55	7.55	11.33	18.88	3.78	11.33	0.00	0.00	8.31	11.33	18.88	18.88	7.55	
12	4.56	13.69	11.41	2.28	4.56	11.41	68.46	36.51	6.85	11.41	8.90	8.90	14.83	13.69	4.56	4.56	6.85	11.41	2.28	6.85	0.00	0.00	5.02	6.85	11.41	11.41	4.56	
13	15.43	46.28	38.57	7.71	15.43	38.57	231.42	123.42	23.14	38.57	30.08	30.08	50.14	46.28	15.43	15.43	23.14	38.57	7.71	23.14	0.00	0.00	16.97	23.14	38.57	38.57	15.43	
14	10.40	31.20	26.00	5.20	10.40	26.00	156.02	83.21	15.60	26.00	20.28	20.28	33.80	31.20	10.40	10.40	15.60	26.00	5.20	15.60	0.00	0.00	11.44	15.60	26.00	26.00	10.40	
15	9.55	28.66	23.89	4.78	9.55	23.89	143.32	76.44	14.33	23.89	18.63	18.63	31.05	28.66	9.55	9.55	14.33	23.89	4.78	14.33	0.00	0.00	10.51	14.33	23.89	23.89	9.55	
16	19.52	58.57	48.80	9.76	19.52	48.80	292.83	156.17	29.28	48.80	38.07	38.07	63.45	58.57	19.52	19.52	29.28	48.80	9.76	29.28	0.00	0.00	21.47	29.28	48.80	48.80	19.52	
17	17.49	52.47	43.72	8.74	17.49	43.72	262.34	139.92	26.23	43.72	34.10	34.10	56.84	52.47	17.49	17.49	26.23	43.72	8.74	26.23	0.00	0.00	19.24	26.23	43.72	43.72	17.49	
18	17.00	50.99	42.49	8.50	17.00	42.49	254.96	135.98	25.50	42.49	33.15	33.15	55.24	50.99	17.00	17.00	25.50	42.49	8.50	25.50	0.00	0.00	18.70	25.50	42.49	42.49	17.00	
19	40.22	120.65	100.54	20.11	40.22	100.54	603.23	321.72	60.32	100.54	78.42	78.42	130.70	120.65	40.22	40.22	60.32	100.54	20.11	60.32	0.00	0.00	44.24	60.32	100.54	100.54	40.22	
20	10.84	32.51	27.09	5.42	10.84	27.09	162.53	86.68	16.25	27.09	21.13	21.13	35.21	32.51	10.84	10.84	16.25	27.09	5.42	16.25	0.00	0.00	11.92	16.25	27.09	27.09	10.84	
21	8.43	25.30	21.08	4.22	8.43	21.08	126.51	67.47	12.65	21.08	16.45	16.45	27.41	25.30	8.43	8.43	12.65	21.08	4.22	12.65	0.00	0.00	9.28	12.65	21.08	21.08	8.43	
22	11.36	34.09	28.41	5.68	11.36	28.41	170.45	90.90	17.04	28.41	22.16	22.16	36.93	34.09	11.36	11.36	17.04	28.41	5.68	17.04	0.00	0.00	12.50	17.04	28.41	28.41	11.36	
23	9.98	29.94	24.95	4.99	9.98	24.95	149.72	79.85	14.97	24.95	19.46	19.46	32.44	29.94	9.98	9.98	14.97	24.95	4.99	14.97	0.00	0.00	10.98	14.97	24.95	24.95	9.98	
24	3.46	10.39	8.66	1.73	3.46	8.66	51.97	27.72	5.20	8.66	6.76	6.76	11.26	10.39	3.46	3.46	5.20	8.66	1.73	5.20	0.00	0.00	3.81	5.20	8.66	8.66	3.46	
25	8.41	25.24	21.03	4.21	8.41	21.03	126.18	67.30	12.62	21.03	16.40	16.40	27.34	25.24	8.41	8.41	12.62	21.03	4.21	12.62	0.00	0.00	9.25	12.62	21.03	21.03	8.41	
26	8.92	26.75	22.30	4.46	8.92	22.30	133.77	71.35	13.38	22.30	17.39	17.39	28.98	26.75	8.92	8.92	13.38	22.30	4.46	13.38	0.00	0.00	9.81	13.38	22.30	22.30	8.92	
27	9.59	28.77	23.98	4.80	9.59	23.98	143.86	76.73	14.39	23.98	18.70	18.70	31.17	28.77	9.59	9.59	14.39	23.98	4.80	14.39	0.00	0.00	10.55	14.39	23.98	23.98	9.59	
28	5.86	17.58	14.65	2.93	5.86	14.65	87.88	46.87	8.79	14.65	11.42	11.42	19.04	17.58	5.86	5.86	8.79	14.65	2.93	8.79	0.00	0.00	6.44	8.79	14.65	14.65	5.86	
29	5.21	15.64	13.04	2.61	5.21	13.04	78.22	41.72	7.82	13.04	10.17	10.17	16.95	15.64	5.21	5.21	7.82	13.04	2.61	7.82	0.00	0.00	5.74	7.82	13.04	13.04	5.21	
30	8.28	24.85	20.70	4.14	8.28	20.70	124.23	66.25	12.42	20.70	16.15	16.15	26.92	24.85	8.28	8.28	12.42	20.70	4.14	12.42	0.00	0.00	9.11	12.42	20.70	20.70	8.28	
31	1.59	4.77	3.98	0.80	1.59	3.98	23.87	12.73	2.39	3.98	3.10	3.10	5.17	4.77	1.59	1.59	2.39	3.98	0.80	2.39	0.00	0.00	1.75	2.39	3.98	3.98	1.59	
32	7.55	22.65	18.88	3.78	7.55	18.88	113.27	60.41	11.33	18.88	14.72	14.72	24.54	22.65	7.55	7.55	11.33	18.88	3.78	11.33	0.00	0.00	8.31	11.33	18.88	18.88	7.55	
33	3.87	11.61	9.67	1.93	3.87	9.67	58.04	30.96	5.80	9.67	7.55	7.55	12.58	11.61	3.87	3.87	5.80	9.67	1.93	5.80	0.00	0.00	4.26	5.80	9.67	9.67	3.87	
34	45.29	135.86	113.21	22.64	45.29	113.21	679.29	362.29	67.93	113.21	88.31	88.31	147.18	135.86	45.29	45.29	67.93	113.21	22.64	67.93	0.00	0.00	49.81	67.93	113.21	113.21	45.29	

Table SC4.2.2.4 Non-residential use – Wastewater trunk infrastructure network for wastewater service for Ipswich City Council

Column 1 – Charge Area	Column 2 – Sewerage trunk infrastructure network charge ($ per demand unit) Non-residential use under the Planning Regulation. Editor's note – see schedule 16, Table 1, column 1 of the Planning Regulation																												
	Places of Assembly		Commercial (bulk goods)			Commercial (retail)				Commercial (office)	Educational facility			Entertainment		Indoor sport & recreation	Other Industry			High impact or special industry	Low impact rural	High impact rural	Essential services			Other uses			Minor uses
	Club, Community use, Funeral parlour, Place of worship	Function facility	Agric. supplies store, Garden Centre H'ware & trade supplies, Showroom	Bulk landscape supplies	Outdoor sales	Adult store, Shop, Shopping centre, Service station	Food & drink outlet: Fast food premises	Food & drink outlet: Other	Service Industry	Office, Sales office	Childcare centre, Community care centre	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Primary school	Educational establishment other than an educational establishment for the Flying Start for Qld Children program: Other	Hotel, Nightclub entertainment facility	Theatre	Indoor sport & recreation	Low impact industry, Medium impact industry, Rural industry, Marine industry	Research & tech. ind.	Warehouse	High impact industry, Special Industry	Animal husbandry, Cropping, Permanent plantation, Wind farm	Cultivating, in a confined area, aquatic animals or plants for sale, Intensive animal ind.y. & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Car park, Motor sport facility, Non-resident accommodation, Port service, Tourist attraction, Utility installation, Extractive industry	Any other use not listed, including a use that is unknown	Advertising device, Cemetery, Home-based business, Landing, Market, Roadside stall, Telecommunications facility, Park, Temporary use, Outdoor lighting
Demand unit																													
	m^2 of GFA																											N/A	
1	14.85	44.55	37.12	7.42	14.85	37.12	222.74	118.79	22.27	37.12	28.96	28.96	48.26	44.55	14.85	14.85	22.27	37.12	7.42	22.27	0.00	0.00	16.33	22.27	37.12	37.12	14.85	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation*	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution are those which are applicable to the use that the local government decides should apply for the use. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation*	The maximum adopted charge under the Planning Regulation and adopted charges under this resolution is nil. *Editor's note – see schedule 16, Table 1, column 2 of the Planning Regulation*
2	14.21	42.62	35.51	7.10	14.21	35.51	213.08	113.64	21.31	35.51	27.70	27.70	46.17	42.62	14.21	14.21	21.31	35.51	7.10	21.31	0.00	0.00	15.63	21.31	35.51	35.51	14.21		
3	15.10	45.31	37.76	7.55	15.10	37.76	226.54	120.82	22.65	37.76	29.45	29.45	49.08	45.31	15.10	15.10	22.65	37.76	7.55	22.65	0.00	0.00	16.61	22.65	37.76	37.76	15.10		
4	10.89	32.68	27.23	5.45	10.89	27.23	163.39	87.14	16.34	27.23	21.24	21.24	35.40	32.68	10.89	10.89	16.34	27.23	5.45	16.34	0.00	0.00	11.98	16.34	27.23	27.23	10.89		
5	14.71	44.14	36.78	7.36	14.71	36.78	220.68	117.70	22.07	36.78	28.69	28.69	47.81	44.14	14.71	14.71	22.07	36.78	7.36	22.07	0.00	0.00	16.18	22.07	36.78	36.78	14.71		
6	23.01	69.02	57.52	11.50	23.01	57.52	345.12	184.07	34.51	57.52	44.87	44.87	74.78	69.02	23.01	23.01	34.51	57.52	11.50	34.51	0.00	0.00	25.31	34.51	57.52	57.52	23.01		
7	8.75	26.26	21.88	4.38	8.75	21.88	131.28	70.02	13.13	21.88	17.07	17.07	28.44	26.26	8.75	8.75	13.13	21.88	4.38	13.13	0.00	0.00	9.63	13.13	21.88	21.88	8.75		
8	40.86	122.58	102.15	20.43	40.86	102.15	612.89	326.87	61.29	102.15	79.68	79.68	132.79	122.58	40.86	40.86	61.29	102.15	20.43	61.29	0.00	0.00	44.95	61.29	102.15	102.15	40.86		
9	11.23	33.68	28.06	5.61	11.23	28.06	168.38	89.80	16.84	28.06	21.89	21.89	36.48	33.68	11.23	11.23	16.84	28.06	5.61	16.84	0.00	0.00	12.35	16.84	28.06	28.06	11.23		
10	12.76	38.28	31.90	6.38	12.76	31.90	191.39	102.07	19.14	31.90	24.88	24.88	41.47	38.28	12.76	12.76	19.14	31.90	6.38	19.14	0.00	0.00	14.03	19.14	31.90	31.90	12.76		
11	29.31	87.92	73.27	14.65	29.31	73.27	439.62	234.46	43.96	73.27	57.15	57.15	95.25	87.92	29.31	29.31	43.96	73.27	14.65	43.96	0.00	0.00	32.24	43.96	73.27	73.27	29.31		
12	35.10	105.31	87.75	17.55	35.10	87.75	526.53	280.81	52.65	87.75	68.45	68.45	114.08	105.31	35.10	35.10	52.65	87.75	17.55	52.65	0.00	0.00	38.61	52.65	87.75	87.75	35.10		
13	13.53	40.60	33.83	6.77	13.53	33.83	202.99	108.26	20.30	33.83	26.39	26.39	43.98	40.60	13.53	13.53	20.30	33.83	6.77	20.30	0.00	0.00	14.89	20.30	33.83	33.83	13.53		
14	16.98	50.95	42.46	8.49	16.98	42.46	254.75	135.86	25.47	42.46	33.12	33.12	55.20	50.95	16.98	16.98	25.47	42.46	8.49	25.47	0.00	0.00	18.68	25.47	42.46	42.46	16.98		
15	11.50	34.50	28.75	5.75	11.50	28.75	172.51	92.00	17.25	28.75	22.43	22.43	37.38	34.50	11.50	11.50	17.25	28.75	5.75	17.25	0.00	0.00	12.65	17.25	28.75	28.75	11.50		
16	11.05	33.16	27.63	5.53	11.05	27.63	165.78	88.42	16.58	27.63	21.55	21.55	35.92	33.16	11.05	11.05	16.58	27.63	5.53	16.58	0.00	0.00	12.16	16.58	27.63	27.63	11.05		
17	15.41	46.22	38.52	7.70	15.41	38.52	231.09	123.25	23.11	38.52	30.04	30.04	50.07	46.22	15.41	15.41	23.11	38.52	7.70	23.11	0.00	0.00	16.95	23.11	38.52	38.52	15.41		
18	17.96	53.88	44.90	8.98	17.96	44.90	269.39	143.68	26.94	44.90	35.02	35.02	58.37	53.88	17.96	17.96	26.94	44.90	8.98	26.94	0.00	0.00	19.76	26.94	44.90	44.90	17.96		
19	12.35	37.04	30.87	6.17	12.35	30.87	185.20	98.77	18.52	30.87	24.08	24.08	40.13	37.04	12.35	12.35	18.52	30.87	6.17	18.52	0.00	0.00	13.58	18.52	30.87	30.87	12.35		
20	43.01	129.04	107.54	21.51	43.01	107.54	645.22	344.12	64.52	107.54	83.88	83.88	139.80	129.04	43.01	43.01	64.52	107.54	21.51	64.52	0.00	0.00	47.32	64.52	107.54	107.54	43.01		
21	31.93	95.80	79.83	15.97	31.93	79.83	479.01	255.47	47.90	79.83	62.27	62.27	103.78	95.80	31.93	31.93	47.90	79.83	15.97	47.90	0.00	0.00	35.13	47.90	79.83	79.83	31.93		
22	33.20	99.60	83.00	16.60	33.20	83.00	497.99	265.60	49.80	83.00	64.74	64.74	107.90	99.60	33.20	33.20	49.80	83.00	16.60	49.80	0.00	0.00	36.52	49.80	83.00	83.00	33.20		
23	7.61	22.83	19.02	3.80	7.61	19.02	114.14	60.87	11.41	19.02	14.84	14.84	24.73	22.83	7.61	7.61	11.41	19.02	3.80	11.41	0.00	0.00	8.37	11.41	19.02	19.02	7.61		
24	10.34	31.03	25.86	5.17	10.34	25.86	155.15	82.75	15.51	25.86	20.17	20.17	33.62	31.03	10.34	10.34	15.51	25.86	5.17	15.51	0.00	0.00	11.38	15.51	25.86	25.86	10.34		
25	8.74	26.21	21.84	4.37	8.74	21.84	131.06	69.90	13.11	21.84	17.04	17.04	28.40	26.21	8.74	8.74	13.11	21.84	4.37	13.11	0.00	0.00	9.61	13.11	21.84	21.84	8.74		
26	11.15	33.46	27.88	5.58	11.15	27.88	167.30	89.23	16.73	27.88	21.75	21.75	36.25	33.46	11.15	11.15	16.73	27.88	5.58	16.73	0.00	0.00	12.27	16.73	27.88	27.88	11.15		
27	19.16	57.48	47.90	9.58	19.16	47.90	287.40	153.28	28.74	47.90	37.36	37.36	62.27	57.48	19.16	19.16	28.74	47.90	9.58	28.74	0.00	0.00	21.08	28.74	47.90	47.90	19.16		
28	11.98	35.93	29.94	5.99	11.98	29.94	179.67	95.82	17.97	29.94	23.36	23.36	38.93	35.93	11.98	11.98	17.97	29.94	5.99	17.97	0.00	0.00	13.18	17.97	29.94	29.94	11.98		
29	11.38	34.15	28.46	5.69	11.38	28.46	170.77	91.08	17.08	28.46	22.20	22.20	37.00	34.15	11.38	11.38	17.08	28.46	5.69	17.08	0.00	0.00	12.52	17.08	28.46	28.46	11.38		
30	12.96	38.88	32.40	6.48	12.96	32.40	194.42	103.69	19.44	32.40	25.27	25.27	42.12	38.88	12.96	12.96	19.44	32.40	6.48	19.44	0.00	0.00	14.26	19.44	32.40	32.40	12.96		
31	12.06	36.19	30.16	6.03	12.06	30.16	180.97	96.52	18.10	30.16	23.53	23.53	39.21	36.19	12.06	12.06	18.10	30.16	6.03	18.10	0.00	0.00	13.27	18.10	30.16	30.16	12.06		
32	8.52	25.56	21.30	4.26	8.52	21.30	127.81	68.16	12.78	21.30	16.61	16.61	27.69	25.56	8.52	8.52	12.78	21.30	4.26	12.78	0.00	0.00	9.37	12.78	21.30	21.30	8.52		
33	10.63	31.88	26.56	5.31	10.63	26.56	159.38	85.00	15.94	26.56	20.72	20.72	34.53	31.88	10.63	10.63	15.94	26.56	5.31	15.94	0.00	0.00	11.69	15.94	26.56	26.56	10.63		

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

SC4.2.3 When the adopted infrastructure charges take effect

(1) The date the adopted charges in the infrastructure charges schedule takes effect is the later of the following:

(i) the date stated by the Board of Urban Utilities in a resolution to adopt this infrastructure charges schedule; or

(ii) the day the schedule is uploaded to Urban Utilities' website.

SC4.2.4 Where the adopted infrastructure charges apply

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

SC4.2.5 Statutory increases

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

SC4.2.6 Breakup arrangements with shareholder Councils

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

Table SC4.2.6.1 Breakup arrangement with Brisbane

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

Table SC4.2.6.2 Breakup arrangement with Lockyer Valley

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

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

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

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

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

Table SC4.2.6.5 Breakup arrangement with Somerset

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

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

SC4.3 Method for calculating levied infrastructure charges

SC4.3.1 Application of the levied infrastructure charge

(1) A levied infrastructure charge applies for the additional demand placed upon Urban Utilities' trunk infrastructure networks generated by a connection the subject of a water approval.

(2) A levied infrastructure charge does not apply for the following:

(a) a connection the subject of a water approval in the following:

(i) a priority development area under the *Economic Development Act 2012*;

(ii) the corporation area under the *South Bank Corporation Act 1989*;

(iii) core port land under the *Transport Infrastructure Act 1994*;

(iv) an airport site under the *Airports Act 1996*;

(v) designated land under the Planning Act, where the connection the subject of the water approval is being carried out by a public sector entity;

(b) work or use of land authorised under the *Mineral Resources Act 1989*, the *Petroleum Act 1923*, the *Petroleum and Gas (Production and Safety) Act 2004* or the *Greenhouse Gas Storage Act 2009*.

SC4.3.2 Working out the levied infrastructure charge

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

Levied charge = adopted charge x additional demand – discount

Where the:

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

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

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

SC4.3.3 Working out the additional demand

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

Additional demand = connection demand – demand credit

Where the:

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

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

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

(3) The demand credit for existing demand is to be worked out using the following:

(a) for an existing water approval for the premises – the existing demand for the wastewater service or water service as applicable;

(b) for demand on trunk infrastructure generated by development, the greater of the following:

(i) existing lawful use – if the premises is subject to an existing use which is lawful and already taking place on the premises that places demand upon Urban Utilities' trunk infrastructure networks – the demand generated for the existing lawful use using the applicable demand units for the use;

(ii) previous lawful use – if the premises is subject to a previous use which was lawful at the time it was carried out and is no longer taking place on the premises that placed demand upon Urban Utilities' trunk infrastructure networks – the demand generated for the previous lawful use using the applicable demand units for the use;

(iii) other development – if the premises is subject to other development that may be lawfully carried out without the need for a further development permit under the Planning Act that places demand upon Urban Utilities' trunk infrastructure networks – the demand generated by the other development using the applicable demand units for the development.

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

(5) The demand credit for an existing lawful use, previous lawful use or other development under subsection 3(b) is to be worked out under subsection 3(b) by Urban Utilities prior to the time for the giving of the water approval to which the levied charge applies as follows:

(a) an applicant which is seeking the demand credit for an existing lawful use, previous lawful use or other development is to:

(i) give a notice Urban Utilities which provides evidence of the existing lawful use, previous lawful use or other development and the calculation of the demand credit; and

(ii) pay the prescribed fee;

(b) Urban Utilities is to:

(i) determine if a demand credit for the existing lawful use, previous lawful use or other development is applicable;

(ii) work out the demand credit for the existing lawful use, previous lawful use or other development if applicable;

(iii) allocate the demand credit to the part of the premises where the existing lawful use or previous lawful use physically is taking place or took place; and

(iv) give a notice to the applicant stating the outcome of Urban Utilities' determination.

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

SC4.3.4 Working out the prescribed financial contribution if applicable

(1) The discount to be applied for a prescribed financial contribution:

(a) is the amount of financial contribution paid towards the cost of supplying trunk infrastructure;

(b) which was required by a condition of a previous development approval given by a shareholder Council before 1 July 2011 and which has not lapsed;

(c) which has been paid to the shareholder Council or otherwise satisfied under an infrastructure agreement between the applicant for the previous development approval and the shareholder Council for the provision of land, work or money for Urban Utilities' trunk infrastructure networks;

(d) which has not been reimbursed or otherwise previously applied against another financial contribution; and

(e) where the demand placed upon Urban Utilities' trunk infrastructure networks for which the financial contribution was paid has not been taken up by the existing lawful use or previous lawful use for which the financial contribution was paid.

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

Discount = prescribed financial contribution – (adopted charge x demand credit)

Where the:

discount cannot be less than zero

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

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

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

(3) The discount for the prescribed financial contribution is to be worked out by Urban Utilities' prior to the time for the giving of the water approval to which the levied charge applies as follows:

(a) an applicant which is seeking the discount for the prescribed financial contribution is to:

(i) give a notice in the prescribed form to Urban Utilities which provides evidence of the prescribed financial contribution and the calculation of the discount; and

(ii) pay the prescribed fee;

(b) Urban Utilities is to:

(i) determine if the discount for a prescribed financial contribution is applicable;

(ii) work out the discount for the prescribed financial contribution if applicable; and

(iii) give a notice to the applicant stating the outcome of Urban Utilities' determination.

(4) The discount for the prescribed financial contribution apply to and remain with the land that is the subject of the relevant water approval. Therefore, the discount is:

(a) capped at the current amount of the applicable adopted charge for the water approval; and

(b) not transferable to other land.

SC4.3.5 Working out the automatic increase

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

(2) However, the amount of the automatic increase of the levied charge must not be more than the amount of the increase prescribed by the SEQ Water Act.

SC4.4 Offset and refund for trunk infrastructure

SC4.4.1 Purpose

(1) This section states the following matters relevant to working out an offset or refund for the provision of trunk infrastructure for Urban Utilities' trunk infrastructure networks for a connection the subject of a water approval:

(a) conversion criteria – the criteria for trunk infrastructure to be applied by Urban Utilities in deciding if development infrastructure is trunk infrastructure;

(b) establishment cost – the method to be applied by Urban Utilities for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a water approval to provide land or work for the following trunk infrastructure for Urban Utilities' trunk infrastructure networks:

(i) identified trunk infrastructure – development infrastructure which is identified in the schedule of works;

(ii) different trunk infrastructure – development infrastructure which:

(A) is an alternative to the identified trunk infrastructure; and

(B) delivers the same desired standards of service for the network of development infrastructure stated in the schedule of works;

(iii) other necessary trunk infrastructure –development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;

(iv) prescribed trunk infrastructure – development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the SEQ Water Act;

(c) whether an offset or refund applies and if so the details of the offset and refund and the timing of the offset and refund.

SC4.4.2 Conversion application

SC4.4.2.1 Purpose

(1) The purpose of this section is to state the:

(a) way to make a conversion application; and

(b) the criteria for assessing a conversion application.

SC4.4.2.2 Conversion Application criteria and lodgement

(1) A person may, by notice, apply to Urban Utilities to convert non-trunk infrastructure to trunk infrastructure.

(2) The application:

(a) if Urban Utilities has a form for the application, must be in that form; and

(b) state how the non-trunk infrastructure meets each of the conversion criteria; and

(c) must be accompanied by the required fee; and

(d) must be made within 1 year after the water approval takes effect.

SC4.4.2.3 Assessing application

(1) The application must be assessed against the following conversion criteria:

(a) construction of the infrastructure has not commenced; and

(b) the infrastructure is owned or will be owned by Urban Utilities; and

(c) the infrastructure is consistent with desired standards of service; and

(d) the infrastructure will service, or is planned to service;

(i) premises other than the subject premises; and

(ii) land not affected by a developable area constraint; and

(iii) development consistent with the assumptions about the type, scale, location and timing of future development; and

(iv) premises completely inside the connection area or future connection area; and

(e) the type, size and function of the infrastructure is consistent with the types of trunk infrastructure stated in Schedule 5; and

(f) the infrastructure is inconsistent with the requirements for non-trunk infrastructure stated in section 99BRDJ of the SEQ Water Act; and

(g) the condition of the water approval relating to the infrastructure was not imposed to relocate, modify or otherwise alter existing trunk infrastructure in a way that does not increase the capacity of the existing trunk infrastructure; and

(h) the type, size and location of the infrastructure is the most cost-effective option for servicing multiple developments in the area.

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

SC4.4.2.4 Deciding application

(1) If the application complies with the criteria for the application stated in section SC4.4.2.3, Urban Utilities must approve the application.

(2) Urban Utilities must give notice of the decision to the applicant within 30 business days after the later of the following:

(a) where a request for information has not been issued, the day the application was received;

(b) where a request for information has been issued, the day the applicant responds to a request for information; or

(c) another period agreed between Urban Utilities and the applicant.

SC4.4.3 Request to recalculate the establishment cost

SC4.4.3.1 Purpose

(1) The purpose of this section is to state the:

(a) way to request the establishment cost for trunk infrastructure be recalculated; and

(b) methodology used to recalculate the establishment cost for trunk infrastructure.

SC4.4.3.2 Lodging a request to recalculate the establishment cost

(1) Prior to the commencement of construction, a person may, by notice to Urban Utilities, request Urban Utilities to recalculate the establishment cost stated in an infrastructure charges notice.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form;

(b) must be accompanied by the relevant documents required under section SC4.4.3.10;

(c) in respect of a request to recalculate the establishment cost of work, is made before construction of the infrastructure has commenced and

(d) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities:

(a) may accept the request; or

(b) may not accept the request and give a notice of actions required (**action notice**) to the applicant within five (5) business days after it is received.

(4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been accepted in full.

(5) If the person making the request does not comply with an action notice within 10 business days after the request is received and Urban Utilities has not accepted the request, the request to recalculate the establishment cost is taken to have not been made.

(6) The request must be made:

(a) only if the water approval has not lapsed; and

(b) before the charge under the infrastructure charges notice becomes payable under SEQ Water Act.

SC4.4.3.3 Methodology to recalculate the establishment cost for work

(1) The establishment cost must be recalculated on the basis of the market cost using the following methodology.

(2) The market cost of establishment cost is calculated by:

(a) including the following:

(i) the construction cost for the work;

(ii) construction on costs for the work which do not exceed the following maximum construction on costs:

A. the cost of survey for the work which do not exceed 2% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to survey;

B. the cost of geotechnical investigations for the work which do not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to geotechnical investigations;

C. the cost of only detailed design for the work which do not exceed 6% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to detailed design;

D. the cost of project management and contract administration for the work which do not exceed 4% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to project management and contract administration;

E. the cost of environmental investigations for the work which do not exceed 1% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to environmental investigations;

F. a portable long service leave payment for a construction contract for the work;

(iii) risk and contingencies which do not exceed 10% of the construction cost for the work for the cost of that part of the work in a construction contract which is subject to a contingency.

(b) excluding the following:

(i) the planning of the work;

(ii) a cost of carrying out temporary infrastructure;

(iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;

(iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in subsections (b)(ii) and (b)(iii);

(v) a part of the trunk infrastructure contribution provided by:

A. Urban Utilities; or

B. a person, other than the applicant or a person engaged by the applicant;

(vi) a cost to the extent that GST is payable, and an input tax credit can be claimed for the work;

(vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note: A relevant approval is a development approval under the Planning Act.

(viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant

(ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;

(x) a cost of carrying out trunk infrastructure which relates to another development infrastructure network;

(xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;

(xii) a cost of carrying out development infrastructure in excess of the desired standard of service for the network of development infrastructure;

(xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

(3) Where Urban Utilities does not have sufficient information to recalculate the establishment cost, Urban Utilities may give a notice requesting information (information request) to the person making the request within 20 business days after:

(a) where an action notice has not been issued, the day the request was received; or

(b) where an action notice has been issued, the day the person making the request has complied with an action notice.

(4) If the person making the request does not respond to an information request within 20 business days after the information request is received, the request is taken to have not been made.

SC4.4.3.4 Methodology to recalculate the establishment cost for land

(1) The establishment cost for a trunk infrastructure that is land must be recalculated on the basis of current market value using the following methodology.

(2) The current market value of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between:

(a) the current market value of the subject premises including the land; and

(b) the current market value of the subject premises excluding the land.

(3) The calculation of current market value will be based on a valuation of the land undertaken by a valuer registered with the Valuers Registration Board.

SC4.4.3.5 Deciding request to recalculate the establishment cost

(1) If the request complies with the criteria stated in section SC4.4.3.3 or SC4.4.3.44, Urban Utilities must:

(a) give to the person making the request a notice which states the following:

(i) Urban Utilities' calculation of the market cost for the work and the reason for any difference from the person making the request's calculation; and

(ii) the recalculated establishment cost for the work; or

(iii) Urban Utilities' calculation of the market value for the land and the reason for any difference from the person making the request's calculation; and

(iv) the recalculated establishment cost for the land; and

(b) issue an amended infrastructure charges notice.

(2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:

(a) where an action notice has not been issued, the day the request was received; or

(b) where an action notice has been issued, the day the person making the request has complied with an action notice; or

(c) where an information request has been issued, the day the person making the request has responded to the information request; or

(d) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.6 Request to adjust the establishment cost for work

(1) The person may, by notice to Urban Utilities, request Urban Utilities to adjust the establishment cost for work stated in an infrastructure charges notice, where:

(a) an amended infrastructure charges notice has been issued under section SC4.4.3.5;

(b) work is a necessary and unavoidable consequence of a latent condition; and

(c) the cost of the work is more than the establishment cost stated in the amended infrastructure charges notice.

(2) The request:

(a) if Urban Utilities has a form for the request, must be in that form;

(b) be accompanied by the relevant documents as required under section SC4.4.3.10;

(c) must be made within 1 year of completion of the work; and

(d) must be accompanied by the required fee.

(3) Where the request does not comply with the criteria stated in subsection (2), Urban Utilities may not accept the request and give a notice of actions required (**action notice**) to the person making the request within five (5) business days after the request is received.

(4) If Urban Utilities does not give an action notice stated in subsection (3) to the person making the request within five (5) business days after the request is received, the request is taken to have been accepted in full.

(5) If the person making the request does not comply with an action notice within 10 business days after the action notice is received, and Urban Utilities has not accepted the request, the request to adjust the establishment cost is taken to have not been made.

(6) The request must be made:

(a) only if the water approval has not lapsed; and

(b) before the levied charge under the infrastructure charges notice becomes payable under section 99BRCL of the SEQ Water Act.

SC4.4.3.7 Methodology to adjust the establishment cost for work

(1) The establishment cost must be adjusted using the methodology to recalculate the establishment cost stated in section SC4.4.3.3.

(2) Where Urban Utilities does not have sufficient information to adjust the establishment cost, Urban Utilities may give a notice requesting information (**information request**) to the person making the request within 20 business days after:

(a) where an action notice has not been issued, the day the request was received; or

(b) where an action notice has been issued, the day the person making the request has complied with the action notice.

(3) If the applicant does not respond to an information request within 20 business days after the information request is received, the request to adjust the establishment cost is taken to have not been made.

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

(1) If the request complies with the criteria stated in section SC4.4.3.6(1), Urban Utilities must:

(a) give to the person making the request a notice which states the following:

(i) Urban Utilities' calculation of the adjusted market cost for the work and the reason for any difference from the person making the request's calculation;

(ii) the adjusted establishment cost for the work; and

(b) issue an amended infrastructure charges notice.

(2) Urban Utilities must give notice under subsection (1) to the person making the request within 20 business days after the later of the following:

(a) where an action notice has not been issued, the day the request was received; or

(b) where an action notice has been issued, the day the person making the request has complied with an action notice; or

(c) where an information request has been issued, the day the person making the request has responded to an information request; or

(d) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.9 Dispute Process

(1) A person, within 10 business days of the date of a notice under subsection SC4.4.3.5(1) or SC4.4.3.8(1):

(a) may give to the distributor-retailer a notice in the prescribed form stating that it disputes the distributor-retailer's recalculation or adjustment of the establishment cost for the work; and

(b) must pay the prescribed fee.

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

(2) The distributor-retailer and the person are to take the following action to resolve the dispute:

(a) the distributor-retailer is to appoint an independent expert agreed to by the person to determine the recalculated or adjusted establishment cost for the work in accordance with this plan;

(b) the distributor-retailer and the person are to cooperate in good faith with the independent expert;

(c) the distributor-retailer and the person are to accept the independent expert's determination of the establishment cost for the work;

(d) the distributor-retailer is to, as soon as reasonable practicable:

(i) give to the person a notice which state the recalculated or adjusted establishment cost for the work determined by the independent expert; and

(ii) if necessary, issue an amended infrastructure charges notice.

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

(1) This section applies to a request to recalculate the establishment cost.

(2) Where involving trunk infrastructure that is works, the request must be accompanied by:

(a) a detailed schedule of the scope of the work; and

(b) a detailed breakdown of elements of the cost estimate (consistent with the provisions of SC4.4.3.3); and

(c) a declaration signed by the applicant stating that an open tender process has been conducted; and

(d) the tenders received; and

(e) the applicant's preferred tenderer; and

(f) the applicant's reason for the preferred tenderer; and

(g) the terms of the construction contract for the work; and

(h) a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought; and

(i) the applicant's calculation of the market cost for the work.

(3) Where involving trunk infrastructure that is lands, the request must be accompanied by:

(a) a valuation report prepared and certified by a valuer registered with the Valuers Registration Board; and

(b) the valuation report must include:

(i) supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value; and

(ii) the relevant sales evidence and clear analysis of how those bona fide sales and any other information was relied upon in forming the valuation assessment; and

(iii) a plan clearly showing the area of land that is subject to constraints, including for example:

A. a restriction under:

1. a law of the State; or
2. a State or local planning instrument under the Planning Act; or
3. a relevant Commonwealth Act; and

B. a tenure under a law of the State; and

C. a lease, licence, permit or permission to occupy; and

D. an agreement under a law of the State; and

E. a determination of native title or an indigenous land use agreement under the *Native Title Act 1993* (Cwlth); and

(iv) the valuer's calculation of the market cost for the land based on the before and after method of valuation; and

(c) for subsection (3)(b)(iv), at the time of the later of the following:

(i) where a development permit under the Planning Act has been issued, the day prior to the day the development application was properly made; or

(ii) where a development permit under the Planning Act has not been issued, the day prior to the day the application for a water approval was properly made; or

(iii) another time agreed between Urban Utilities and the person making the request; and

(d) the relevant details of the person who valued the land on:

(i) each page of the report; or

(ii) a page at the front of the report that refers to each other page of the report.

(4) For sections (2) and (3), a plan which must be drawn to scale and show enough detail to allow Urban Utilities deciding the request to assess the proposed water or wastewater infrastructure work and the constrained land;

(5) For subsection (3)(d), relevant details of the person who valued the land means:

(a) the person's name; and

(b) if the person is licensed or registered under a law of the State to practise in the aspect relevant to the work, the person's licence number or registration number.

SC4.4.4 Application of an offset and refund

(1) The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the water approval and an adopted charge applies to the connection the subject of the water approval:

(a) an offset – where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge; and;

(b) a refund – where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

SC4.4.5 Timing of an offset and refund

(1) Urban Utilities has adopted payment triggers in relation to the determination of an infrastructure charges notice of when a refund is to be given by Urban Utilities to achieve the following:

(a) to seek to integrate land use and infrastructure plans;

(b) to implement this plan as the basis for Urban Utilities' trunk infrastructure funding;

(c) to implement infrastructure funding which is equitable and financially sustainable to Urban Utilities.

(2) Urban Utilities' determination of when a refund is to be given by Urban Utilities and related matters under an infrastructure charges notice is as follows:

(a) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided after the planned period for the trunk infrastructure contribution stated in this plan:

(i) the following payment triggers apply:

A. for a refund which is an amount that is $1 million or less – the refund may be given by 30 September of the year following the completion of the trunk infrastructure contribution;

B. for a refund which is an amount that is more than $1 million but not more than $10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;

C. for a refund which is more than $10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing in the year following the completion of the trunk infrastructure contribution;

(ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(b) for a trunk infrastructure contribution for identified trunk infrastructure or different trunk infrastructure which is provided before or in the planned period for the trunk infrastructure contribution stated in this plan:

(i) the following payment triggers apply:

A. for a refund which is an amount that is $1 million or less – the refund may be given by 30 September of the year following the end of the relevant planned date or period for the trunk infrastructure contribution;

B. for a refund which is an amount that is more than $1 million but not more than $10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing on the later of the following:

1. the year following the completion of the trunk infrastructure contribution;

2. the year which is 2 years before the end of the relevant planned date or period for the trunk infrastructure contribution;

C. for a refund which is more than $10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing on the later of the following:

1. the year following the completion of the trunk infrastructure contribution; or

2. the year which is 4 years before the end of the relevant planned date or period for the trunk infrastructure contribution;

(ii) each amount to be paid under subsection (i) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(c) for a trunk infrastructure contribution for necessary trunk infrastructure:

(i) Urban Utilities is to estimate the period in which the trunk infrastructure contribution would have been planned to be provided had it been included in this plan, having regard to the method to be used by Urban Utilities to work out the planned date or period of items of identified trunk infrastructure for the network of development infrastructure stated in this plan *(specified date or period)*;

(ii) Urban Utilities is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;

(iii) the following payment triggers apply:

A. for a refund which is an amount that is $1 million or less – the refund may be given by 30 September of the year following the end of the specified date or period for the trunk infrastructure contribution;

B. for a refund which is an amount that is more than $1 million but not more than $10 million – the refund may be given annually over 3 years in equal payments by 30 September in each year commencing on the later of the following:

1. the year following the completion of the trunk infrastructure contribution;

2. the year which is 2 years before the end of the specified date or period for the trunk infrastructure contribution;

C. for a refund which is more than $10 million – the refund may be given annually over 5 years in equal payments by 30 September in each year commencing on the later of the following:

1. the year following the completion of the trunk infrastructure contribution;

2. the year which is 4 years before the end of the specified date or period for the trunk infrastructure contribution;

(iv) each amount to be paid under subsection (iii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid;

(d) for a trunk infrastructure contribution for prescribed trunk infrastructure:

(i) Urban Utilities is to upon the completion of the trunk infrastructure contribution include the trunk infrastructure as existing trunk infrastructure in this plan;

(ii) the payment trigger for a refund is 30 September of the year following the end of the planning horizon of the respective Urban Utilities' trunk infrastructure network in this plan;

(iii) the amount to be paid under subsection (ii) is to be increased by the CPI from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

SCHEDULE 5 TYPES OF TRUNK INFRASTRUCTURE

Table SC5.1 Types of trunk infrastructure

Infrastructure network	Examples of trunk infrastructure owned or to be owned by Urban Utilities
Drinking water	Land and/or works for: (1) a water treatment facility or chlorination facility including directly associated telemetry, monitoring and control equipment; or (2) water storage facilities where the ultimate total capacity at the site is greater than or equal to 150 kilolitres including directly associated telemetry, monitoring and control equipment; or (3) a pump station (including boosters) which is required to deliver an ultimate design demand of greater than or equal to 12 litres per second normal peak demand (excluding fire flow demand) including directly associated telemetry, monitoring and control equipment; or (4) a water main having a nominal diameter greater than or equal to 200 mm including directly associated fittings being valves, hydrants, scours and air valves; or (5) a water main which: (a) has a nominal diameter less than 200mm including directly associated fittings being valves, hydrants, scours and air valves; and (b) is located in a road corridor and performs the same function as another water main in the same road corridor where: (i) the purpose of the second water main is purely to augment the capacity of the first water main; and (ii) the combined water mains have an equivalent diameter greater than or equal to 200mm; or *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.* (6) a pressure reducing valve including directly associated telemetry, monitoring and control equipment; or (7) a flow meter that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (8) a pressure gauge that is not directly associated with any other equipment except for a water main including directly associated telemetry equipment; or (9) telemetry, monitoring and control equipment that is associated with multiple water supply infrastructure items such as control room equipment and the radio communications network.
Wastewater	Land and/or works for: (1) a wastewater treatment plant including outfall structures and disposal systems; or (2) a wastewater pump station which is required to deliver an ultimate design peak wet weather flow of greater than or equal to 9 litres per second including directly associated telemetry, monitoring and control equipment, emergency storage facilities, emergency overflow structures and odour management; or (3) a rising main associated with a trunk sewage pump station including associated fittings being valves, scours, air valves and discharge maintenance holes; or (4) a wastewater gravity main which has a nominal diameter greater than or equal to 225mm including directly associated maintenance structures and emergency overflow structures; or (5) a wastewater gravity main which: (a) has a nominal diameter less than 225mm including directly associated maintenance structures and emergency overflow structures; and (b) augments another wastewater gravity main where they share a common upstream maintenance structure which splits the flow and a common downstream maintenance structure which re-joins the flow; or (6) an infrastructure item which receives flow from an upstream infrastructure item that is trunk infrastructure under subsections (1) to (5) above; or (7) telemetry, monitoring and control equipment that is associated with multiple wastewater infrastructure items such as control room equipment and the radio communications network.

SCHEDULE 6 EXTRINSIC MATERIAL

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

Table SC6.1 Extrinsic material

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

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

SCHEDULE 7 MAPPING

SC7.1 Map Index

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

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

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

Map 1-90: Brisbane City Council

Map 91-133: Ipswich City Council

Map 134-145: Lockyer Valley Regional Council

Map 146-165 Scenic Rim Regional Council

Map 166-171: Somerset Regional Council

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

Map 1-90: Brisbane City Council

Map 91-133: Ipswich City Council

Map 134-145: Lockyer Valley Regional Council

Map 146-165 Scenic Rim Regional Council

Map 166-171: Somerset Regional Council

SCHEDULE 8 SCHEDULE OF WORKS

SC8.1 Water supply network schedule of works

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

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

Map number	Map reference	Description	Est timing	Establishment cost
7	BDWDAA08C16	Telegraph Rd, Bald Hills Water Main Augmentation	2023	$388,512
10	FP-MHS-0001	607m of 300dia watermain	2026	$889,700
11	FP-ASP-0002	45m of 300dia watermain	2036	$174,993
17	FP-SPH-0204	24m of 450dia watermain	2031	$650,000
17	FP-SPH-0206	160m of 450dia watermain		
17	FP-SPH-0205	244m of 450dia watermain	2036	$950,000
17	FP-SPH-0207	148m of 450dia watermain		
17	FP-SPH-0212	40m of 450dia watermain		
17	FP-SPH-0213	10m of 250dia watermain	2026	$3,164
17	FP-SPH-0214	24m of 250dia watermain	2026	$7,713
17	FP-SPH-0358	827m of 300dia watermain	2036	$542,000
17	FP-SPH-0359	261m of 300dia wtaermain	2036	$542,00
17	FP-SPH-0360	67m of 300dia watermain		
17	FP-SPH-0361	352m of 300dia watermain	2036	$432,000
17	FP-SPH-0362	13m of 300dia watermain		
17	BDWDAA02A53	Wavell Heights Water Main – Stage 2c (Augmentation)	2036	$5,310,000
18	BDWDAA02A51	Wavell Heights Water Main – Stage 2a (Augmentation)	2027	$3,530,000
24	FP-SPH-0307	368m of 300dia watermain	2030	$1,340,000
24	FP-SPH-0319	137m of 300dia watermain		
24	FP-SPH-0334	91m of 250dia watermain		
24	FP-SPH-0328	252m of 300dia watermain	2031	
24	FP-SPH-0324	292m of 300dia watermain	2036	$131,000
25	BDWDAA02A51	Wavell Heights Water Main – Stage 2a (Augmentation)	2027	$3,530,000
25	BDWDAA02A53	Wavell Heights Water Main – Stage 2c (Augmentation)	2036	$5,310,000
25	FP-SPH-0358	827m of 300dia watermain	2036	$542,000
30	FP-TGP-0003	296m of 300dia watermain	2026	$170,179
32	FP-BRH-0054	559m of 200dia watermain	2031	$238,367
38	FP-TGP-0004	188m of 450dia watermain	2026	$197,605

Map number	Map reference	Description	Est timing	Establishment cost
46	FP-TRR-0002	433m of 300dia watermain	2020	$4,630,000
46	FP-TRR-0122	15m of 200dia watermain	2031	$4,202
47	FP-TRR-0112	126m of 250dia watermain	2026	$139,461
47	FP-TRR-0113	10m of 250dia watermain		
47	FP-TRR-0114	26m of 250dia watermain		
47	FP-TRR-0115	16m of 250dia watermain		
47	FP-TRR-0116	64m of 250dia watermain		
55	FP-TRR-0112	126m of 250dia watermain	2026	$139,461
55	FP-TRR-0113	10m of 250dia watermain		
55	FP-TRR-0114	26m of 250dia watermain		
55	FP-TRR-0115	16m of 250dia watermain		
55	FP-TRR-0116	64m of 250dia watermain		
65	BDWDAA08B63	Gibson Cr, Bellbowrie Water Booster	2025	$378,225
65	FP-MCN-0047	399m of 300dia watermain	2021	$865,169
78	FP-RCH-0001	300m of DN450	2024	$22,217,889
78	FP-RCH-0002	300m of DN450		
78	FP-RCH-003	740m of DN450		
78	BDWDAA08B50	Rochedale Reservoir, Pump Stations and Associated Works		
80	FP-ACR-0005-02	410m of 300dia watermain	2036	$796,136
80	FP-ACR-0005-04	224m of 300dia watermain	2036	$434,962
80	FP-ACR-0006	119m of 300dia watermain	2036	$231,074
80	FP-ACR-0008	424m of 200dia watermain	2036	$609,648
89	BDWDAA03A37	Booster Pump station	2026	$82,200

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

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

Map number	Map reference	Description	Est timing	Establishment cost
92	FP-IPS-0412	4065m of 200dia watermain	2027	$2,416,000
92	FP-IPS-0413	1429m of 200dia watermain		
95	IDWDAA08B21	Chuwar Karalee Main Rehabilitation	2025	$250,000
101	IWWCAA07A72	Moonyean St trunk Main	2027	$569,388
102	IDWDAA08A86	Rosewood Water Pump Station Augmentation	2032	$1,004,000
107	IWWCAA07A72	Moonyean St trunk Main	2027	$569,388
119	IDWDAA28	Willowbank Water Supply Zone Warrill Creek Pump Station Upgrade	2032	$1,300,000
122	FP-IPS-0002-01	1827m of 450dia watermain	2031	$26,742,000
122	FP-IPS-0002-02	387m of 450dia watermain		
122	FP-IPS-0002-03	307m of 450dia watermain		
122	FP-IPS-0417	2105m of 450dia watermain	2023	$1,039,000
122	FP-IPS-0003-01	3273m of 600dia watermain	2031	$26,742,000
126	FP-IPS-0106	1632m of 300dia watermain	2036	$1,524,818
128	FP-IPS-0417	2105m of 450dia watermain	2023	$1,039,000
128	FP-IPS-0003-01	3273m of 600dia watermain	2031	$26,742,000
131	FP-IPS-0106	1632m of 300dia watermain	2036	$1,524,818
131	FP-IPS-0414	1282m of 300dia watermain	2032	$3,557,000
Water supply reservoir				
123	IPS_RES_RLL	Redbank Plains High Level Zone Water Pump Station and Trunk Main – Stage 1a	2023	$3,338,000
128	IP_RES_RED	Redbank Reservoir	2032	$1,599,000

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

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

Map number	Map reference	Description	Est timing	Establishment cost
134	FP-LVS-4535	234m of 200dia watermain	2031	$329,000
134	FP-LVS-4534	226m of 250dia watermain	2023	$2,313,000
134	FP-LVS-4536	233m of 200dia watermain		
134	FP-LVS-4538	135m of 200dia watermain		
134	FP-LVS-4560	477m of 300dia watermain		
134	FP-LVS-4561	110m of 300dia watermain		
134	FP-LVS-4563	182m of 250dia watermain		
134	FP-LVS-4564	148m of 250dia watermain		
137	LDWDAA08A60	Old College Rd PS Upgrade (75kW)	2036	$1,877,513
137	LDWDAA08A61	Cochrane St PS Upgrade (15kW)	2036	$768,424
138	FP-LVS-0105	200m of 200dia watermain	2026	$1,814,955
138	FP-LVS-0106	1641m of 200dia watermain	2023	$1,814,955
140	FP-LVS-0211	354m of 200dia watermain	2023	$1,461,000
140	FP-LVS-0212	544m of 200dia watermain		
140	FP-LVS-0213	325m of 200dia watermain		
140	LDWDAA08A55	Gatton Rd South Booster PS Construction	2031	$866,120
141	FP-LVS-0106	1641m of 200dia watermain	2026	$1,814,955
141	FP-LVS-0206	407m of 200dia watermain	2031	$709,135
141	FP-LVS-0205	659m of 200dia watermain	2035	$2,512,261
141	FP-LVS-0209	430m of 200dia watermain	2036	
141	FP-LVS-0243	1,346m of 200dia watermain		
141	FP-LVS-0244	587m of 200dia watermain		
142	FP-LVS-4153	101m of 200dia watermain	2026	$996,000
142	FP-LVS-4169	190m of 200dia watermain		
143	FP-LVS-0002	1,453m of 300dia watermain	2036	$1,528,721
144	FP-LVS-0003	915m of 250dia watermain	2031	$432,377
144	FP-LVS-4100	27m of 200dia watermain	2024	$833,000
144	FP-LVS-4101	28m of 200dia watermain	2023	
144	FP-LVS-4095	6m of 300dia watermain		

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

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

Map number	Map reference	Description	Est timing	Establishment cost
157	FP-BDS-0288	758m of 300dia watermain	2026	$598,000
157	FP-BDS-0292	126m of 200dia watermain	2021	$2,560,000
157	FP-BDS-0303	99m of 200dia watermain	2026	
158	BDB-0007	Construction of Beaudesert Boonah Road to Mitchell Road Stage 1 Bromelton Distribution spine 1.8 Km 250 mm	2031	$897,249
158	BDB-0012	Construction of 466 m 200 mm Bromelton RDA mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	$198,460
159	BDB-0007	Construction of Beaudesert Boonah Road to Mitchell Road Stage 1 Bromelton Distribution spine 1.8 Km 250 mm	2031	$897,249
159	BDB-0006	Construction of Bromelton RDA 250mm mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	$394,831
159	BDB-0010	Construction of Todd Lane west Beaudesert Boonah Road Stage 1 Bromelton Distribution spine 700 m 300 mm	2031	$621,494
159	BDB-0013	Construction of 484 m of 200 mm Bromelton RDA mains between Beaudesert Boonah $520,451 Road towards Sandy Creek Road	2031	$205,772
160	BDB-0007	Construction of Beaudesert Boonah Road to Mitchell Road Stage 1 Bromelton Distribution spine 1.8 Km 250 mm	2031	$897,249
160	FP-BDS-0175	986m of 200dia watermain	2026	$402,000
160	FP-BDS-0235	40m of 375dia watermain	2036	$27,996
160	FP-BDS-0236	1,048m of 375dia watermain	2036	$4,605,000
160	FP-BDS-0405	479m of 375dia watermain	2036	$504,000
160	FP-BDS-0406	690m of 375dia watermain	2026	$1,098,900
160	FP-BDS-0068	301m of 200dia watermain		
160	FP-BDS-0407	39m of 375dia watermain		
161	FP-BDS-0182	1415m of 200dia watermain	2026	$1,271,000
161	FP-BDS-0243	29m of 200dia watermain		
163	FP-BDS-0204	1752m of 200dia watermain		
162	FP-BDS-0173	1431m of 200dia watermain	2026	$583,000
162	FP-BDS-0245	1,062m of 375dia watermain	2036	$4,605,000
162	FP-BDS-0236	1,048m of 375dia watermain	2036	$4,605,000

Map number	Map reference	Description	Est timing	Establishment cost
164	FP-CNN-0252	873m of 250dia watermain	2023	$503,000
164	FP-CNN-0023	298m of 250dia watermain		
164	FP-CNN-0024	53m of 250dia watermain		
164	FP-CNN-0029	453m of 250dia watermain		
164	FP-CNN-0030	175m of 200dia watermain		
164	FP-CNN-0031	275m of 250dia watermain		
164	FP-CNN-0032	243m of 200dia watermain		
164	FP-CNN-0051	90m of 250dia watermain		
164	FP-CNN-0053	335m of 200dia watermain		
164	FP-CNN-0054	411m of 200dia watermain		
164	FP-CNN-0055	482m of 200dia watermain		
164	FP-CNN-0056	175m of 200dia watermain		
165	FP-CNN-0007	343m of 200dia watermain	2027	
165	FP-CNN-0009	199m of 200dia watermain		
165	FP-CNN-0011	381m of 200dia watermain		
165	FP-CNN-0022	504m of 200dia watermain		
165	FP-CNN-0012	162m of 200dia watermain		
165	FP-CNN-0013	317m of 200dia watermain		
165	FP-CNN-0052	701m of 200dia watermain		
165	FP-CNN-0003	389m od 200dia watermain		
165	FP-CNN-0008	189m of 200dia watermain		
165	FP-CNN-0049	120m of 200dia watermain		
Water Supply Reservoirs				
157	BDB-003 2016	Gleaneagle Storage FT-BDS-G1	2031	$466,000

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

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

Map number	Map reference	Description	Est timing	Establishment cost
166	FP-KIL-0002	562m of 250dia watermain	2037	$402,000
166	FP-KIL-0004	36m of 200dia watermain	2023	$248,000
168	FP-ESK-0001	141m of 200dia watermain	2025	$682,000
168	FP-ESK-0002	115m of 200dia watermain		
168	FP-ESK-0003	605m of 200dia watermain		
168	FP-ESK-0006	55m of 200dia watermain	2025	$351,000
168	FP-ESK-0017	22m of 200dia watermain	2025	$15,136
169	FP-LVS-0011	462m of 450dia watermain	2023	$486,609
169	FP-LVS-0259	173m of 200dia watermain	2026	$7,789,719
169	FP-LVS-0343	407m of 200dia watermain		
169	FP-LVS-0805	135m of 200dia watermain		
169	FP-LVS-0342	250m of 250dia watermain	2030	$3,416,380
169	FP-LVS-0388	338m of 300dia watermain		
169	FP-LVS-0360	225m of 250dia watermain		
169	FP-LVS-0794	639m of 450dia watermain	2035	$2,512,261
169	FP-LVS-0795	16m of 450dia watermain		
169	FP-LVS-0811	73m of 200dia watermain	2035	$5,930,322
169	FP-LVS-4012	489m of 200dia watermain	2026	$133,857
169	FP-LVS-4014	707m of 200dia watermain	2026	$193,423
170	FP-LVS-0686	309m of 300dia watermain	2026	$7,789,719
171	FP-LVS-0368	31m of 300dia watermain		
171	FP-LVS-0700	277m of 300dia watermain		
171	FP-LVS-0721	450m of 200dia watermain		
171	FP-LVS-0815	382m of 200dia watermain		
171	FP-LVS-0302	457m of 300dia watermain	2025	$262,906
171	FP-LVS-0702	458m of 300dia watermain	2035	$5,930,322

SC8.2 Wastewater network schedule of works

SC8.2.1 Wastewater network schedule of works (Brisbane)

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

Map number	Map reference	Description	Est timing	Establishment cost
11	BDEVAA03A83	80m of 225mm gravity main	2015	$32,030
11	BDEVAA03A89	137m of 225mm gravity main	2015	$58,000
11	BWWCAA07B17	795m of 375mm gravity main	2024	$1,252,550
11	BWWCAA07B41	78m of 300mm gravity main	2026	$277,827
11	BWWCAA07B85	74m of 150mm gravity main	2014	$39,469
17	BWWCAA07B48	751m of 375mm gravity main	2031	$1,755,503
17	BWWCAA07B49	751m of 375mm gravity main	2031	$1,599,273
17	BWWCAA07B41	78m of 300mm gravity main	2026	$277,827
17	BWWCAA07D39	480m of 375mm gravity main	2031	$1,550,762
18	BWWCAA07A64	317m of 300mm gravity main	2035	$822,000
18	BWWCAB03	3898m of 1050mm gravity main	2026	$8,293,583
18	BWWCAA54	1027m of 675mm gravity main	2024	$5,986,958
18	BWWCAB02	900 L/s, 750mm rising main and treatment wetlands	2017	$63,900,000
18	BWWCAA07D38	452m of 300mm gravity main	2026	$178,393
19	BWWCAA79	5983m of 1840mm rising main	2024	$74,900,000
20	BWWCAA79	5983m of 1840mm rising main	2024	$74,900,000
23	BWWCAA07B40	516m of 300mm gravity main	2028	$1,193,905
25	BWWCAB05	906m of 300mm gravity main	2024	$6,049,550
25	BWWCAB06	1422m of 300mm gravity main	2024	$9,343,098
25	BWWCAB43	5532m of 1050mm gravity main	2026	$85,000,000
26	BWWCAB43	5532m of 1050mm gravity main	2026	$85,000,000
26	BWWCAB03	3898m of 1050mm gravity main	2026	$8,293,583
26	BWWCAA07D30	443m of 300mm gravity main	2020	$1,287,806
26	BWWCAB50	261m of 380mm gravity main	2022	$10,652,345
26	BWWCAA98	2346m of 1200mm gravity main	2019	$42,459,537
26	BWWCAA07D35	2753m of 600mm gravity main	2026	$3,676,788
27	BWWCAA79	5983m of 1840mm rising main	2024	$74,900,000
32	BWWCAA07D94	187m of 900mm gravity main	2025	$3,970,274
32	BWWCAA93	65m of 450mm gravity main	2025	$211,956
32	BWWCAB04	2511m of 380mm gravity main	2026	$5,439,183
32	BWWCAB09	1604m of 675mm gravity main	2017	$7,789,582
32	BWWCAA07D53	259m of 450mm gravity main	2027	$819,352
33	BWWCAA07D35	2753m of 600mm gravity main	2026	$3,676,788

Map number	Map reference	Description	Est timing	Establishment cost
33	BWWCAA98	2346m of 1200mm gravity main	2019	$42,459,537
33	BWWCAB18	1356m of 2400mm gravity main	2017	$57,700,000
33	BWWCAA96	1845m of 550mm gravity main	2017	$122,239,225
33	BWWCAB42	2339m of 2400mm gravity main	2024	$37,400,000
39	BWWCAA07B91	175m of 375mm gravity main	2018	$2,726,879
39	BWWCAB53	617m of 450mm gravity main	2024	$6,602,000
39	BWWCAA07D52	35m of 300mm gravity main	2026	$68,406
40	BWWCAA07B96	58m of 560mm gravity main	2015	$3,497,0000
40	BWWCAA07D46	333m of 225mm gravity main	2025	$1,623,000
40	BWWCAA07D45	74m of 300mm gravity main	2024	$1,227,000
40	BWWCAA07D54	103m of 225mm gravity main	2024	$1,041,000
40	BWWCAA07D55	197m of 225mm gravity main	2024	$1,082,000
40	BWWCAA07D56	235m of 225mm gravity main	2024	$1,272,000
40	BWWCAA07D26	220m of 225mm gravity main	2026	$1,217,000
40	BWWCAA07D27	140m of 225mm gravity main	2026	$758,000
40	BWWCAA07D28	174m of 300mm gravity main	2026	$1,955,000
40	BWWCAA07D23	63m of 225mm gravity main	2031	$325,000
40	BWWCAA07D24	160m of 225mm gravity main	2036	$1,306,000
40	BWWCAA07D24	73m of 300mm gravity main		
40	BWWCAA61	284m of 225mm gravity main	2025	$3,019,000
40	BWWCAB16	516m of 600mm gravity main	2012	$9,428,165
40	BWWCAA07C40	244m of 300mm gravity main	2016	$2,311,000
40	BWWCAA07C62	226m of 300mm gravity main	2016	$1,184,200
40	BWWCAB21	792m of 300mm gravity main	2016	$3,563,649
40	BWWCAB21	69m of 600mm gravity main		
40	BWWCAA93	65m of 450mm gravity main	2025	$211,956
40	BWWCAA34	770m of 675mm gravity main	2017	$42,397,975
40	BWWCAA07D25	63m of 225mm gravity main	2028	$325,000
40	BWWCAA07D51	261m of 375mm gravity main	2031	$633,705
40	BWWCAA07D34	146m of 230mm gravity main	2026	$118,779
40	BWWCAA07D40	470m of 300mm gravity main	2031	$945,619
40	BWWCAA07D36	278m of 325mm gravity main	2026	$672,553
40	BWWCAA07D53	259m of 450mm gravity main	2027	$819,352
40	BWWCAA07D44	84m of 225mm gravity main	2024	$180,000
40	BWWCAA07D66	137m of 225mm gravity main	2030	$866,000
40	BWWCAB34	356m of 1200mm gravity main	2017	$6,800,000

Map number	Map reference	Description	Est timing	Establishment cost
40	BWWCAB39	299m of 650mm gravity main	2017	$19,129,000
40	BWWCAA07D62	127m of 225mm gravity main	2024	$703,000
41	BWWCAA96	3740m of 1350mm gravity main	2017	$122,239,225
41	BWWCAA40	1714m of 600mm gravity main	2010	$8,451,125
41	BWWCAA07A98	609m of 375mm gravity main	2024	$1,713,083
41	BWWCAA07B54	539m of 300mm gravity main	2025	$2,130,365
41	BWWCAA85	1153m of 600mm gravity main	2021	$6,392,167
41	BWWCAA07C75	526m of 375mm gravity main	2035	$1,021,698
41	BWWCAA07D37	492m of 300mm gravity main	2026	$995,918
42	BWWCAA43	1573m of 825mm gravity main	2026	$9,521,730
46	BWWCAA07B91	175m of 375mm gravity main	2018	$2,726,879
46	BWWCAA07D21	174m of 225mm gravity main	2019	$1,948,000
46	BWWCAA07D21	186m of 225mm gravity main		
46	BWWCAA07B64	90m of 200mm rising main	2031	$888,754
46	BWWCAA07D65	163m of 225mm gravity main	2030	$1,666,000
46	BWWCAA07D67	127m of 225mm gravity main	2030	$1,353,000
46	BWWCAA07D68	10m of 225mm gravity main	2035	$1,145,000
46	BWWCAA07D33	527m of 380mm gravity main	2025	$1,307,169
46	BWWCAA24	494m of 750mm gravity main	2025	$7,236,000
46	BWWCAA07B43	225m of 225mm gravity main	2031	$420,959
46	BWWCAA07B43	66m of 230mm gravity main		
46	BWWCAA07B45	400m of 300mm gravity main	2020	$913,933
46	BWWCAA25	755m of 500mm gravity main	2026	$7,101,000
46	BWWCAA99	141m of 375mm gravity main	2025	$1,604,000
46	BWWCAB46	427m of 800mm gravity main	2024	$7,630,000
46	BWWCAB47	575m of 225mm gravity main	2019	$6,040,000
47	BWWCAB39	299m of 650mm gravity main	2017	$19,129,000
47	BWWCAA07D62	127m of 225mm gravity main	2024	$703,000
47	BWWCAA07D64	61m of 225mm gravity main	2028	$325,000
47	BWWCAA07D25	63m of 225mm gravity main	2028	$325,000
47	BWWCAA07D43	171m of 300mm gravity main	2024	$1,847,000
47	BWWCAA07D48	168m of 225mm gravity main	2036	
47	BWWCAA07D66	137m of 225mm gravity main	2030	$866,000
47	BWWCAA07C69	391m of 500mm gravity main	2017	$2,404,285
47	BWWCAB34	356m of 1200mm gravity main	2017	$6,800,000

Map number	Map reference	Description	Est timing	Establishment cost
47	BWWCAB39	363m of 350mm rising main	2017	$19,129,000
47	BWWCAB39	349m of 350mm rising main		
47	BWWCAB39	284m of 750mm gravity main		
47	BWWCAB39	334m of 700mm rising main		
47	BWWCAB48	1007m of 300mm rising main	2024	$6,513,000
47	BWWCAA07D58	1127m of 375mm gravity main	2020	$2,913,588
47	BWWCAA07D63	207m of 225mm gravity main	2024	$2,082,000
47	BWWCAA07D46	333m of 225mm gravity main	2025	$1,623,000
48	BWWCAA96	3740m of 1350mm gravity main	2017	$122,239,225
48	BWWCAA07B51	491m of 300mm gravity main	2026	$1,124,276
49	BWWCAA43	1573m of 825mm gravity main	2026	$9,521,730
50	BWWCAA43	1573m of 825mm gravity main	2026	$9,521,730
53	BDEVAA03A10	Kenmore Gravity Sewer (S2W-GM33)	2015	$212,775
54	BWWCAA57	824m of 710mm rising main	2014	$68,560,000
54	BWWCAA57	6824m of 900mm rising main		
54	BWWCAA57	672m of 600mm gravity main		
54	BWWCAA07B45	400m of 300mm gravity main	2020	$913,933
54	BWWCAA07D31	516m of 400mm gravity main	2019	$24,153
54	BWWCAA07B98	1589m of 375mm gravity main	2030	$3,445,000
54	BWWCAA07B98	105m of 300mm gravity main		
54	BWWCAA07D33	527m of 380mm gravity main	2025	$1,307,169
55	BWWCAA07D47	957m of 600mm gravity main	2031	$4,244,210
55	BWWCAA07B63	612m of 380mm gravity main	2019	$211,172
55	BWWCAA07B46	295m of 300mm gravity main	2024	$1,017,984
55	BWWCAA07C17	208m of 300mm gravity main	2019	$54,842
55	BWWCAA07C17	123m of 225mm gravity main		
55	BWWCAA07D29	692m of 500mm gravity main	2028	$2,532,487
55	BWWCAA07D75	321m of 525mm gravity main	2019	$1,010,707
59	BDEVAA03A10	297m of 225mm gravity main	2015	$212,775
59	BDEVAA03A15	122m of 225mm gravity main	2023	$75,660
59	BDEVAA03A16	88m of 225mm gravity main	2023	$52,631
59	BDEVAA03A17	203m of 225mm gravity main	2016	$174,027
59	BDEVAA03A18	284m of 225mm gravity main	2016	$177,730
59	BDEVAA03A19	117m of 225mm gravity main	2016	$73,220
59	BDEVAA03A20	245m of 225mm gravity main	2016	$153,323
60	BWWCAA57	6824m of 900mm rising main	2014	$68,560,000
60	BWWCAA07C02	356m of 300mm gravity main	2036	$493,812

Map number	Map reference	Description	Est timing	Establishment cost
60	BWWCAB26	1466m of 900mm gravity main	2030	$8,013,525
60	BWWCAA07E05	571m of 1050mm gravity main	2031	$3,370,078
64	BWWTAA26	8178m of rising main	2018	$8,300,000
66	BWWCAB35	4044m of 800mm rising main	2016	$60,500,000
67	BWWCAB35	4044m of 800mm rising main	2016	$60,500,000
68	BWWCAA57	6824m of 900mm rising main	2014	$68,560,000
68	BWWCAA01A53	300m of 300mm gravity main	2031	$368,441
68	BWWCAA07E05	571m of 1050mm gravity main	2031	$3,370,078
68	BWWCAB26	1466m of 900mm gravity main	2030	$8,013,525
68	BWWCAB35	971m of 750mm gravity main	2016	60,500,000
70	BDEVAA03B92	64m of 375mm gravity main	2026	$80,044
70	BDEVAA03B93	225m of 525mm gravity main	2031	$493,354
70	BWWCAA07C63	413m of 375mm gravity main	2017	$4,130,000
70	BWWCAA07C68	Pickworth St UMG, Gravity Sewer Augmentation	2018	$370,000
71	BDEVAA03B56	826m of 250mm gravity main	2017	$863,000
71	BDEVAA03B46	899m of 250mm gravity main	2015	$1,123,000
73	BWWCAB35	4044m of 800mm rising main	2016	$60,500,000
73	BWWCAA07C04	559m of 225mm gravity main	2026	$456,697
74	BWWCAB35	4044m of 800mm rising main	2016	$60,500,000
76	BWWCAA07C15	396m of 300mm gravity main	2030	$2,341,080
76	BWWCAA07C15	1528m of 375mm gravity main		
78	BDEVAA03B46	899m of 250mm gravity main	2015	$1,123,000
78	BDEVAA03B53	781m of 250mm gravity main	2016	$381,000
78	BDEVAA03B90	788m of 250mm gravity main	2021	$690,358
80	BDEVAA03A36	253m of 225mm gravity main	2016	$158,330
80	BDEVAA03A38	753m of 225mm gravity main	2016	$350,453
80	BDEVAA03C05	1114m of 250mm gravity main	2031	$1,953,977
80	BDEVAA03C05	709m of 400mm gravity main		
80	BDEVAA03A35	609m of 225mm gravity main	2016	$360,466
80	BDEVAA03B87	1319m of 250mm gravity main	2018	$6,341,240
80	BDEVAA03B87	1309m of 400mm gravity main		
80	BDEVAA03B87	771m of 315mm gravity main		
81	BDEVAA03C02	333m of 250mm gravity main	2022	$222,477
85	BDEVAA03A35	609m of 225mm gravity main	2016	$360,466
85	BDEVAA03A36	253m of 225mm gravity main	2016	$158,330

Map number	Map reference	Description	Est timing	Establishment cost
85	BDEVAA03B87	1319m of 250mm gravity main		
85	BDEVAA03B87	1309m of 400mm gravity main	2018	$6,341,240
85	BDEVAA03B87	771m of 315mm gravity main		
85	BDEVAA03A59	292m of 250mm gravity main	2016	$192,019
86	BDEVAA03A58	413m of 250mm rising main	2016	$532,737
86	BDEVAA03A60	594m of 250mm gravity main	2016	$395,294
86	BDEVAA03A33	610m of 225mm gravity main	2016	$381,118
86	BDEVAA03A34	615m of 225mm gravity main	2016	$384,873
89	BDEVAA03A60	594m of 250mm gravity main	2016	$395,294

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

Map number	Map reference	Description	Est timing	Establishment cost
3	BWWCAA07B88	Rushworth Street Sewerage Pump Station SP172 Emergency storage upgrade	2026	$83,327
6	BIARAA10A18	Gympie Road, Bald Hills Sewage Pumping Station SP279 Upgrade	2019	$801,918
12	BWWCAA07D57	St Achs St SP87 upgrade	2025	$117,000
18	BWWCAA07B70	Raubers Rd SP105 upgrade	2020	$80,770
32	BWWCAA07D94	Edmondstone St SP23 upgrade	2025	$3,970,274
33	BWWCAA79	Eagle Farm SPS Upgrade to 12500 L/s at 4.5m	2024	$74,900,000
33	BWWCAA07A02	Eagle Farm Pump Station – Liquid and Gas Online Monitoring Station	2026	$611,925
33	BWWCAA07A03	Eagle Farm Pump Station – Pressure Surge Management Augmentation	2010	$3,096,000
35	BWWCAA07C56	North Rd Wynnum West SP083 Emergency Storage	2028	$109,000
41	BWWCAA07B05	Barramul St ps upgrade	2024	$741,230
42	BWWCAA07C57	Villiers St Tingalpa PS SP130 Emergency Storage	2029	$368,000
43	BWWCAA07C59	Youngs Rd Hemmant SP126 Operational Storage	2035	$83,886
46	BWWCAA07B64	Brisbane St, Toowong, D/S of SP099 upgrade	2031	$888,754
46	BWWCAA07D50	Macquarie St, St Lucia SPS Emergency Storage Upgrade (SP119)	2024	$473,000
46	BWWCAA07D76	186L/s WWPS indicatively located at Dunmore Park	2019	$4,010,000

Map number	Map reference	Description	Est timing	Establishment cost
46	BWWCAB46	Coronation Drive Pump Station SP306 upgrade	2024	$7,630,000
46	BWWCAB49	Hocking St Pump Station at 650L/s, 35mTDH	2022	$19,640,000
47	BWWCAA96	Caswell St SP11 Upgrade - Costs from Norman Ck Interceptor Feasibility	2017	$122,239,225
47	BWWCAB48	New 65L/s, 16-kW wet weather pump station at Mowbray Park	2024	$6,513,000
49	BWWCAA07C58	Stanley Rd Carina PS SP055 Emergency Storage	2017	$331,000
49	BWWCAA07C57	Villiers St Tingalpa PS SP130 Emergency Storage	2029	$368,000
54	BWWCAA57	Indooroopilly Rd SPS (SP086) Augmentation	2014	$68,560,000
54	BWWCAA07D50	Macquarie St, St Lucia SPS Emergency Storage Upgrade (SP119)	2024	$473,000
65	BWWCAA07C23	SP278 - Lagoon Cres, Bellbowrie	2014	$739,000
65	BDEVAA03A80	S6-PS1 Church Rd PS Catchment (S6-GM17)	2023	$272,000
65	BDEVAA03A79	S6-PS1 Church Rd PS Catchment (S6-GM11)	2023	$325,000
66	BWWCAA07B32	Birkin Rd SP243 Upgrade	2025	$989,125
66	BDEVAA03A91	SP263 - Brumby RCT PS, Sumner	2025	$201,000
66	BWWCAA07B39	Westlake New Gravity Main Leading to SP218	2026	$179,139
68	BWWTAA02B24	Oxley Creek STP ST022 SPS Capacity Upgrade	2018	$30,060,000
68	BWWCAB33	Aerodrome Archerfield Rd Pumping Station Upgrade Stage 3	2031	$4,380,000
68	BWWCAB13	Upgrade of Archerfield Aerodrome (SP254) Pump Station Upgrade Stage 2	2020	$2,130,000
74	BWWCAB35	Sanananda St PS Upgrade to 612 L/s	2016	$60,500,000
75	BWWCAB13	Upgrade of Archerfield Aerodrome (SP254) Pump Station Upgrade Stage 2	2020	$2,130,000
75	BWWCAB33	Aerodrome Archerfield Rd Pumping Station Upgrade Stage 3	2031	$4,380,000
82	BWWCAA07C52	Paddington Cres Stretton PS SP271 Emergency Storage	2019	$10,000
82	BWWCAA07C61	Pump Upgrade at SP171 to increase pumping capacity	2018	$447,317
83	BWWCAA07E10	SP472 Downstream Sewer Augmentation 417m of DN225	2030	$371,000
86	BDEVAA03A58	Lower Oxley Ck Development Pump Station and Rising Main	2016	$532,737
90	BWWCAA07C51	Lawson Pl Drewvale PS SP280 Emergency Storage	2028	$109,000

SC8.2.2 Wastewater network schedule of works (Ipswich)

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

Map number	Map reference	Description	Est timing	Establishment cost
95	BWWTAA26	8178m of rising main	2018	$8,300,000
99	IWWCAA91	1787m of 825mm rising main	2031	$7,203,000
99	IWWCAA07B34	1275m of 1200mm gravity main	2018	$13,500,000
99	IWWCAA07A06	1197m of 200mm rising main	2020	$1,078,300
99	IWWCAA07A47	463m of 250mm gravity main	2026	$703,150
100	BWWTAA26	8178m of rising main	2018	$8,300,000
101	IDEVAA03A38	535m of 300mm gravity main	2021	$4,600,465
101	IDEVAA03A38	1339m of 375mm gravity main		
101	IDEVAA03A38	244m of 450mm gravity main		
101	IDEVAA03A38	445m of 300mm rising main		
101	IDEVAA03A38	215m of 600mm gravity main		
101	IDEVAA03A38	412m of 225mm gravity main		
105	IWWCAA07B34	1275m of 1200mm gravity main	2018	$13,500,000
105	IWWCAA07B41	186m of 1200mm gravity main	2036	$1,361,841
106	IDEVAA03A43	1970m of 600mm gravity main	2027	$9,134,444
106	IDEVAA03A43	966m of 675mm gravity main		
107	IDEVAA03A43	966m of 675mm gravity main		
107	IDEVAA03A43	301m of 750mm gravity main		
111	IDEVAA03A51	2254m of 200mm rising main	2031	$821,000
113	IWWCAA07B42	422m of 600mm gravity main	2036	$1,529,846
113	IWWCAA07B45	1618m of 525mm rising main	2036	$3,474,225
113	IWWCAA07B38	1088m of 600mm gravity main	2019	$3,634,000
114	IWWCAA07B35	1423m of 1200mm gravity main	2018	$17,210,000
114	IWWCAA07B36	1644m of 450mm gravity main	2019	$3,734,666
114	IWWCAA07B43	255m of 600mm gravity main	2036	$879,342
114	IWWCAA07A94	843m of 450mm gravity main	2017	$9,135,550
115	IWWCAA07A70	45m of 600mm gravity main	2025	$841,727
115	IWWCAA07A70	383m of 450mm gravity main		
115	IWWCAA07B28	445m of 525mm gravity main	2017	$1,920,000
117	IWWCAA07A72	451m of 375mm gravity main	2026	$569,388
120	IWWCAA07A63	251m of 225mm gravity main	2024	$2,521,000
120	IWWCAA07B46	363m of 225mm gravity main	2030	$520,000
121	IWWCAA07A94	843m of 450mm gravity main	2017	$9,135,550
122	IWWCAA07B28	445m of 525mm gravity main	2017	$1,920,000

Map number	Map reference	Description	Est timing	Establishment cost
122	IDEVAA03A46	691m of 375mm gravity main	2026	$3,644,137
122	IDEVAA03A46	522m of 225mm gravity main		
122	IDEVAA03A46	346m of 450mm gravity main		
122	IDEVAA03A46	1353m of 300mm gravity main		
123	IWWCAA07A73	96m of 225mm gravity main	2026	$134,886
123	IWWCAA07A73	116m of 150mm gravity main		
128	IDEVAA03A46	1353m of 300mm gravity main	2026	$3,644,137

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

Map number	Map reference	Description	Est timing	Establishment cost
98	IWWCAA93	Tantivy St, Tivoli (SP351) Pump Station Upgrade Stage 1	2018	$16,981,000
99	IWWCAA07B32	SP322 upgrade to 833 l/s to cater for 2026 loading (Stage 2)	2015	$9,500,000
99	IWWCAA07B50	SP357 Mt Crosby Rd, Tivoli Emergency Storage Upgrade	2019	$217,000
99	IWWCAA07B48	SP358 Sportsground, Tivoli Emergency Storage Upgrade	2019	$349,000
99	IWWCAA07A79	Hanlon Street Sewage Pump Station (SP322) upgrade Stage 1	2011	$410,000
99	IWWCAA07B33	Nelson St Sewage Pump Station (SP322) Upgrade – Stage 2	2019	$680,000
100	IWWCAA88	SP332 Ultimate Capacity of 43 L/s (16 kW)	2025	$10,942,946
100	IWWCAA07B37	Riverview Rd SPS (SP341), Riverview Storage Upgrade	2020	$300,000
101	IDEVAA03A38	North Redbank Development New Pumping Station	2021	$4,600,465
104	IWWCAA93	Tantivy St, Tivoli (SP351) Pump Station Upgrade Stage 1	2018	$16,981,000
105	IWWCAA07B33	Nelson St Sewage Pump Station (SP322) Upgrade – Stage 2	2019	$680,000
107	IWWCAA07A74	Additional pumping capacity at SP344	2031	$3,252,079
108	IWWCAA07B51	Brisbane Tce, Goodna RM377 Sewer Rising Main Commissioning and SP377 SPS Pump Capacity Upgrade	2019	$940,000
110	SPSG165	Rosewood Rd, Rosewood SP473 Network Flow Smoothing Upgrade	2021	$150,000
111	IDEVAA03A50	New pump station to service Thagoona	2031	$1,873,000
113	IWWCAA07B40	Lobley SPS SP331 Additional Emergency Storage	2036	$2,015,496
113	IWWCAA07B49	SPS335 Sutton St, Churchill Emergency Storage Upgrade	2019	$376,000
113	IWWCAA92	Lobley SPS SP331 Upgrade from 440l/s to 975l/s	2036	$10,426,746
118	SPSG164	Cobalt St, Carole Park SPS (SP338) SPS Additional Operating and Emergency	2030	$371,000
120	IWWCAA07A90	Berry St (SP321) SPS and Gravity Main Upgrade - Stage 1a	2018	$1,120,000
120	IWWCAA07B49	SPS335 Sutton St, Churchill Emergency Storage Upgrade	2019	$376,000
121	IWWCAA07A95	SP384 Upgrade from 25 l/s to 45 l/s by switching to existing DN315 rising main	2023	$10,000
121	IWWCAA07A96	SP384 Upgrade from 45 l/s to 108 l/s. Upgrade pumps and switchboard	2020	$500,000
127	IWWCAA07A96	SP384 Upgrade from 45 l/s to 108 l/s. Upgrade pumps and switchboard	2020	$500,000
127	IWWCAA07A95	SP384 Upgrade from 25 l/s to 45 l/s by switching to existing DN315 rising main	2023	$10,000

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

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

Map number	Map reference	Description	Est timing	Establishment cost
138	LWWCAA07A08	1022m of 225mm rising main	2024	$361,825
138	LWWCAA07A08	569m of 225mm gravity main		
138	LWWCAA07A07	257m of 225mm gravity main	2024	$162,975
139	LWWTAA33	Plainland diversion to Laidley	2013	$20,026,065

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

Map number	Map reference	Description	Est timing	Establishment cost
134	LWWCAA07A14	Upgrade SP407 to convey 2041 PWWF flows (20 year design life)	2026	$705,831
134	LWWCAA07A13	Upgrade SP406 to convey 2041 PWWF flows (20 year design life)	2026	$629,350
134	LWWCAA23	Eastern Dve, Gatton Pump Station (SP408) Additional Emergency Storage	2026	$1,399,862
137	LWWCAA23	Eastern Dve, Gatton Pump Station (SP408) Additional Emergency Storage	2026	$1,399,862
137	LWWCAA07A12	Western Dve, Gatton Pump Station (SP411) Additional Emergency Storage	2031	$320,735
137	LWWCAA07A11	Western Dve, Gatton Pump Station (SP416) Additional Emergency Storage	2026	$104,051
137	LWWCAA07A14	Upgrade SP407 to convey 2041 PWWF flows (20 year design life)	2026	$705,831
138	LWWCAA07A08	New SPS to service the Gatton SED. Interim discharge to upgrade SP408	2024	$361,825
138	LWWCAA07A08	Decommission SP417 pumping station via gravity pipe	2024	$361,825
138	LWWCAA07A09	Decommission SP418 pumping station via gravity pipe	2024	$86,100
138	LWWCAA07A07	Decommission SP414 pumping station via gravity pipe to the decommissioned SP417	2024	$162,975
140	LWWCAA07A12	Western Dve, Gatton Pump Station (SP411) Additional Emergency Storage	2031	$320,735
140	LWWCAA07A11	Western Dve, Gatton Pump Station (SP416) Additional Emergency Storage	2026	$104,051
144	LWWCAA07A18	Upgrade SP423	2031	$533,128

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

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

Map number	Map reference	Description	Est timing	Establishment cost
146	RWWCAA07A31	419m of 225mm gravity main	2030	$509,528
147	RWWCAA07A26	Aratula Gravity Main Upgrade – Stage 1	2025	$55,780
148	RWWCAA07A23	536m of 150mm rising main	2020	$554,581
148	RWWCAA07A27	193m of 225mm gravity main	2025	$179,139
156	BDB-GM-002	352 m 250 mm gravity main	2031	$156,499
156		559 m 250 mm gravity main	2031	$248,531
156		510 m 250 mm gravity main	2031	$226,746
156		322 m 250 mm gravity main	2036	$143,161
156		307 m 250 mm gravity main	2036	$136,492
156	BDB-GM-001	351 m 315 mm gravity main	2031	$187,346
156		50 m 630 mm gravity main	2036	$62,700
156		660 m 400 mm gravity main	2036	$489,060
156		297 m 315 mm gravity main	2036	$158,523
156	BDB-RM-001	3100 m 355 mm rising main to wastewater treatment plant	2036	$1,943,700
157	RWWCAA36	3174m of 450mm rising main	2018	$15,700,000
157	RWWCAA07A40	221m of 225mm rising main	2018	$899,533
157	RWWCAA03A05	770m of 180mm rising main	2035	$318,847
159	BDB-GM-003	531 m 315 mm gravity main	2031	$283,420
159		229 m 315 mm gravity main	2031	$122,228
159		200 m 315 mm gravity main	2031	$106,750
159		220 m 315 mm gravity main	2031	$117,425
159		196 m 400 mm gravity main	2031	$145,236
159		345 m 400 mm gravity main	2031	$255,645
159		384 m 250 mm gravity main	2031	$170,726
159		475 m 250 mm gravity main	2031	$211,185
159		374 m 315 mm gravity main	2031	$199,622
159	BDB-RM-003	635 m 180 mm rising main to wastewater treatment plant	2031	$186,766
157	RDEVAA03A02	608m of 100mm rising main	2026	$1,582,932
157	RDEVAA03A05	53m of 100mm rising main	2026	$970,839
157	RWWCAA36	3002m of 250mm rising main	2026	$15,700,000
160	RWWCAA07A44	51m of 225mm gravity main	2025	$60,275
160	RDEVAA03A03	1202m of 225mm gravity main	2025	$1,028,819

Map number	Map reference	Description	Est timing	Establishment cost
160	RWWCAA07A45	508m of 225mm gravity main	2025	$356,195
160	RWWCAA07A46	595m of 225mm gravity main	2036	$408,576
160	RWWCAA36	3002m of 250mm rising main	2028	$15,700,000
162	RDEVAA03A04	1423m of 300mm gravity main	2025	$842,767

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

Map number	Map reference	Description	Est timing	Establishment cost
148	RWWCAA07A30	SP438 upgrade pump station to meet increased PWWF due to growth in catchment	2030	$286,409
148	RWWCAA07A23	SP437 upgrade pump station to meet increased PWWF due to growth in catchment	2020	$554,581
148	RWWCAA07A22	Elliot Rd, Boonah Pump Station (SP435) Upgrade	2019	$1,233,898
148	RWWCAA07A21	Teviot St, Boonah Pump Station (SP438) Storage Upgrade	2025	$172,703
148	RWWCAA07A24	Boonah Rathdowney Rd, Dugandan Pump Station (SP439) Storage Upgrade	2026	$106,196
156	BDB-SPS-002	Wastewater pump station with two pumps being 15kW each	2031	$456,000
156		Emergency storage for wastewater pump station with storage capacity of 133 KL	2031	$272,916
156	BDB-RM-002	Construct 2340 m 250 mm rising main to wastewater treatment plant	2031	$987,012
156	BDB-SPS-001	Wastewater pump station with two pumps being 45kW each including land acquisition	2036	$1,379,400
156		Emergency storage for wastewater pump station with storage capacity of 300 KL	2036	$615,600
157	RDEVAA03A02	New FPS Outlook	2020	$1,582,932
157	RWWCAA36	New Northern Transfer Pumping Station	2028	$15,700,000
157	RDEVAA03A05	New FPS003	2025	$970,839
159	BDB-SPS-003	Wastewater pump station with two pumps being 7.5kW each	2031	$969,000
159		Emergency storage for wastewater pump station with storage capacity of 150 KL	2031	$307,800
160	RWWCAA37	SP442 Mech. & Civil Upgrades	2034	$900,000

SC8.2.5 Wastewater network schedule of works (Somerset)

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

Map number	Map reference	Description	Est timing	Establishment cost
169	SWWCAA07A18	439m of 225mm gravity main	2020	$386,169
169	SWWCAA21	844m of 315mm rising main	2010	$2,687,196
169	SWWCAA21	844m of 315mm rising main		
169	SWWTAA30	8621m of 355mm rising Main	2016	$59,006,000
170	SWWTAA30	8621m of 355mm rising Main	2016	$59,006,000

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

Map number	Map reference	Description	Est timing	Establishment cost
166	SWWCAA07A20	Hope St, Kilcoy Pump Station Upgrade	2030	$922,514
167	SWWCAA07A04	SP385 Brisbane Valley Highway 1, Toogoolawah Pump Station Upgrade	2026	$950,661
168	SWWCAA07A19	SPS396 Creek St Esk pump station upgrade	2030	$350,770
168	SWWCAA07A03	Esk STP Inlet Pump Station (E1) Upgrade	2025	$630,742
169	SWWCAA21	Lowood Catchment Upgrade (Eagle Rise Development) Stage 1	2010	$2,687,196
169	SWWCAA24	SP468 augmentation	2030	$2,852,286
169	SDWDAA08A37	Ziebells Road PS Upgrade	2025	$288,159
169	SWWCAA07A07	Propsect St 2, Fernvale / Lowood Pump Station Upgrade	2030	$692,959
169	SWWTAA30	Lowood / Fernvale Sewerage Scheme Upgrade Stage 1	2016	$59,006,000
170	SWWTAA30	SPS397 Banks Creek Rd 1 Fernvale pump station upgrade 2011		
170	SWWCAA25	Banks Creek Rd, Fernvale/Lowood Pump Station (F1) Upgrade	2030	$1,621,909

SC8.3 Treatment schedule of works

Table SC8.3 Sewage Treatment Plant schedule of works

Map number	Trunk infrastructure	Est timing	Establishment cost
157	**Beaudesert**		
	STP Capacity Compliance and Improvement Projects (TTMGO80)	2015	$10,279,834
159	**Bromelton**		
	Site Purchase		$2,357,189
	STP Implementation - Stage 1 (TTMGO85)	2032	$55,300,000
164	**Canungra**		
	RWWTAA02A33 - Membrane Bioreactor Technology Upgrade (TTMGO76)	2021	$5,003,482
	Chemical Dosing Upgrade (TTMG078)	2027	$471,500
	Plant Pipework and Connections Upgrade (TTMG079)	2027	$153,750
117	**Carole Park**		
	Inlet SPS Additional Operating and Emergency Storage (TTMG110)	2030	$3,518,000
168	**Esk**		
	STP Reuse system including Disinfection System and Offsite Infrastructure (TTMS025)	2019	$4,545,000
55	**Fairfield**		
	Inlet Screen Rehabilitation (TTMR393)	2029	$1,447,100
169	**Fernvale and Lowood**		
	Lowood/Fernvale Sewerage Scheme Upgrade – Stage 1 (TTMG101)	2016	$59,006,000
138	**Gatton**		
	Septage Receival Facility & Trickling Filter Bypass (TTMG065	2016	$3,836,759
	Plant Upgrade - Stage 1 (TTMG073)	2017	$14,605,000
	Plant Upgrade - Emerging Issues (TTMG106)	2020	$6,250,000
	Plant Upgrade - Stage 2 (TTMG107)	2025	$7,745,000
34	**Gibson Island**		
	Inlet Pump Station Upgrade (TTMG007)	2017	$2,181,000
	Thickening Upgrade (TTMG108)	2019	$1,268,400
	FSTs 9 and 10 Implementation (TTMG020)	2029	$33,940,825
	RAS Capacity Upgrade (TTMG028)	2030	$17,559,000
101	**Goodna**		
	Capacity Enhancement (TTMGO33).	2013	$3,094,918
	Dewatering Upgrade and Site Improvements (TTMG039)	2018	$6,003,906

Map number	Trunk infrastructure	Est timing	Establishment cost
134	**Helidon**		
	STP Irrigation (TTMC056)	2018	$1,174,620
146	**Kalbar**		
	Land Purchase (TTMG082)	2018	$270,000
	Effluent Storage Increase and MF Capacity Improvement (TTMG083)	2019	$982,000
	New Trickling Filter and PST	2026	$2,140,700
65	**Karana Downs**		
	STP Diversion to Bundamba STP (TTMG013)	2018	$4,150,000
166	**Kilcoy**		
	Kilcoy STP New - Land Acquisition (TTMG095)	2018	$2,700,000
	Kilcoy STP New (TTMG094)	2018	$19,400,000
151	**Kooralbyn**		
	Compliance Enhancement - Phase 2 (TTMC066)	2020	$3,309,000
	Sludge Storage Tank Installation (TTMG075)	2024	$104,550
	Additional Effluent Storage	2025	$3,457,000
	Package Inlet Works with Flow Splitter and Plant Bypass Installation (TTMR331)	2030	$355,675
	Compliance Enhancement - Phase 3 (TTMC067)	2030	$541,000
143	**Laidley**		
	Plainland Diversion to Laidley STP (SRMG039)	2013	$20,026,065
	Microfiltration Capacity Increase (TTMGO62)	2016	$1,727,000
	Lagoon Deepening and Augmentation (TTMG067)	2018	$4,023,000
	Effluent Reuse (TTMC057)	2018	$10,905,670
	STP Upgrade (TTMR287)	2018	$10,682,558
	STP Lagoon Monitoring (TTMG068)	2023	$80,000
	STP Primary Settling Tank Duplication (TTMG064)	2025	$2,500,000
20	**Luggage Point**		
	Biosolids Sidestream Treatment (TTMGO21)	2013	$10,219,960
	Pinkenba ST018 Flare Upgrade (TTME014)	2017	$5,492,693
	Augmentation – Stage 2 (Bioreactor Works) (TTMG025)	2017	$12,000,000
	Capacity Upgrade to 0.82M EP and 139.6ML/d (TTMG030)	2026	$8,400.000
	Capacity Upgrade to 0.99M EP and 168.2ML/d (TTMG032	2035	$65,900,000

Map number	Trunk infrastructure	Est timing	Establishment cost
68	**Oxley**		
	Waste Sludge Dewatering (TTMR197)	2015	$786,785
	Capacity Upgrade (TTMG008)	2018	$30,060,000
	FST Improvements and RAS Pump Capacity Increase (TTMC007)	2020	$2,900,000
	Grit Removal Improvements (TTMG011)	2020	$1,500,000
	Aeration System Upgrade (TTMC029)	2024	$422,000
	Waste Sludge Dewatering Additional Belt Press (TTMG009)	2030	$1,200,000
	STP Inlet Screen Capacity Increase (TTMG023)	2030	$4,500,000
110	**Rosewood and West Ipswich**		
	Capacity Upgrade (TTMG050)	2018	$28,500,000
	Recycled Water Strategy (TTMG112)	2020	$5,000,000
	Bioreactor Surface Aerator Splash Guards (TTMG111)	2020	$504,193
	Bioreactor SCADA Control Modifications (TTMG113)	2021	$150,000
167	**Toogoolawah**		
	Compliance Project (TTMC082	2017	$5,728,457
	Lagoon Baffles Installation (TTMC083)	2019	$658,966
	Compliance Phase 2 (TTMC084)	2019	$605,455

SCHEDULE 9 PLANNING DENSITY ASSUMPTIONS

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

SC9.1 Brisbane planning density

Table SC9.1 Brisbane planning density

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

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

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

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

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

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

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

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Major centre zone	Mitchelton centre neighbourhood plan/NPP-006a: Osborne Road south A	138.89	625.00	-	-	-	78.1
	Mitchelton centre neighbourhood plan/NPP-006b: Osborne Road south B		250.00				250
	Mitchelton centre neighbourhood plan/NPP-006c: Osborne Road south C		250.00				250
	Toombul—Nundah neighbourhood plan/NPP-001a: Nundah Village	93.33	420.00				105
	Toombul—Nundah neighbourhood plan/NPP-001b: Nundah Village	51.11	172.50				72
	Toombul—Nundah neighbourhood plan/NPP-002: Toombul central	388.89	525.00				88
	Toombul—Nundah neighbourhood plan/NPP-002a: Toombul east	83.33	187.50				219
	Toowong—Auchenflower neighbourhood plan/ NPP-001a: Toowong centre a	400.00	1200.00				180
	Toowong—Auchenflower neighbourhood plan/ NPP-001b: Toowong centre b	400.00	1200.00				180
	Toowong—Auchenflower neighbourhood plan/ NPP-001c: Toowong centre c	88.89	800.00				200
	Wynnum—Manly neighbourhood plan/NPP-003a: Wynnum CBD northern frame	116.67	112.50				0
	Wynnum—Manly neighbourhood plan/NPP-003f: Wynnum CBD southern frame						125
Principal centre zone—City Centre zone precinct	In the City Centre zone precinct of the Principal centre zone where not otherwise specified in this table	577.78	3575.00		162.50		325
	City Centre neighbourhood plan/NPP-002a: Quay Street north sub-precinct	118.51	800.00				67
	City Centre neighbourhood plan/NPP-002b: Quay Street south sub-precinct	296.29	2000.00				167
	Fortitude Valley neighbourhood plan/NPP-001: Gotha Street	177.78	800.00				700
	Fortitude Valley neighbourhood plan/NPP-002: Valley heart	62.22	700.00				227.5

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

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

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density					
		Non-residential plot ratio (employees/ha)					Residential density (dwellings/ dev ha)
		Retail	Commercial	Industrial	Community purpose	Other	
Mixed use zone—Inner city zone precinct	South Brisbane riverside neighbourhood plan/NPP-003: Boundary and Vulture	133.33	600.00				150
	South Brisbane riverside neighbourhood plan/NPP-005: Riverside north	133.33	600.00				150
	South Brisbane riverside neighbourhood plan/NPP-006: Buchanan and Davies parks	222.22	500.00				62.5
	South Brisbane riverside neighbourhood plan/NPP-006a: Hockings Street	55.56	250.00				219
	Spring Hill neighbourhood plan/NPP-001: City Centre expansion precinct	44.44	2000.00				309
	Spring Hill neighbourhood plan/NPP-002: Boundary Street heart precinct	55.56	2125.00				62.5
	Spring Hill neighbourhood plan/NPP-003: Spring Hill east precinct	55.56	2125.00				62.5
	Woolloongabba centre neighbourhood plan/NPP-001: Woolloongabba core		1500.00				375
	Woolloongabba centre neighbourhood plan/NPP-003: Ipswich Road and Stanley Street corridor	48.89	495.00				123.8
Mixed use zone -Centre frame zone precinct	In the Centre frame zone precinct of the Mixed use zone where not otherwise specified in this table	66.67	150.00				75.1
	Albion Neighbourhood plan/NPP-002: Albion Village	148.16	500.00				-
	Albion Neighbourhood plan/NPP-003: Corunna Street	74.07	666.65				167
	Carindale centre neighbourhood plan/NPP-002: Centre fringe	88.89	800.00				-
	Chermside centre neighbourhood plan/NPP-001b: Gympie Road	166.67	375.00				187.5
	Chermside centre neighbourhood plan/NPP-001c: Mixed use	111.11					250
	Chermside centre neighbourhood plan/NPP-001d: Playfield Street	111.11					250
	Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as B in Figure c in section 7.2.9.1)	80.00	495.00				315

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

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

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

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

SC9.2 Ipswich planning density

Table SC9.2 Ipswich planning density

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Large Lot Residential	-	Detached dwelling	-	2.5	6.9	6.9
Residential Low Density	-	Detached dwelling (RL1)	-	5.0	13.7	13.7
	-	Detached dwelling (RL2)	-	12.0	32.9	32.9
Residential Medium Density	-	Attached dwelling (RM2, RM3)	-	50.0	79.0	79.0
	-	Attached dwelling (RM1)	-	75.0	118.5	118.5
Character Areas - Housing	-	Detached dwelling (CHL)	-	10.0	27.4	27.4
	-	Attached dwelling (CHM)	-	50.0	79.0	79.0
Future Urban	-	Detached dwelling (FU3)	-	2.5	6.9	6.9
	-	Detached dwelling (FU-RL5)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2, FU2-RL4, FU4-RL2, FU5)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-RL3)	-	12.0	32.9	32.9
	-	Detached dwelling (FU2-RL1,FU2-RL2)	-	13.0	35.6	35.6
	-	Attached dwelling (FU2-RM2,FU4-RM2)	-	50.0	79.0	79.0
	-	Attached dwelling (FU2-RM1, FU2-SA3, FU4-RM1)	-	75.0	118.5	118.5
	-	Retail (FU2-LN, FU2-MN)	2,500	-	12.5	12.5
	-	Retail (FU4-PBA, FU4-SCA)	4,000	-	20.0	20.0
	-	Commercial (FU4-PBA, FU4-SCA)	1,000	-	8.0	8.0
	-	Commercial (FU2-LN, FU2-MN)	2,500	-	20.0	20.0
	-	Industrial (FU4-RBIL, FU4-SOA3)	5,000	-	10.0	10.0
Major Centres	-	Retail	4,000	-	20.0	20.0
	-	Commercial	1,000	-	8.0	8.0
Local Retail and Commercial	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Local Business and Industry	-	Industrial	5,000	-	10.0	10.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Local Business and Industry Investigation	-	Industrial	2,000	-	4.0	4.0
Local Business and Industry Buffer	-	Industrial	667	-	1.3	1.3
Character Areas - Mixed Use	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	3,000	-	24.0	24.0
Business Incubator	-	Industrial	5,000	-	10.0	10.0
Bundamba Racecourse Stables Area	-	Detached Dwelling	-	10	27.4	27.4
Recreation	-	-	-	-	-	-
Conservation	-	-	-	-	-	-
Limited Development (Constrained)	-	Detached dwelling	-	1 / lot		
Special Uses	-	Detached dwelling (SU55)	-	1.0	2.7	2.7
	-	Detached dwelling (SU14,SU26)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-SA2)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2-SA1,FU2-SA4)	-	13.0	35.6	35.6
	-	Attached dwelling (SU41, SU42, SU43, SU44, SU45)	-	40.0	63.2	63.2
	-	Attached dwelling (SU12, SU13)	-	50.0	79.0	79.0
	-	Retail (SU68, SU76)	2,500	-	12.5	12.5
	-	Retail (SU35, SU36, SU37, SU38, SU40, SU47)	5,000	-	25.0	25.0
	-	Commercial (SU53)	2,400	-	19.2	19.2
	-	Commercial (SU68, SU76)	2,500	-	20.0	20.0
	-	Commercial (SU30, SU31, SU46, SU49, SU50, SU58, SU80)	5,000	-	40.0	40.0
	-	Industrial (SU74, SU75)	133	-	0.3	0.3
	-	Industrial (SU54)	3,000	-	6.0	6.0
	-	Industrial (SU67)	4,000	-	8.0	8.0
	-	Industrial (SU25, SU72, SU73)	5,000	-	10.0	10.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Special Opportunity Areas	-	Detached dwelling (SA45)	-	1 / lot	2.7	2.7
	-	Detached dwelling (SA40)	-	1.0	2.7	2.7
	-	Detached dwelling (SA7, SA26, SA39, SA41, SA42, FU4-SOA1, FU4-SOA5)	-	2.5	6.9	6.9
	-	Detached dwelling (SA30)	-	3.0	8.2	8.2
	-	Detached dwelling (SA2, SA15, SA16, SA21, SA33, SA34, SA35, SA36, SA37, FU4-SOA2, FU4-SOA4)	-	10.0	27.4	27.4
	-	Detached dwelling (SA31)	-	13.0	35.6	35.6
	-	Attached dwelling (SA8, SA10)	-	30.0	47.4	47.4
	-	Attached dwelling (SA4, SA22, SA23, SA24)	-	50.0	79.0	79.0
	-	Attached dwelling (SA6)	-	75.0	118.5	118.5
	-	Retail (SA19)	1,200	-	6.0	6.0
	-	Retail (SA13, SA14, SA43, SA45)	2,500	-	12.5	12.5
	-	Commercial (SA28)	400	-	3.2	3.2
	-	Commercial (SA45)	1,000	-	8.0	8.0
	-	Commercial (SA19)	1,200	-	9.6	9.6
	-	Commercial (SA2)	1,600	-	12.8	12.8
	-	Commercial (SA13, SA14, SA43)	2,500	-	20.0	20.0
	-	Industrial (SA28)	667	-	1.3	1.3
	-	Industrial (SA32)	1,333	-	2.7	2.7
	-	Industrial (SA5, SA9, SA25, SA29)	5,000	-	10.0	10.0
City Centre Locality						
CBD Primary Retail	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	32,000	-	160.0	160.0
	-	Commercial	8,000	-	64.0	64.0
CBD North – Secondary Business	-	Retail	10,000	-	50.0	50.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
CBD Primary Commercial	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	8,000	-	40.0	40.0
	-	Commercial	32,000	-	256.0	256.0
CBD Top of Town	-	Attached dwelling	-	20.0	31.6	31.6
	-	Retail	6,000	-	30.0	30.0
	-	Commercial	4,000	-	32.0	32.0
CBD Medical Services	-	Attached dwelling	-	15.0	23.7	23.7
	-	Commercial	10,000	-	80.0	80.0
CBD Residential High Density	-	Attached dwelling (RHD1)	-	100.0	158.0	158.0
	-	Attached dwelling (RHD)	-	150.0	237.0	237.0
Regionally Significant Business Enterprise and Industry Areas Locality						
Regional Business and Industry	-	Industrial (RB2L, RB2M)	4,000	-	8.0	8.0
	-	Industrial (RB1L, RBIM, RB3L, RB3M, RB4L, RB4M)	5,000	-	10.0	10.0
Regional Business and Industry Investigation	-	Industrial (RBIA1.3)	1,750	-	3.5	3.5
	-	Industrial (RBIA2, RBIA2.1, RBIA3,RBIA3.1)	2,600	-	5.2	5.2
	-	Industrial (RBIA1, RBIA1.4, RBIA4, CSE)	5,000	-	10.0	10.0
Regional Business and Industry Buffer	-	-	-	-	-	-
Special Uses	-	-	-	-	-	-
Business Park	-	-	-	-	-	-
Recreation	-	-	-	-	-	-
Amberley Locality						
Amberley Air Base and Aviation Zone	-	Attached dwelling	-	250.0	395	395

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rosewood Locality						
Town Centre	-	Retail (TCS)	2,500	-	12.5	12.5
	-	Retail (TCP)	4,000	-	20.0	20.0
	-	Commercial (TCP)	500	-	4.0	4.0
	-	Commercial (TCS)	2,500	-	20.0	20.0
Service Trades and Showgrounds	-	Industrial	4,000	-	8.0	8.0
Character Areas – Housing	-	(CHL)	-	-	-	-
	-	(CHM)	-	-	-	-
Residential Low Density	-	Detached dwelling	-	12.0	32.9	32.9
Residential Medium Density	-	-	-	-	-	-
Urban Investigation Areas	-	Detached dwelling	-	10.0	27.4	27.4
Recreation	-		-	-	-	-
Special Uses	-		-	-	-	-
Townships Locality						
Township Residential	-	Detached dwelling (TR1)	-	2.0	5.5	5.5
	-	Detached dwelling (TR)	-	2.5	6.9	6.9
Township Character Housing	-	Detached dwelling (TCH1)	-	2.0	5.5	5.5
	-	Detached dwelling (TCH)	-	2.5	6.9	6.9
Township Character Mixed	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	800	-	6.4	6.4
Township Business	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Showgrounds, Sport, Recreation, Service Trades and Trotting	-	-	-	-	-	-
Special Use	-	-	-	-	-	-

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Rural Areas Locality						
Rural A (Agricultural)	-	Detached dwelling	-	1 / lot		
Rural B (Pastoral)	-	Detached dwelling	-	1 / lot		
Rural C (Rural Living)	-	Detached dwelling	-	1 / lot		
Rural D (Conservation)	-	Detached dwelling	-	1 / lot		
Rural E (Special Land Management)	-	Detached dwelling	-	1 / lot		
Special Uses	-	-	-	-	-	-
Springfield Locality						
Springfield Community Residential	-	Detached dwelling	-	12.0	32.9	32.9
Brookwater Activity Centre	-	Attached dwelling	-	150.0	237.0	237.0
	-	Retail	300	-	1.5	1.5
	-	Commercial	700	-	5.6	5.6
Neighbourhood Centres	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Springfield Town Centre 1	-	Attached dwelling	-	2415.0	0.0	0.0
	-	Retail	3,658	-	18.3	18.3
	-	Commercial	537	-	4.3	4.3
Springfield Town Centre 3/9	-	Attached dwelling	-	1,900.0	0.0	0.0
	-	Commercial	2,516	-	20.1	20.1
Springfield Town Centre 4	-	Attached dwelling	-	2,700.0	4266.0	4266.0
	-	Retail	85	-	0.4	0.4
	-	Commercial	85	-	0.7	0.7
Springfield Town Centre 5	-	Attached dwelling	-	6,500.0	10,270.0	10,270.0
	-	Commercial	1,500	-	12.0	12.0
Springfield Town Centre 6	-	Commercial	1,405	-	11.2	11.2
	-	Industrial	5,150	-	10.3	10.3

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m² GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Springfield Town Centre 7	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	4,722	-	37.8	37.8
Springfield Town Centre 10	-	Attached dwelling	-	600.0	0.0	0.0
Springfield Town Centre 12	-	Attached dwelling	-	2,500.0	0.0	0.0
	-	Commercial	2,937	-	23.5	23.5
Springfield Town Centre 13	-	Attached dwelling	-	800.0	0.0	0.0
	-	Commercial	1,333	-	10.7	10.7
Springfield Town Centre 14	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	357	-	2.9	2.9
Springfield Town Centre 15	-	Attached dwelling	-	1,000.0	0.0	0.0
Springfield Town Centre 18	-	Attached dwelling	-	640.0	0.0	0.0
	-	Retail	2,000	-	10.0	10.0
	-	Commercial	2,000	-	16.0	16.0
Springfield Town Centre 19	-	Attached dwelling	-	1,500.0	0.0	0.0
	-	Commercial	576	-	4.6	4.6
Springfield Town Centre 20	-	Attached dwelling	-	1,400.0	0.0	0.0
Springfield Town Centre 21	-	Attached dwelling	-	300.0	0.0	0.0

SC9.3 Lockyer Valley planning density

Table SC9.3 Lockyer Valley planning density

Column 1 Planning scheme zones	Column 2 Planning scheme precincts	Column 3 Planned density	
		Non-residential density (floor space in m²/ha)	Residential density (dwellings/ dev ha)
Residential Development Type			
Gatton Planning Scheme			
Urban Residential – Gatton and Helidon	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Urban Residential – 3,000m² Lots (Withcott)	Detached	-	2.67
Urban Residential – 1,000m² Lots (Grantham)	Detached	-	8
Urban Residential – 2,000m² Lots (Grantham)	Detached	-	4
Village	Detached	-	2.67
Park Residential	Detached	-	2.67
Homestead Residential – Within Water Supply Service Area	Detached	-	2.25
Homestead Residential – Outside Water Supply Service Area	Detached	-	1.125
Rural Residential – 1. Adare	Detached	-	0.67
Rural Residential – 2. Woodlands	Detached	-	0.5
Rural Residential – 3. Placid Hills	Detached	-	0.5
Rural Residential – 4. Winwill	Detached	-	0.5
Rural Residential – 5. Veradilla	Detached	-	0.33
Rural Residential – 6. Helidon	Detached	-	0.5
Rural Residential – 7. Helendale Drive	Detached	-	1
Rural Residential – 8. Postmans Ridge	Detached	-	0.29
Rural Residential – 9. Blanchview	Detached	-	0.25
Rural Residential – 10. Diana Crescent	Detached	-	1
Rural Residential – 11. Park Ridge Drive	Detached	-	1.67
Rural Residential – 12. Table Top	Detached	-	2
Rural Residential – 13. Withcott West	Detached	-	0.4
Rural Residential – 14. Murphys Creek	Detached	-	0.5
Rural Residential – 10,000m² Lots (Grantham)	Detached	-	0.9
Rural Residential – 20,000m² Lots (Grantham)	Detached	-	0.45
Rural	Detached	-	0.01
Laidley Planning Scheme			
Urban Residential	Detached	-	12.58
	Attached	-	12.58
	Other	-	12.58
Village	Detached	-	2.67
Rural Residential	Detached	-	2.25
Rural	Detached	-	0.015

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

SC9.4 Scenic Rim planning density

Table SC9.4 Scenic Rim planning density

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

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

SC9.5 Somerset planning density

Table SC9.5 Somerset planning density

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

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