UrbanUtilities

WATER NETSERV PLAN (PART A)

Version 9

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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* and Local Government Infrastructure Plans.

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

In 2020, the Planning Minister has identified that this plan appropriately advances the South-East Queensland Regional Plan 2017 (Shaping SEQ), as it applies in the plan's area.

1.2.4.2 Local government planning assumptions

In 2020, each shareholder council being Brisbane, Ipswich, Lockyer Valley, Scenic Rim and Somerset Councils, have identified that this plan is consistent with their planning assumptions (refer to Section 2) 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 columns 3 to 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	Annexed unit	Apartment	Caretaker's accommodation Community residence	Hostel Retirement facility
	Other dwelling including accommodation (short term) and accommodation (long term)	Short term accommodation Long term accommodation Residential hotel Community residence		Student accommodation Caravan park Tenement building Institutional residence Retirement community	Accommodation units Bed and breakfast accommodation Caravan park Eco-tourism facility Farm worker's accommodation Motel	Accommodation units 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 Short-term 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 Childcare 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 Carpark 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	Water treatment plants and water quality facilities (Seqwater)
High storm tide inundation area	Pump station facilities and reservoir facilities (Seqwater)	Facilities for extracting ground-water (Seqwater)
Pipelines and channels (Seqwater)	Bulk water storage infrastructure (Seqwater)	Major electricity infrastructure (Energex)
Major electricity infrastructure (Powerlink)	Electricity substation (Powerlink)	Future State-controlled road
Electricity substation (Energex)	State-controlled road	Busway corridor
Railway corridor	Future railway corridor	Future light rail corridor
Future busway corridor	Light rail corridor	Flood Hazard Area

(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 to Schedule 6).

3. Connection area and future connection area

(1) The connection area identifies the area where 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:

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

(b) for wastewater – on 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 are detailed in the SEQ Code and the standards and guidelines available on the **website** 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:

- (a) for drinking water – on the relevant map in Schedule 7, Section SC7.2.1;
- (b) for wastewater – on 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 - in the relevant table in Schedule 8, Section SC8.1;
- (b) for the wastewater - in 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 the spatial area identified as Bromelton SDA Charge area in the Water Netserv Plan (Part A) mapping for Drinking Water and Wastewater.
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* which is owned and operated by Urban Utilities.
latent conditions	means in relation to a site and its surrounds, a physical condition or circumstance including artificial things but excluding weather conditions and the effect of weather conditions, which differs materially from the physical condition or circumstances which should reasonably have been anticipated by the applicant at the commencement of work if the applicant had carefully examined, investigated and satisfied itself in all respects as to: (1) all written information available to the applicant, including the water approval, geotechnical reports and tenders relating to the provision of the work; (2) all information relevant to the risks, contingencies and other circumstances having an effect or potential effect on the provision of the work known to, or obtainable by the making of reasonable enquiries and investigations (including geotechnical investigations), the applicant; and (3) the site, its surrounds and all improvements and fixtures on the site or its surrounds (including all physical conditions and characteristics, facilities, services and access). *Examples – Depending on the particular circumstances of work, a latent condition may include extensive rock or soil conditions that are materially or significantly harder or softer than indicated in an independent geotechnical report, extensive soil contamination that is not listed on an official register, and hidden or undisclosed utility services.*

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; (5) trigger an impact that would necessitate reassessment where the connection type and location have been changed; and (6) change the non-trunk infrastructure designation of a condition.
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 Urban Utilities' water infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from Urban Utilities' 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 Urban Utilities' 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.
other plans	means locations and areas where statutory planning is undertaken by others under separate enabling legislation, such as Priority Development Areas, Port of Brisbane core port land and airports. Refer to the Water Netserv Plan (Part A) mapping for Drinking Water and Wastewater.
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 Urban Utilities' water infrastructure to supply a water service or wastewater service; and (2) the disconnection of property service infrastructure from Urban Utilities' water infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of property service infrastructure that is part of Urban Utilities' 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 an 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.*
trickle feed connection area	means the parts of the water service connection area that are connected, or can be connected, to an existing trickle feed system.
trickle feed infill area	means the areas where an existing trickle feed system may extend.
trickle feed system	means a water supply system where water is supplied to property boundaries at a constant rate of flow, with peak demands being obtained from individual storages on-site at each dwelling.
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	groundwater 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 areas where connections to existing trickle feed systems may occur and the areas where existing trickle feed systems may be extended;
- (d) the circumstances in which Urban Utilities may approve a connection outside a connection area;
- (e) 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.
- (f) the way to apply for a water approval;
- (g) the categories of connections to which it may delegate its decision function under Section 53 of the *SEQ Water Act*;
- (h) the timeframes for its decisions for connections other than a standard connection;
- (i) its conditions for when a water approval lapses; and
- (j) its requirements for construction maintenance and defects liability

(3) In this connection policy, the connection area and future connection area are 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.** Instructions on how to make a properly made application can be found in the Urban Utilities' **Check for Completeness Guideline.**

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 (all infrastructure), SC2.2.2.2 (drinking water), SC2.2.2.3 (trickle feed connection area drinking water), SC2.2.2.4 (recycled water), SC2.2.2.5 (wastewater), and SC2.2.2.7 (connection that is outside the future connection area or not consistent with planning assumptions);

  (ii) staged connection, in Section SC2.2.2.6; 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 criteria 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 the 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 that 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 clear zone above the infrastructure no less than 2.4m from the 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 of 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, SC2.2.2.6 and SC2.2.2.7, 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.
DWCS3	(1) Drinking water infrastructure cannot comprise a new trickle feed system. (2) Drinking water network infrastructure and property service infrastructure may involve an extension of an existing trickle feed system only if the property is within the trickle feed infill area.
DWCS4	Where a fully reticulated drinking water supply cannot be reasonably delivered in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, trickle feed connections to new lots must: (1) be designed and constructed in accordance with a water supply network analysis prepared and certified by an RPEQ and agreed by Urban Utilities; and (2) deliver water pressure or water flow to property service infrastructure as follows: (a) water pressure is to be not less than 12 metres head of water at the property boundary; and (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) to be installed with property service infrastructure. *Editor's note: The owners of new lots must also install appropriate on-site bushfire hazard and building fire measures in accordance with the relevant planning scheme, Building Act 1975 and related regulations, codes and guidelines.*
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 – Drinking Water: Trickle Feed Connection Area Drinking Water

(1) The purpose of the non-standard connection criteria for drinking water: trickle feed connection area drinking water, is to assess an application for a non-standard drinking water connection for a dwelling house on an existing lot located in the trickle feed connection area.

(2) A connection that complies with the criteria in Table SC2.2.2.3 (the trickle feed area connection criteria) is a non-standard connection for the purpose of this connection policy.

(3) Assessment of a connection for a dwelling house on an existing lot in the trickle feed connection area will be in accordance with SC2.2.1 (Standard Connection only) except where there is an inconsistency with Table SC2.2.2.3, in which case the provisions in Table SC2.2.2.3 will apply.

Table SC2.2.2.3 Non-standard connection Trickle Feed Area Connection Criteria – connections to the drinking water service for a dwelling house on an existing lot

All alterations of a connection (not involving works) to the drinking water service	
TFAC1	(1) Subject to subsection (2), the altered property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. (2) If the property service infrastructure cannot reasonably be altered to deliver a fully reticulated drinking water supply in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, the following applies: (a) water pressure is to be not less than 12 metres head of water at the property boundary; (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) is installed.
TFAC2	(1) The altered property service infrastructure 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; and (b) existing lot within any of the following zones under the relevant local government's planning scheme: (i) Rural zone; (ii) Rural residential zone.

All new connections to the drinking water service	
TFDC1	(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; and (b) existing lot within any of the following zones under the relevant planning scheme: (i) Rural zone; (ii) Rural residential zone. (2) Each existing lot or dwelling house must have street frontage and no common water consumption. Each existing lot or dwelling house must have its own water meter with no submetering. *Editor's note: The owner must also install appropriate on-site bushfire hazard and building fire measures in accordance with the relevant planning scheme, Building Act 1975 and related regulations, codes and guidelines.*
TFDC2	(1) The property service connection must not require any work to Urban Utilities network infrastructure to enable the property service connection. (2) 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). (3) Subject to subsection (4), the required property service infrastructure must comply with Urban Utilities' design and construction standards, including the SEQ Code. (4) If the property service infrastructure cannot reasonably be altered to deliver a fully reticulated drinking supply in compliance with the Urban Utilities' design and construction standards, including the SEQ Code, the following applies: (a) water pressure is to be not less than 12 meters head of water at the property boundary; (b) water flow is to be not less than 3.2 litres per minute and no more than 4.0 litres per minute; and (c) a flow restrictor allowing for (a) and (b) is installed.
TFDC3	(1) The existing lot must be located (either partly or completely) in the trickle feed connection area part of the drinking water connection area. *Editor's note to remove any doubt:* *(a) The extent of the property connection owned and operated by Urban Utilities generally terminates at the property boundary. The property owner is responsible for connection from the property boundary to a dwelling house.* *(b) The existing lot must be located (either partly or completely) in the trickle feed connection area. A dwelling house (or a secondary dwelling or associated outbuildings on the property) is not required to be located within the trickle feed connection area.*

SC2.2.2.4 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 SC2.2.2.4 is a recycled water non-standard connection for the purpose of this connection policy.

Table SC2.2.2.4 Non-standard connection – recycled water

Recycled water infrastructure – design and construction standards	
RWCS1	All recycled 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**.
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 to 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 to 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 to Urban Utilities' recycled water infrastructure. This includes an approved metering arrangement.
RWPNT2	No recycled water is drawn from Urban Utilities' water supply network unless 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.

SC2.2.2.5 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 SC2.2.2.5 is a wastewater non-standard connection for the purpose of this connection policy.

Table SC2.2.2.5 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 is 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 setback 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.

SC2.2.2.6 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, SC2.2.2.5, and SC2.2.2.7 a staged connection that complies with the criteria in Table SC2.2.2.6 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 SC2.2.2.6 Staged connection criteria

All staged connections	
STC1	The relevant connection criteria are 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 that 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 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.

SC2.2.2.7 Non-standard connection criteria – Connection that 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, SC2.2.2.5, and SC2.2.2.6, a non-standard connection that complies with the criteria in Table SC2.2.2.7 is a non-standard connection for the purpose of this connection policy.

Table SC2.2.2.7 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: life cycle 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 elect not to 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 property owner or their 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	Disconnection of a water supply service must ensure: (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

Condition	Timing
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
(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 may elect to:

(a) accept the request; or

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

(4) If Urban Utilities does not give a notice stated in subsection (3) to the applicant within five business days after the request is received and the required fee has been paid, the request is taken to have been accepted in full.

(5) If the applicant does not comply with the notice stated in subsection (3)(b) within ten business days after the notice is given, and Urban Utilities has not otherwise elected to accept the request, the request is taken to have not been made, and the request will be cancelled.

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) the day the request was accepted in full; or

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

Editor's note: If Urban Utilities does not have sufficient information to assess the request, a otice requesting information may be given and an agreed timeframe for responding 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 in accordance with the *SEQ Water Act*.

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 may elect to:

(a) accept the request; or

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

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five business days after the request is received and the required fee has been paid, the request is taken to have been properly made.

(5) If the person making the request does not comply with the notice stated in subsection (3)(b) within ten business days after the notice is given, and Urban Utilities has not otherwise elected to accept the request, the request is taken to have not been made and the request will be cancelled.

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 (deciding the application) within five business days from the date the request is properly made or another period as agreed by Urban Utilities and the person making the request.

(2) Urban Utilities must within five business days of granting the request (deciding the application), issue a decision notice to the person making the request 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 ten 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 to the applicant within five 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 a notice to the applicant within five business days after the application is received, requesting the provision of the owner's consent.

(6) If Urban Utilities does not give a notice stated in subsections (4) and (5) to the applicant within five business days after the application is received and the required fee has been paid, the application is deemed to have been properly made.

(7) If the applicant does not comply with the notice stated in subsection (4) and/or (5) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the application, the application for a water approval is taken to have not been made and the application will be cancelled.

(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 considers 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 an information request to the applicant within 20 business days after the application is properly made.

(3) Unless a further period is agreed by Urban Utilities, if the applicant does not respond to an information request issued under subsection (2) within 20 business days after the information request is given, 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 information request has not been issued, the day the application was properly made; or

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

(c) 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 sewage 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) sewage 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 to the person making the request within five 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 a notice to the person making the request within five business days after the request is received, requesting for the provision of the owner's consent.

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

(7) If the applicant does not comply with the notice stated in subsections (4) and/or (5) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the request, the request to amend a water approval condition is taken to have not been made, and the request will be cancelled.

(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;

  (c) the SEQ Code; and

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

Editor's note: If Urban Utilities does not have sufficient information to assess the request, a notice requesting information may be given 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) the day the request was accepted in full; or

(b) 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 four 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 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) 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 an information request within five 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 an 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 given, the request for a connection certificate is taken not to have 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 information request; or

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

SC2.9 Cancelling a water approval

(1) A request in writing may be made to Urban Utilities to cancel a water approval (after it takes effect), provided the connection works under the water approval have not commenced.

Editor's note: Connection works have not commenced means either:

(i) Urban Utilities' endorsed consultant has not commenced the connection works; or

(ii) there is no Network Access Permit being issued.

(2) The request must be accompanied by:

(a) the required fee; and

(b) the written consent of:

(i) if the applicant is not the owner of the premises – the owner of the premises; and

(ii) if there is an agreement for a person to buy the premises from the owner of the premises – the other person.

(3) On receiving a request that complies with this section, Urban Utilities will:

(a) cancel the water approval; and

(b) give notice of the cancellation to:

(i) the applicant; and

(ii) for a water approval given under an order of the P&E Court—the court.

SC2.10 Statutory delegations

The *SEQ Water Act* identifies referral agencies for certain aspects of development. Urban Utilities has not delegated any of its decision functions under Section 53 of the *SEQ Water Act*.

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) Residential and non-residential drinking water and wastewater service use charges in each shareholder council local government area can be viewed at **Service Use Charges.**

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, are contained in the **Developer Customer Price List.**

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;
(ii) the calculation of the establishment cost;
(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	5,684.60	11,541.70
Lockyer Valley Regional Council	Lot	5,856.90	11,369.40
Scenic Rim Regional Council (Beaudesert, Canungra, Kooralbyn, Boonah, Kalbar and Aratula)	Lot	3,324.00	13,902.30
Scenic Rim Regional Council (Harrisville, Peak Crossing, Warrill View and Mt Alford)	Lot	5,992.85	0.00
Somerset Regional Council	Lot	2,790.30	12,713.40
Ipswich City Council	Lot	See Tables SC4.2.2.1, SC4.2.2.2, SC4.2.2.3 and SC4.2.2.4	

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

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[1]	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[2], Dual occupancy, Caretaker's accommodation, Multiple dwelling	2 or less bedroom dwelling, 24,609.05	4,060.40	8,244.10	See Tables SC4.2.2.1 and SC4.2.2.2		4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	3 or more bedroom dwelling, 34,452.65	5,684.60	11,541.70			5,856.90	11,369.40	3,324.00	13,902.30	5,992.85	0.00	2,790.30	12,713.40
Accommodation (short term) charge category													
Hotel, Short term accommodation, Resort complex	Each bedroom that is not part of a suite, 12,304.45	2,030.20	4,122.00	See Tables SC4.2.2.1 and SC4.2.2.2		2,082.60	4,069.60	1,187.90	4,964.30	2,097.64	0.00	799.60	4,737.40
	2 or less bedrooms in a suite, 12,304.45	2,030.20	4,122.00			2,082.60	4,069.60	1,187.90	4,964.30	2,097.64	0.00	799.60	4,737.40
	3 or more bedrooms in a suite, 17,226.20	2,842.30	5,770.80			2,916.00	5,697.10	1,662.70	6,950.40	1) for hotel and resort complex, 2,995.87 2) for short-term accommodation 2,097.64	0.00	1,395.90	6,355.90
Tourist park	2 or less tent or caravan sites, 12,304.45	2,030.20	4,122.00			2,082.60	4,069.60	Per caravan or tent site, 1,187.60	Per caravan or tent site, 4,964.60	2,097.64	0.00	799.60	4,737.40
	3 or more tent or caravan sites, 17,226.20	2,842.30	5,770.80			2,916.00	5,697.10	Per caravan or tent site, 1,662.70	Per caravan or tent site, 6,950.40	2,995.87	0.00	1,395.90	6,355.90
	2 or less bedroom cabin, 12,304.45	2,030.20	4,122.00			2,082.60	4,069.60	Per cabin site, 1,187.60	Per cabin site, 4,964.60	2,097.64	0.00	799.60	4,737.40
	3 or more bedroom cabin, 17,226.20	2,842.30	5,770.80			2,916.00	5,697.10	Per cabin site, 1,662.70	Per cabin site, 6,950.40	2,995.87	0.00	1,395.90	6,355.90
Accommodation (long term) charge category													

[1] *Editor's note: The Urban Utilities proportion of the MAC is calculated in accordance with the relevant breakup agreements (or other agreements) for each participating local government, including indexation.*

[2] *Editor's note: Nil charges apply to Secondary Dwellings associated with a Dwelling House (or equivalent local government planning scheme definition).*

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[1]	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
Community residence	Each bedroom that is not part of a suite, 24,609.05	4,060.40	8,244.10	See Tables SC4.2.2.1 and SC4.2.2.2		4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	2 or less bedrooms in a suite, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	3 or more bedrooms in a suite, 34,452.65	5,684.60	11,541.70			5,856.90	11,369.40	3,324.00	13,902.30	5,992.85	0.00	2,790.30	12,713.40
Rooming accommodation	Each bedroom that is not part of a suite, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	2 or less bedrooms in a suite, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	3 or more bedrooms in a suite, 34,452.65	5,684.60	11,541.70			5,856.90	11,369.40	3,324.00	13,902.30	5,992.85	0.00	2,790.30	12,713.40
Relocatable home park	2 or less bedrooms relocatable dwelling site, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	3 or more bedrooms relocatable dwelling site, 34,452.65	5,684.60	11,541.70			5,856.90	11,369.40	3,324.00	13,902.30	5,992.85	0.00	2,790.30	12,713.40
Retirement facility	Each bedroom that is not part of a suite, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	2 or less bedrooms in a suite, 24,609.05	4,060.40	8,244.10			4,165.30	8,139.20	2,373.70	9,930.80	4,195.29	0.00	1,600.50	9,473.60
	3 or more bedrooms in a suite, 34,452.65	5,684.60	11,541.70			5,856.90	11,369.40	3,324.00	13,902.30	5,992.85	0.00	2,790.30	12,713.40
Other Charge Category													
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 Urban Utilities decides to apply to the use.	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		See Tables SC4.2.2.1 and SC4.2.2.2		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.	

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

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[2]	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	for each m² of gross floor area 86.2	14.70	29.30	See Tables SC4.2.2.3 and SC4.2.2.4	12.20	23.10	3.70	14.75	6.00	0.00	5.00	25.95
Community use		14.70	29.30		12.20	23.10	3.70	14.75	6.00	0.00	5.00	25.95
Function facility		14.70	29.30		12.20	23.10	3.70	14.75	6.00	0.00	5.00	25.95
Funeral parlour		14.70	29.30		12.20	23.10	3.70	14.75	6.00	0.00	5.00	25.95
Place of worship		14.70	29.30		12.20	23.10	3.70	14.75	6.00	0.00	5.00	25.95
Commercial (Bulk Goods) Charge Category												
Agricultural supplies store	for each m² of gross floor area 172.25	14.90	29.80	See Tables SC4.2.2.3 and SC4.2.2.4	29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Bulk landscape supplies		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Garden centre		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Hardware and trade supplies		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Outdoor sales		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Showroom		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Commercial (Retail) Charge Category												
Adult store	for each m² of gross floor area 221.5	14.80	29.40	See Tables SC4.2.2.3 and SC4.2.2.4	29.20	57.10	7.30	29.60	12.00	0.00	11.00	66.50
Food and drink outlet		14.80	29.40		29.20	57.10	7.30	29.60	12.00	0.00	11.00	66.50
Service industry		14.80	29.40		29.20	57.10	7.30	29.60	8.60	0.00	11.00	66.50
Shop		14.80	29.40		29.20	57.10	7.30	29.60	12.00	0.00	11.00	66.50
Shopping centre		14.80	29.40		29.20	57.10	7.30	29.60	12.00	0.00	11.00	66.50
Service Station		14.80	29.40		29.20	57.10	1) Fuel pump, 0 2) Shop component, 7.30 3) Food and drink outlet, 7.30	1) Fuel pump, 0 2) Shop component, 29.60 3) Food and drink outlet, 29.60	1) Fuel pump, 0 2) Shop component, 12.00 3) Food and drink outlet, 12.00 4) Vehicle repair shop, 8.60	0.00	11.00	66.50

[2]*Editor's note: The Urban Utilities proportion of the MAC is calculated in accordance with the relevant breakup agreements (or other agreements) for each participating local government, including indexation.*

Development category	Maximum Adopted 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	for each m² of gross floor area 172.25	14.90	29.80	See Tables SC4.2.2.3 and SC4.2.2.4	29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Sales office		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Education Facility Except an Educational Establishment for the Flying Start for Queensland Children Program Charge Category												
Childcare centre	for each m² of gross floor area 172.25	14.90	29.80	See Tables SC4.2.2.3 and SC4.2.2.4	29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Community care centre		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
Educational establishment other than an educational establishment for the Flying Start for Queensland Children program		14.90	29.80		29.70	58.10	7.30	29.60	12.00	0.00	11.00	66.50
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												
Resort complex	for each m² of gross floor area 246.05	24.60	49.20	See Tables SC4.2.2.3 and SC4.2.2.4	41.80	81.20	7.30	29.60	12.00	0.00	11.20	67.50
Hotel		24.60	49.20		41.80	81.20	7.30	29.60	12.00	0.00	11.20	67.50
Nightclub entertainment facility		24.60	49.20		41.80	81.20	7.30	29.60	12.00	0.00	11.20	67.50
Theatre		24.60	49.20		41.80	81.20	7.30	29.60	12.00	0.00	11.20	67.50
Indoor Sport and Recreational Facility Charge Category												
Indoor sport and recreation (other than for a court area)	1) for each m² of gross floor area, other than court areas 246.05	24.60	49.20	See Tables SC4.2.2.3 and SC4.2.2.4	41.80	81.20	12.30	49.20	20.40	0.00	11.20	67.50
Indoor sport and recreation (for a court area)	2) for each m² of gross floor area that is a court area 24.55	2.50	3.60		2.50	3.60	1.30	4.80	2.40	0.00	1.30	4.80

Development category	Maximum Adopted Charge (MAC) ($ per demand unit) *As per Schedule 16, column 2 in Planning Regulation 2017*[2]	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	for each m² of gross floor area 86.2	16.00	33.10	See Tables SC4.2.2.3 and SC4.2.2.4	15.77	36.73	9.70	39.55	15.60	0.00	7.50	41.60
Special industry (Noxious and hazardous industries)		16.00	33.10		15.77	36.73	9.70	39.55	15.60	0.00	7.50	41.60
Other Industry Charge Category												
Low impact industry	for each m² of gross floor area 61.5	14.90	29.30	See Tables SC4.2.2.3 and SC4.2.2.4	12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Medium impact industry		14.90	29.30		12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Research and technology industry		14.90	29.30		12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Rural industry		14.90	29.30		12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Warehouse		14.90	29.30		12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Marine and Waterfront Industry		14.90	29.30		12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
Transport depot		N/a - Refer to Other Uses charge category			12.30	23.30	7.30	29.60	12.00	0.00	5.00	25.70
High Impact Rural												
Cultivating, in a confined area, aquatic animals or plants for sale	for each m² of gross floor area 24.55	3.60	8.60	See Tables SC4.2.2.3 and SC4.2.2.4	3.69	8.51	0.00	0.00	0.00	0.00	1.90	10.30
Intensive animal industry		3.60	8.60		3.69	8.51	0.00	0.00	0.00	0.00	1.90	10.30
Intensive horticulture		3.60	8.60		3.69	8.51	0.00	0.00	0.00	0.00	1.90	10.30
Wholesale nursery		3.60	8.60		3.69	8.51	0.00	0.00	0.00	0.00	1.90	10.30
Winery		3.60	8.60		3.69	8.51	0.00	0.00	0.00	0.00	1.90	10.30
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 Adopted 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	for each m² of gross floor area 172.25	14.70	30.00	See Tables SC4.2.2.3 and SC4.2.2.4		10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
Emergency services		14.70	30.00			10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
Health care service		14.70	30.00			10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
Hospital		14.70	30.00			10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
Residential care facility		14.70	30.00			10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
Veterinary service		13.40	31.30			10.86	25.24	7.30	29.60	12.00	0.00	5.00	25.90
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 Urban Utilities decides to apply to the use.	The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		See Tables SC4.2.2.3 and SC4.2.2.4		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government Urban Utilities decides to apply to the use.		The prescribed amount for another similar use listed in column 1 (other than in this row) that the local government or Urban Utilities decides to apply to 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 Adopted 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	for each m² of gross floor area 221.5	4.20	20.73
Food and drink outlet		4.20	20.73
Service industry		4.20	20.73
Service station		4.20	20.73
Shop		4.20	20.73
Shopping centre		4.20	20.73
Commercial (Office) Charge Category			
Office	for each m² of gross floor area 172.25	4.20	20.73
Sales office		4.20	20.73
High Industry Charge Category			
High impact industry	for each m² of gross floor area 86.2	4.20	20.73
Other Industry Charge Category			
Low impact industry	for each m² of gross floor area 61.5	4.20	20.73
Medium impact industry		4.20	20.73
Research and technology industry		4.20	20.73
Rural industry		4.20	20.73
Warehouse		4.20	20.73
Marine and waterfront industry		4.20	20.73
Transport depot		4.20	20.73

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 calculated by adding the UUNC and the ICCNC;

(c) the maximum adopted charge (MAC) under the Planning Regulation will 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) the adopted charge for Urban Utilities' trunk infrastructure networks will be calculated 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 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	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	2209	3313	3865	2761	3865	4417	5212	7289	4263	5963	3313	3313	1657	3313	4970	1657	1436	2871	4307	1436	2209	3313	3865	2209	3313	6626	9939	1657	3313	4970	1657	2209	4417	6626	2209	2209	4417	6626
2	1853	2779	3242	2316	3242	3705	4372	6113	3575	5002	2779	2779	1389	2779	4168	1389	1204	2408	3612	1204	1853	2779	3242	1853	2779	5558	8336	1389	2779	4168	1389	1853	3705	5558	1853	1853	3705	5558
3	1475	2213	2581	1844	2581	2950	3481	4868	2847	3983	2213	2213	1106	2213	3319	1106	959	1918	2876	959	1475	2213	2581	1475	2213	4425	6638	1106	2213	3319	1106	1475	2950	4425	1475	1475	2950	4425
4	1712	2568	2996	2140	2996	3424	4040	5649	3304	4622	2568	2568	1284	2568	3852	1284	1113	2225	3338	1113	1712	2568	2996	1712	2568	5136	7704	1284	2568	3852	1284	1712	3424	5136	1712	1712	3424	5136
5	935	1403	1637	1169	1637	1871	2208	3087	1805	2526	1403	1403	702	1403	2105	702	608	1216	1824	608	935	1403	1637	935	1403	2806	4209	702	1403	2105	702	935	1871	2806	935	935	1871	2806
6	570	855	998	713	998	1140	1346	1881	1100	1539	855	855	428	855	1283	428	371	741	1112	371	570	855	998	570	855	1710	2566	428	855	1283	428	570	1140	1710	570	570	1140	1710
7	1584	2375	2771	1979	2771	3167	3737	5226	3056	4276	2375	2375	1188	2375	3563	1188	1029	2059	3088	1029	1584	2375	2771	1584	2375	4751	7126	1188	2375	3563	1188	1584	3167	4751	1584	1584	3167	4751
8	1035	1552	1811	1293	1811	2070	2442	3415	1997	2794	1552	1552	776	1552	2328	776	673	1345	2018	673	1035	1552	1811	1035	1552	3104	4657	776	1552	2328	776	1035	2070	3104	1035	1035	2070	3104
9	940	1410	1645	1175	1645	1880	2218	3102	1814	2538	1410	1410	705	1410	2115	705	611	1222	1833	611	940	1410	1645	940	1410	2820	4230	705	1410	2115	705	940	1880	2820	940	940	1880	2820
10	1742	2614	3049	2178	3049	3485	4112	5750	3363	4705	2614	2614	1307	2614	3921	1307	1133	2265	3398	1133	1742	2614	3049	1742	2614	5227	7841	1307	2614	3921	1307	1742	3485	5227	1742	1742	3485	5227
11	1330	1995	2327	1662	2327	2660	3138	4388	2567	3590	1995	1995	997	1995	2992	997	864	1729	2593	864	1330	1995	2327	1330	1995	3989	5984	997	1995	2992	997	1330	2660	3989	1330	1330	2660	3989
12	804	1206	1407	1005	1407	1608	1897	2653	1552	2171	1206	1206	603	1206	1809	603	523	1045	1568	523	804	1206	1407	804	1206	2412	3618	603	1206	1809	603	804	1608	2412	804	804	1608	2412
13	2718	4077	4756	3397	4756	5435	6414	8968	5245	7338	4077	4077	2038	4077	6115	2038	1766	3533	5299	1766	2718	4077	4756	2718	4077	8153	12230	2038	4077	6115	2038	2718	5435	8153	2718	2718	5435	8153
14	1831	2747	3205	2289	3205	3662	4321	6043	3534	4944	2747	2747	1373	2747	4120	1373	1190	2380	3571	1190	1831	2747	3205	1831	2747	5493	8240	1373	2747	4120	1373	1831	3662	5493	1831	1831	3662	5493
15	1683	2524	2945	2104	2945	3366	3972	5553	3248	4544	2524	2524	1262	2524	3786	1262	1094	2188	3282	1094	1683	2524	2945	1683	2524	5049	7573	1262	2524	3786	1262	1683	3366	5049	1683	1683	3366	5049
16	3438	5156	6016	4297	6016	6875	8113	11344	6635	9282	5156	5156	2578	5156	7735	2578	2234	4469	6703	2234	3438	5156	6016	3438	5156	10313	15469	2578	5156	7735	2578	3438	6875	10313	3438	3438	6875	10313
17	3080	4620	5390	3850	5390	6160	7269	10164	5944	8316	4620	4620	2310	4620	6930	2310	2002	4004	6006	2002	3080	4620	5390	3080	4620	9240	13860	2310	4620	6930	2310	3080	6160	9240	3080	3080	6160	9240
18	2993	4489	5237	3741	5237	5986	7063	9876	5776	8081	4489	4489	2245	4489	6734	2245	1945	3891	5836	1945	2993	4489	5237	2993	4489	8978	13468	2245	4489	6734	2245	2993	5986	8978	2993	2993	5986	8978
19	7082	10622	12393	8852	12393	14163	16712	23369	13667	19120	10622	10622	5311	10622	15933	5311	4603	9206	13809	4603	7082	10622	12393	7082	10622	21245	31867	5311	10622	15933	5311	7082	14163	21245	7082	7082	14163	21245
20	1909	2864	3341	2386	3341	3818	4505	6300	3685	5155	2864	2864	1432	2864	4295	1432	1241	2482	3723	1241	1909	2864	3341	1909	2864	5727	8591	1432	2864	4295	1432	1909	3818	5727	1909	1909	3818	5727
21	1486	2229	2600	1857	2600	2971	3506	4903	2867	4011	2229	2229	1114	2229	3343	1114	966	1931	2897	966	1486	2229	2600	1486	2229	4457	6686	1114	2229	3343	1114	1486	2971	4457	1486	1486	2971	4457
22	2001	3001	3501	2501	3501	4002	4722	6603	3862	5402	3001	3001	1501	3001	4502	1501	1301	2601	3902	1301	2001	3001	3501	2001	3001	6002	9004	1501	3001	4502	1501	2001	4002	6002	2001	2001	4002	6002
23	1758	2637	3076	2197	3076	3516	4148	5801	3393	4746	2637	2637	1318	2637	3955	1318	1143	2285	3428	1143	1758	2637	3076	1758	2637	5273	7910	1318	2637	3955	1318	1758	3516	5273	1758	1758	3516	5273
24	610	915	1067	762	1067	1220	1439	2013	1177	1647	915	915	457	915	1372	457	396	793	1189	396	610	915	1067	610	915	1830	2744	457	915	1372	457	610	1220	1830	610	610	1220	1830
25	1481	2222	2592	1851	2592	2962	3495	4888	2859	3999	2222	2222	1111	2222	3333	1111	963	1925	2888	963	1481	2222	2592	1481	2222	4443	6665	1111	2222	3333	1111	1481	2962	4443	1481	1481	2962	4443
26	1571	2357	2750	1964	2750	3143	3708	5185	3033	4243	2357	2357	1178	2357	3535	1178	1021	2043	3064	1021	1571	2357	2750	1571	2357	4714	7071	1178	2357	3535	1178	1571	3143	4714	1571	1571	3143	4714
27	1689	2533	2956	2111	2956	3378	3986	5574	3260	4560	2533	2533	1267	2533	3800	1267	1098	2196	3294	1098	1689	2533	2956	1689	2533	5067	7600	1267	2533	3800	1267	1689	3378	5067	1689	1689	3378	5067
28	1032	1548	1806	1290	1806	2063	2435	3405	1991	2786	1548	1548	774	1548	2321	774	671	1341	2012	671	1032	1548	1806	1032	1548	3095	4643	774	1548	2321	774	1032	2063	3095	1032	1032	2063	3095
29	919	1378	1608	1148	1608	1837	2168	3031	1773	2480	1378	1378	689	1378	2067	689	597	1194	1791	597	919	1378	1608	919	1378	2756	4134	689	1378	2067	689	919	1837	2756	919	919	1837	2756
30	1458	2187	2552	1823	2552	2916	3441	4812	2814	3937	2187	2187	1094	2187	3281	1094	948	1896	2843	948	1458	2187	2552	1458	2187	4375	6562	1094	2187	3281	1094	1458	2916	4375	1458	1458	2916	4375
31	280	420	490	350	490	559	660	923	540	755	420	420	210	420	629	210	182	364	545	182	280	420	490	280	420	839	1259	210	420	629	210	280	559	839	280	280	559	839
32	1330	1995	2327	1662	2327	2660	3138	4388	2567	3590	1995	1995	997	1995	2992	997	864	1729	2593	864	1330	1995	2327	1330	1995	3989	5984	997	1995	2992	997	1330	2660	3989	1330	1330	2660	3989
33	682	1023	1193	852	1193	1363	1609	2250	1316	1841	1023	1023	511	1023	1534	511	443	886	1329	443	682	1023	1193	682	1023	2045	3068	511	1023	1534	511	682	1363	2045	682	682	1363	2045
34	7974	11961	13955	9968	13955	15948	18819	26315	15390	21530	11961	11961	5981	11961	17942	5981	5183	10366	15550	5183	7974	11961	13955	7974	11961	23923	35884	5981	11961	17942	5981	7974	15948	23923	7974	7974	15948	23923

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 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
1	2702	4054	4729	3378	4729	5405	6378	8918	5216	7296	4054	4054	2027	4054	6080	2027	1757	3513	5270	1757	2702	4054	4729	2702	4054	8107	12161	2027	4054	6080	2027	2702	5405	8107	2702	2702	5405	8107
2	2566	3850	4491	3208	4491	5133	6057	8469	4953	6929	3850	3850	1925	3850	5774	1925	1668	3336	5004	1668	2566	3850	4491	2566	3850	7699	11549	1925	3850	5774	1925	2566	5133	7699	2566	2566	5133	7699
3	2756	4134	4823	3445	4823	5512	6504	9094	5319	7441	4134	4134	2067	4134	6201	2067	1791	3583	5374	1791	2756	4134	4823	2756	4134	8268	12401	2067	4134	6201	2067	2756	5512	8268	2756	2756	5512	8268
4	1866	2799	3266	2333	3266	3733	4404	6159	3602	5039	2799	2799	1400	2799	4199	1400	1213	2426	3639	1213	1866	2799	3266	1866	2799	5599	8398	1400	2799	4199	1400	1866	3733	5599	1866	1866	3733	5599
5	2673	4010	4678	3342	4678	5347	6309	8822	5160	7218	4010	4010	2005	4010	6015	2005	1738	3475	5213	1738	2673	4010	4678	2673	4010	8020	12030	2005	4010	6015	2005	2673	5347	8020	2673	2673	5347	8020
6	4427	6640	7746	5533	7746	8853	10447	14608	8543	11952	6640	6640	3320	6640	9960	3320	2877	5754	8632	2877	4427	6640	7746	4427	6640	13280	19919	3320	6640	9960	3320	4427	8853	13280	4427	4427	8853	13280
7	1414	2121	2474	1767	2474	2828	3337	4666	2729	3817	2121	2121	1060	2121	3181	1060	919	1838	2757	919	1414	2121	2474	1414	2121	4242	6362	1060	2121	3181	1060	1414	2828	4242	1414	1414	2828	4242
8	8199	12298	14348	10249	14348	16398	19349	27056	15824	22137	12298	12298	6149	12298	18447	6149	5329	10659	15988	5329	8199	12298	14348	8199	12298	24597	36895	6149	12298	18447	6149	8199	16398	24597	8199	8199	16398	24597
9	1937	2905	3389	2421	3389	3873	4570	6391	3738	5229	2905	2905	1452	2905	4357	1452	1259	2518	3776	1259	1937	2905	3389	1937	2905	5810	8715	1452	2905	4357	1452	1937	3873	5810	1937	1937	3873	5810
10	2261	3391	3956	2826	3956	4521	5335	7460	4363	6104	3391	3391	1695	3391	5086	1695	1469	2939	4408	1469	2261	3391	3956	2261	3391	6782	10173	1695	3391	5086	1695	2261	4521	6782	2261	2261	4521	6782
11	5758	8637	10076	7197	10076	11516	13589	19001	11113	15546	8637	8637	4318	8637	12955	4318	3743	7485	11228	3743	5758	8637	10076	5758	8637	17274	25910	4318	8637	12955	4318	5758	11516	17274	5758	5758	11516	17274
12	6982	10473	12219	8728	12219	13964	16478	23041	13476	18852	10473	10473	5237	10473	15710	5237	4538	9077	13615	4538	6982	10473	12219	6982	10473	20947	31420	5237	10473	15710	5237	6982	13964	20947	6982	6982	13964	20947
13	2424	3636	4242	3030	4242	4848	5721	8000	4679	6545	3636	3636	1818	3636	5454	1818	1576	3151	4727	1576	2424	3636	4242	2424	3636	7273	10909	1818	3636	5454	1818	2424	4848	7273	2424	2424	4848	7273
14	3153	4730	5518	3942	5518	6307	7442	10406	6086	8514	4730	4730	2365	4730	7095	2365	2050	4099	6149	2050	3153	4730	5518	3153	4730	9460	14190	2365	4730	7095	2365	3153	6307	9460	3153	3153	6307	9460
15	1995	2992	3491	2493	3491	3989	4707	6582	3850	5386	2992	2992	1496	2992	4488	1496	1297	2593	3890	1297	1995	2992	3491	1995	2992	5984	8976	1496	2992	4488	1496	1995	3989	5984	1995	1995	3989	5984
16	1900	2850	3325	2375	3325	3800	4484	6270	3667	5130	2850	2850	1425	2850	4275	1425	1235	2470	3705	1235	1900	2850	3325	1900	2850	5700	8550	1425	2850	4275	1425	1900	3800	5700	1900	1900	3800	5700
17	2820	4230	4935	3525	4935	5640	6655	9306	5443	7614	4230	4230	2115	4230	6345	2115	1833	3666	5499	1833	2820	4230	4935	2820	4230	8460	12690	2115	4230	6345	2115	2820	5640	8460	2820	2820	5640	8460
18	3360	5039	5879	4200	5879	6719	7929	11087	6484	9071	5039	5039	2520	5039	7559	2520	2184	4368	6551	2184	3360	5039	5879	3360	5039	10079	15118	2520	5039	7559	2520	3360	6719	10079	3360	3360	6719	10079
19	2174	3260	3804	2717	3804	4347	5130	7173	4195	5869	3260	3260	1630	3260	4890	1630	1413	2826	4238	1413	2174	3260	3804	2174	3260	6521	9781	1630	3260	4890	1630	2174	4347	6521	2174	2174	4347	6521
20	8654	12982	15145	10818	15145	17309	20424	28559	16703	23367	12982	12982	6491	12982	19472	6491	5625	11251	16876	5625	8654	12982	15145	8654	12982	25963	38945	6491	12982	19472	6491	8654	17309	25963	8654	8654	17309	25963
21	6313	9469	11047	7891	11047	12625	14898	20832	12184	17044	9469	9469	4735	9469	14204	4735	4103	8207	12310	4103	6313	9469	11047	6313	9469	18938	28407	4735	9469	14204	4735	6313	12625	18938	6313	6313	12625	18938
22	6580	9870	11515	8225	11515	13160	15529	21715	12700	17767	9870	9870	4935	9870	14805	4935	4277	8554	12831	4277	6580	9870	11515	6580	9870	19741	29611	4935	9870	14805	4935	6580	13160	19741	6580	6580	13160	19741
23	1172	1759	2052	1465	2052	2345	2767	3869	2263	3165	1759	1759	879	1759	2638	879	762	1524	2286	762	1172	1759	2052	1172	1759	3517	5276	879	1759	2638	879	1172	2345	3517	1172	1172	2345	3517
24	1750	2625	3063	2188	3063	3500	4130	5775	3378	4725	2625	2625	1313	2625	3938	1313	1138	2275	3413	1138	1750	2625	3063	1750	2625	5250	7876	1313	2625	3938	1313	1750	3500	5250	1750	1750	3500	5250
25	1411	2116	2469	1764	2469	2822	3330	4656	2723	3809	2116	2116	1058	2116	3174	1058	917	1834	2751	917	1411	2116	2469	1411	2116	4232	6349	1058	2116	3174	1058	1411	2822	4232	1411	1411	2822	4232
26	1921	2882	3362	2402	3362	3843	4534	6340	3708	5188	2882	2882	1441	2882	4323	1441	1249	2498	3747	1249	1921	2882	3362	1921	2882	5764	8646	1441	2882	4323	1441	1921	3843	5764	1921	1921	3843	5764
27	3613	5420	6323	4517	6323	7227	8528	11924	6974	9756	5420	5420	2710	5420	8130	2710	2349	4697	7046	2349	3613	5420	6323	3613	5420	10840	16260	2710	5420	8130	2710	3613	7227	10840	3613	3613	7227	10840
28	2096	3143	3667	2619	3667	4191	4946	6915	4044	5658	3143	3143	1572	3143	4715	1572	1362	2724	4086	1362	2096	3143	3667	2096	3143	6287	9430	1572	3143	4715	1572	2096	4191	6287	2096	2096	4191	6287

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 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 caravan site	2 caravan sites	3 caravan sites	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	Suite with 1 bedroom	Suite with 2 bedrooms	Suite with 3 or more bedrooms	Bedroom that is not within a suite	1 tent site	2 tent sites	3 tent sites
29	1970	2955	3448	2463	3448	3940	4650	6502	3803	5320	2955	2955	1478	2955	4433	1478	1281	2561	3842	1281	1970	2955	3448	1970	2955	5911	8866	1478	2955	4433	1478	1970	3940	5911	1970	1970	3940	5911
30	2303	3455	4031	2879	4031	4607	5436	7601	4446	6219	3455	3455	1728	3455	5183	1728	1497	2994	4492	1497	2303	3455	4031	2303	3455	6910	10366	1728	3455	5183	1728	2303	4607	6910	2303	2303	4607	6910
31	2114	3171	3699	2642	3699	4228	4989	6976	4080	5708	3171	3171	1585	3171	4756	1585	1374	2748	4122	1374	2114	3171	3699	2114	3171	6342	9513	1585	3171	4756	1585	2114	4228	6342	2114	2114	4228	6342
32	1365	2047	2389	1706	2389	2730	3221	4504	2634	3685	2047	2047	1024	2047	3071	1024	887	1774	2662	887	1365	2047	2389	1365	2047	4095	6142	1024	2047	3071	1024	1365	2730	4095	1365	1365	2730	4095
33	1810	2715	3167	2262	3167	3619	4271	5972	3493	4886	2715	2715	1357	2715	4072	1357	1176	2353	3529	1176	1810	2715	3167	1810	2715	5429	8144	1357	2715	4072	1357	1810	3619	5429	1810	1810	3619	5429
34	1605	2407	2809	2006	2809	3210	3788	5296	3098	4333	2407	2407	1204	2407	3611	1204	1043	2086	3130	1043	1605	2407	2809	1605	2407	4815	7222	1204	2407	3611	1204	1605	3210	4815	1605	1605	3210	4815
35	4971	7456	8699	6213	8699	9941	11731	16403	9593	13421	7456	7456	3728	7456	11184	3728	3231	6462	9693	3231	4971	7456	8699	4971	7456	14912	22368	3728	7456	11184	3728	4971	9941	14912	4971	4971	9941	14912
36	9425	14137	16493	11781	16493	18849	22242	31102	18190	25447	14137	14137	7069	14137	21206	7069	6126	12252	18378	6126	9425	14137	16493	9425	14137	28274	42411	7069	14137	21206	7069	9425	18849	28274	9425	9425	18849	28274
37	1363	2045	2386	1704	2386	2727	3218	4499	2631	3681	2045	2045	1023	2045	3068	1023	886	1772	2659	886	1363	2045	2386	1363	2045	4090	6135	1023	2045	3068	1023	1363	2727	4090	1363	1363	2727	4090
38	6991	10487	12235	8739	12235	13983	16500	23071	13493	18877	10487	10487	5244	10487	15731	5244	4544	9089	13633	4544	6991	10487	12235	6991	10487	20974	31461	5244	10487	15731	5244	6991	13983	20974	6991	6991	13983	20974
39	8122	12184	14214	10153	14214	16245	19169	26804	15676	21931	12184	12184	6092	12184	18276	6092	5280	10559	15839	5280	8122	12184	14214	8122	12184	24367	36551	6092	12184	18276	6092	8122	16245	24367	8122	8122	16245	24367
40	11224	16836	19642	14030	19642	22448	26488	37038	21662	30304	16836	16836	8418	16836	25253	8418	7295	14591	21886	7295	11224	16836	19642	11224	16836	33671	50507	8418	16836	25253	8418	11224	22448	33671	11224	11224	22448	33671
41	1175	1763	2057	1469	2057	2351	2774	3879	2269	3174	1763	1763	882	1763	2645	882	764	1528	2292	764	1175	1763	2057	1175	1763	3526	5289	882	1763	2645	882	1175	2351	3526	1175	1175	2351	3526
42	2754	4132	4820	3443	4820	5509	6500	9089	5316	7437	4132	4132	2066	4132	6197	2066	1790	3581	5371	1790	2754	4132	4820	2754	4132	8263	12395	2066	4132	6197	2066	2754	5509	8263	2754	2754	5509	8263
43	1561	2341	2731	1951	2731	3121	3683	5150	3012	4214	2341	2341	1170	2341	3511	1170	1014	2029	3043	1014	1561	2341	2731	1561	2341	4682	7023	1170	2341	3511	1170	1561	3121	4682	1561	1561	3121	4682
44	3699	5548	6473	4624	6473	7398	8730	12207	7139	9987	5548	5548	2774	5548	8323	2774	2404	4809	7213	2404	3699	5548	6473	3699	5548	11097	16645	2774	5548	8323	2774	3699	7398	11097	3699	3699	7398	11097
45	2354	3531	4119	2942	4119	4708	5555	7768	4543	6356	3531	3531	1765	3531	5296	1765	1530	3060	4590	1530	2354	3531	4119	2354	3531	7062	10593	1765	3531	5296	1765	2354	4708	7062	2354	2354	4708	7062
46	2128	3192	3723	2660	3723	4255	5021	7021	4106	5745	3192	3192	1596	3192	4787	1596	1383	2766	4149	1383	2128	3192	3723	2128	3192	6383	9575	1596	3192	4787	1596	2128	4255	6383	2128	2128	4255	6383
47	2229	3343	3900	2786	3900	4457	5259	7354	4301	6017	3343	3343	1671	3343	5014	1671	1449	2897	4346	1449	2229	3343	3900	2229	3343	6686	10028	1671	3343	5014	1671	2229	4457	6686	2229	2229	4457	6686
48	2782	4173	4868	3477	4868	5564	6565	9180	5369	7511	4173	4173	2086	4173	6259	2086	1808	3616	5425	1808	2782	4173	4868	2782	4173	8346	12518	2086	4173	6259	2086	2782	5564	8346	2782	2782	5564	8346
49	2672	4008	4676	3340	4676	5344	6305	8817	5157	7214	4008	4008	2004	4008	6012	2004	1737	3473	5210	1737	2672	4008	4676	2672	4008	8015	12023	2004	4008	6012	2004	2672	5344	8015	2672	2672	5344	8015
50	1834	2751	3210	2293	3210	3668	4329	6053	3540	4952	2751	2751	1376	2751	4127	1376	1192	2384	3577	1192	1834	2751	3210	1834	2751	5503	8254	1376	2751	4127	1376	1834	3668	5503	1834	1834	3668	5503
51	2224	3336	3892	2780	3892	4448	5249	7339	4292	6005	3336	3336	1668	3336	5004	1668	1446	2891	4337	1446	2224	3336	3892	2224	3336	6672	10008	1668	3336	5004	1668	2224	4448	6672	2224	2224	4448	6672
52	1473	2210	2579	1842	2579	2947	3477	4862	2844	3978	2210	2210	1105	2210	3315	1105	958	1916	2873	958	1473	2210	2579	1473	2210	4420	6631	1105	2210	3315	1105	1473	2947	4420	1473	1473	2947	4420
53	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
54	2134	3201	3734	2667	3734	4268	5036	7041	4118	5761	3201	3201	1600	3201	4801	1600	1387	2774	4161	1387	2134	3201	3734	2134	3201	6401	9602	1600	3201	4801	1600	2134	4268	6401	2134	2134	4268	6401
55	1848	2772	3234	2310	3234	3696	4361	6098	3567	4989	2772	2772	1386	2772	4158	1386	1201	2402	3604	1201	1848	2772	3234	1848	2772	5544	8316	1386	2772	4158	1386	1848	3696	5544	1848	1848	3696	5544
56	1527	2290	2672	1909	2672	3054	3604	5039	2947	4123	2290	2290	1145	2290	3436	1145	993	1985	2978	993	1527	2290	2672	1527	2290	4581	6871	1145	2290	3436	1145	1527	3054	4581	1527	1527	3054	4581
57	1672	2508	2926	2090	2926	3344	3946	5518	3227	4515	2508	2508	1254	2508	3762	1254	1087	2174	3261	1087	1672	2508	2926	1672	2508	5017	7525	1254	2508	3762	1254	1672	3344	5017	1672	1672	3344	5017

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, Carpark, 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	13.25	39.76	33.13	6.63	13.25	33.13	198.78	106.02	19.88	33.13	25.84	25.84	43.07	39.76	13.25	13.25	19.88	33.13	6.63	19.88	0.00	0.00	14.58	19.88	33.13	33.13	13.25	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	11.11	33.34	27.78	5.56	11.11	27.78	166.68	88.90	16.67	27.78	21.67	21.67	36.11	33.34	11.11	11.11	16.67	27.78	5.56	16.67	0.00	0.00	12.22	16.67	27.78	27.78	11.11	
3	8.85	26.55	22.13	4.43	8.85	22.13	132.75	70.80	13.28	22.13	17.26	17.26	28.76	26.55	8.85	8.85	13.28	22.13	4.43	13.28	0.00	0.00	9.74	13.28	22.13	22.13	8.85	
4	10.27	30.81	25.68	5.14	10.27	25.68	154.07	82.17	15.41	25.68	20.03	20.03	33.38	30.81	10.27	10.27	15.41	25.68	5.14	15.41	0.00	0.00	11.30	15.41	25.68	25.68	10.27	
5	5.61	16.83	14.02	2.80	5.61	14.02	84.14	44.88	8.41	14.02	10.94	10.94	18.23	16.83	5.61	5.61	8.41	14.02	2.80	8.41	0.00	0.00	6.17	8.41	14.02	14.02	5.61	
6	3.42	10.27	8.56	1.71	3.42	8.56	51.36	27.39	5.14	8.56	6.68	6.68	11.13	10.27	3.42	3.42	5.14	8.56	1.71	5.14	0.00	0.00	3.77	5.14	8.56	8.56	3.42	
7	9.50	28.50	23.75	4.75	9.50	23.75	142.49	76.00	14.25	23.75	18.52	18.52	30.87	28.50	9.50	9.50	14.25	23.75	4.75	14.25	0.00	0.00	10.45	14.25	23.75	23.75	9.50	
8	6.21	18.64	15.53	3.11	6.21	15.53	93.20	49.71	9.32	15.53	12.12	12.12	20.19	18.64	6.21	6.21	9.32	15.53	3.11	9.32	0.00	0.00	6.83	9.32	15.53	15.53	6.21	
9	5.65	16.94	14.12	2.82	5.65	14.12	84.72	45.18	8.47	14.12	11.01	11.01	18.36	16.94	5.65	5.65	8.47	14.12	2.82	8.47	0.00	0.00	6.21	8.47	14.12	14.12	5.65	
10	10.45	31.34	26.12	5.22	10.45	26.12	156.71	83.58	15.67	26.12	20.37	20.37	33.95	31.34	10.45	10.45	15.67	26.12	5.22	15.67	0.00	0.00	11.49	15.67	26.12	26.12	10.45	
11	7.98	23.94	19.95	3.99	7.98	19.95	119.68	63.83	11.97	19.95	15.56	15.56	25.93	23.94	7.98	7.98	11.97	19.95	3.99	11.97	0.00	0.00	8.78	11.97	19.95	19.95	7.98	
12	4.82	14.47	12.06	2.41	4.82	12.06	72.34	38.58	7.23	12.06	9.40	9.40	15.67	14.47	4.82	4.82	7.23	12.06	2.41	7.23	0.00	0.00	5.30	7.23	12.06	12.06	4.82	
13	16.30	48.90	40.75	8.15	16.30	40.75	244.52	130.41	24.45	40.75	31.79	31.79	52.98	48.90	16.30	16.30	24.45	40.75	8.15	24.45	0.00	0.00	17.93	24.45	40.75	40.75	16.30	
14	10.99	32.97	27.47	5.49	10.99	27.47	164.85	87.92	16.48	27.47	21.43	21.43	35.72	32.97	10.99	10.99	16.48	27.47	5.49	16.48	0.00	0.00	12.09	16.48	27.47	27.47	10.99	
15	10.10	30.29	25.24	5.05	10.10	25.24	151.44	80.77	15.14	25.24	19.69	19.69	32.81	30.29	10.10	10.10	15.14	25.24	5.05	15.14	0.00	0.00	11.11	15.14	25.24	25.24	10.10	
16	20.63	61.88	51.57	10.31	20.63	51.57	309.41	165.02	30.94	51.57	40.22	40.22	67.04	61.88	20.63	20.63	30.94	51.57	10.31	30.94	0.00	0.00	22.69	30.94	51.57	51.57	20.63	
17	18.48	55.44	46.20	9.24	18.48	46.20	277.19	147.84	27.72	46.20	36.04	36.04	60.06	55.44	18.48	18.48	27.72	46.20	9.24	27.72	0.00	0.00	20.33	27.72	46.20	46.20	18.48	
18	17.96	53.88	44.90	8.98	17.96	44.90	269.40	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	42.49	127.48	106.23	21.25	42.49	106.23	637.38	339.94	63.74	106.23	82.86	82.86	138.10	127.48	42.49	42.49	63.74	106.23	21.25	63.74	0.00	0.00	46.74	63.74	106.23	106.23	42.49	
20	11.45	34.35	28.62	5.72	11.45	28.62	171.73	91.59	17.17	28.62	22.32	22.32	37.21	34.35	11.45	11.45	17.17	28.62	5.72	17.17	0.00	0.00	12.59	17.17	28.62	28.62	11.45	
21	8.91	26.73	22.28	4.46	8.91	22.28	133.67	71.29	13.37	22.28	17.38	17.38	28.96	26.73	8.91	8.91	13.37	22.28	4.46	13.37	0.00	0.00	9.80	13.37	22.28	22.28	8.91	
22	12.01	36.02	30.02	6.00	12.01	30.02	180.10	96.05	18.01	30.02	23.41	23.41	39.02	36.02	12.01	12.01	18.01	30.02	6.00	18.01	0.00	0.00	13.21	18.01	30.02	30.02	12.01	
23	10.55	31.64	26.37	5.27	10.55	26.37	158.20	84.37	15.82	26.37	20.57	20.57	34.28	31.64	10.55	10.55	15.82	26.37	5.27	15.82	0.00	0.00	11.60	15.82	26.37	26.37	10.55	
24	3.66	10.98	9.15	1.83	3.66	9.15	54.91	29.29	5.49	9.15	7.14	7.14	11.90	10.98	3.66	3.66	5.49	9.15	1.83	5.49	0.00	0.00	4.03	5.49	9.15	9.15	3.66	
25	8.89	26.66	22.22	4.44	8.89	22.22	133.32	71.11	13.33	22.22	17.33	17.33	28.89	26.66	8.89	8.89	13.33	22.22	4.44	13.33	0.00	0.00	9.78	13.33	22.22	22.22	8.89	
26	9.42	28.27	23.56	4.71	9.42	23.56	141.35	75.39	14.13	23.56	18.38	18.38	30.63	28.27	9.42	9.42	14.13	23.56	4.71	14.13	0.00	0.00	10.37	14.13	23.56	23.56	9.42	
27	10.13	30.40	25.33	5.07	10.13	25.33	152.01	81.07	15.20	25.33	19.76	19.76	32.94	30.40	10.13	10.13	15.20	25.33	5.07	15.20	0.00	0.00	11.15	15.20	25.33	25.33	10.13	
28	6.19	18.57	15.48	3.10	6.19	15.48	92.86	49.52	9.29	15.48	12.07	12.07	20.12	18.57	6.19	6.19	9.29	15.48	3.10	9.29	0.00	0.00	6.81	9.29	15.48	15.48	6.19	
29	5.51	16.53	13.78	2.76	5.51	13.78	82.65	44.08	8.27	13.78	10.74	10.74	17.91	16.53	5.51	5.51	8.27	13.78	2.76	8.27	0.00	0.00	6.06	8.27	13.78	13.78	5.51	
30	8.75	26.25	21.88	4.38	8.75	21.88	131.26	70.01	13.13	21.88	17.06	17.06	28.44	26.25	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	
31	1.68	5.04	4.20	0.84	1.68	4.20	25.22	13.45	2.52	4.20	3.28	3.28	5.46	5.04	1.68	1.68	2.52	4.20	0.84	2.52	0.00	0.00	1.85	2.52	4.20	4.20	1.68	
32	7.98	23.94	19.95	3.99	7.98	19.95	119.68	63.83	11.97	19.95	15.56	15.56	25.93	23.94	7.98	7.98	11.97	19.95	3.99	11.97	0.00	0.00	8.78	11.97	19.95	19.95	7.98	
33	4.09	12.27	10.22	2.04	4.09	10.22	61.33	32.71	6.13	10.22	7.97	7.97	13.29	12.27	4.09	4.09	6.13	10.22	2.04	6.13	0.00	0.00	4.50	6.13	10.22	10.22	4.09	
34	47.85	143.55	119.62	23.92	47.85	119.62	717.75	382.80	71.77	119.62	93.31	93.31	155.51	143.55	47.85	47.85	71.77	119.62	23.92	71.77	0.00	0.00	52.63	71.77	119.62	119.62	47.85	

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 – Sewage 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.v & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Carpark, 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	m² of GFA																												N/A
1	15.69	47.07	39.23	7.85	15.69	39.23	235.35	125.52	23.54	39.23	30.60	30.60	50.99	47.07	15.69	15.69	23.54	39.23	7.85	23.54	0.00	0.00	17.26	23.54	39.23	39.23	15.69	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	15.01	45.03	37.52	7.50	15.01	37.52	225.15	120.08	22.51	37.52	29.27	29.27	48.78	45.03	15.01	15.01	22.51	37.52	7.50	22.51	0.00	0.00	16.51	22.51	37.52	37.52	15.01			
3	15.96	47.87	39.89	7.98	15.96	39.89	239.36	127.66	23.94	39.89	31.12	31.12	51.86	47.87	15.96	15.96	23.94	39.89	7.98	23.94	0.00	0.00	17.55	23.94	39.89	39.89	15.96			
4	11.51	34.53	28.77	5.75	11.51	28.77	172.64	92.08	17.26	28.77	22.44	22.44	37.41	34.53	11.51	11.51	17.26	28.77	5.75	17.26	0.00	0.00	12.66	17.26	28.77	28.77	11.51			
5	15.54	46.63	38.86	7.77	15.54	38.86	233.17	124.36	23.32	38.86	30.31	30.31	50.52	46.63	15.54	15.54	23.32	38.86	7.77	23.32	0.00	0.00	17.10	23.32	38.86	38.86	15.54			
6	24.31	72.93	60.78	12.16	24.31	60.78	364.66	194.49	36.47	60.78	47.41	47.41	79.01	72.93	24.31	24.31	36.47	60.78	12.16	36.47	0.00	0.00	26.74	36.47	60.78	60.78	24.31			
7	9.25	27.74	23.12	4.62	9.25	23.12	138.71	73.98	13.87	23.12	18.03	18.03	30.05	27.74	9.25	9.25	13.87	23.12	4.62	13.87	0.00	0.00	10.17	13.87	23.12	23.12	9.25			
8	43.17	129.52	107.93	21.59	43.17	107.93	647.59	345.38	64.76	107.93	84.19	84.19	140.31	129.52	43.17	43.17	64.76	107.93	21.59	64.76	0.00	0.00	47.49	64.76	107.93	107.93	43.17			
9	11.86	35.58	29.65	5.93	11.86	29.65	177.92	94.89	17.79	29.65	23.13	23.13	38.55	35.58	11.86	11.86	17.79	29.65	5.93	17.79	0.00	0.00	13.05	17.79	29.65	29.65	11.86			
10	13.48	40.44	33.70	6.74	13.48	33.70	202.22	107.85	20.22	33.70	26.29	26.29	43.81	40.44	13.48	13.48	20.22	33.70	6.74	20.22	0.00	0.00	14.83	20.22	33.70	33.70	13.48			
11	30.97	92.90	77.42	15.48	30.97	77.42	464.51	247.74	46.45	77.42	60.39	60.39	100.64	92.90	30.97	30.97	46.45	77.42	15.48	46.45	0.00	0.00	34.06	46.45	77.42	77.42	30.97			
12	37.09	111.27	92.72	18.54	37.09	92.72	556.34	296.71	55.63	92.72	72.32	72.32	120.54	111.27	37.09	37.09	55.63	92.72	18.54	55.63	0.00	0.00	40.80	55.63	92.72	92.72	37.09			
13	14.30	42.90	35.75	7.15	14.30	35.75	214.49	114.39	21.45	35.75	27.88	27.88	46.47	42.90	14.30	14.30	21.45	35.75	7.15	21.45	0.00	0.00	15.73	21.45	35.75	35.75	14.30			
14	17.94	53.83	44.86	8.97	17.94	44.86	269.17	143.56	26.92	44.86	34.99	34.99	58.32	53.83	17.94	17.94	26.92	44.86	8.97	26.92	0.00	0.00	19.74	26.92	44.86	44.86	17.94			
15	12.15	36.45	30.38	6.08	12.15	30.38	182.27	97.21	18.23	30.38	23.70	23.70	39.49	36.45	12.15	12.15	18.23	30.38	6.08	18.23	0.00	0.00	13.37	18.23	30.38	30.38	12.15			
16	11.68	35.03	29.19	5.84	11.68	29.19	175.17	93.42	17.52	29.19	22.77	22.77	37.95	35.03	11.68	11.68	17.52	29.19	5.84	17.52	0.00	0.00	12.85	17.52	29.19	29.19	11.68			
17	16.28	48.84	40.70	8.14	16.28	40.70	244.18	130.23	24.42	40.70	31.74	31.74	52.91	48.84	16.28	16.28	24.42	40.70	8.14	24.42	0.00	0.00	17.91	24.42	40.70	40.70	16.28			
18	18.98	56.93	47.44	9.49	18.98	47.44	284.64	151.81	28.46	47.44	37.00	37.00	61.67	56.93	18.98	18.98	28.46	47.44	9.49	28.46	0.00	0.00	20.87	28.46	47.44	47.44	18.98			
19	13.05	39.14	32.61	6.52	13.05	32.61	195.69	104.37	19.57	32.61	25.44	25.44	42.40	39.14	13.05	13.05	19.57	32.61	6.52	19.57	0.00	0.00	14.35	19.57	32.61	32.61	13.05			
20	45.45	136.35	113.62	22.72	45.45	113.62	681.75	363.60	68.17	113.62	88.63	88.63	147.71	136.35	45.45	45.45	68.17	113.62	22.72	68.17	0.00	0.00	49.99	68.17	113.62	113.62	45.45			
21	33.74	101.22	84.35	16.87	33.74	84.35	506.12	269.93	50.61	84.35	65.80	65.80	109.66	101.22	33.74	33.74	50.61	84.35	16.87	50.61	0.00	0.00	37.12	50.61	84.35	84.35	33.74			
22	35.08	105.24	87.70	17.54	35.08	87.70	526.19	280.63	52.62	87.70	68.40	68.40	114.01	105.24	35.08	35.08	52.62	87.70	17.54	52.62	0.00	0.00	38.59	52.62	87.70	87.70	35.08			
23	8.04	24.12	20.10	4.02	8.04	20.10	120.60	64.32	12.06	20.10	15.68	15.68	26.13	24.12	8.04	8.04	12.06	20.10	4.02	12.06	0.00	0.00	8.84	12.06	20.10	20.10	8.04			
24	10.93	32.79	27.32	5.46	10.93	27.32	163.93	87.43	16.39	27.32	21.31	21.31	35.52	32.79	10.93	10.93	16.39	27.32	5.46	16.39	0.00	0.00	12.02	16.39	27.32	27.32	10.93			
25	9.23	27.70	23.08	4.62	9.23	23.08	138.48	73.86	13.85	23.08	18.00	18.00	30.00	27.70	9.23	9.23	13.85	23.08	4.62	13.85	0.00	0.00	10.16	13.85	23.08	23.08	9.23			
26	11.78	35.35	29.46	5.89	11.78	29.46	176.77	94.28	17.68	29.46	22.98	22.98	38.30	35.35	11.78	11.78	17.68	29.46	5.89	17.68	0.00	0.00	12.96	17.68	29.46	29.46	11.78			
27	20.24	60.73	50.61	10.12	20.24	50.61	303.67	161.96	30.37	50.61	39.48	39.48	65.80	60.73	20.24	20.24	30.37	50.61	10.12	30.37	0.00	0.00	22.27	30.37	50.61	50.61	20.24			
28	12.66	37.97	31.64	6.33	12.66	31.64	189.84	101.25	18.98	31.64	24.68	24.68	41.13	37.97	12.66	12.66	18.98	31.64	6.33	18.98	0.00	0.00	13.92	18.98	31.64	31.64	12.66			
29	12.03	36.09	30.07	6.01	12.03	30.07	180.44	96.23	18.04	30.07	23.46	23.46	39.10	36.09	12.03	12.03	18.04	30.07	6.01	18.04	0.00	0.00	13.23	18.04	30.07	30.07	12.03			
30	13.70	41.09	34.24	6.85	13.70	34.24	205.43	109.56	20.54	34.24	26.71	26.71	44.51	41.09	13.70	13.70	20.54	34.24	6.85	20.54	0.00	0.00	15.06	20.54	34.24	34.24	13.70			
31	12.75	38.24	31.87	6.37	12.75	31.87	191.22	101.98	19.12	31.87	24.86	24.86	41.43	38.24	12.75	12.75	19.12	31.87	6.37	19.12	0.00	0.00	14.02	19.12	31.87	31.87	12.75			
32	9.00	27.01	22.51	4.50	9.00	22.51	135.04	72.02	13.50	22.51	17.56	17.56	29.26	27.01	9.00	9.00	13.50	22.51	4.50	13.50	0.00	0.00	9.90	13.50	22.51	22.51	9.00			
33	11.23	33.68	28.07	5.61	11.23	28.07	168.40	89.81	16.84	28.07	21.89	21.89	36.49	33.68	11.23	11.23	16.84	28.07	5.61	16.84	0.00	0.00	12.35	16.84	28.07	28.07	11.23			

Column 1 – Charge Area	Column 2 – Sewage 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.v. & horticulture, Wholesale nursery, Winery	Correctional facility, Hospital, Residential care facility	Emergency services	Health care service, Veterinary service	Crematorium	Major sport, recreation and entertainment facility Outdoor sport and recreation	Air service, Animal keeping, Carpark, 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	10.28	30.84	25.70	5.14	10.28	25.70	154.19	82.23	15.42	25.70	20.04	20.04	33.41	30.84	10.28	10.28	15.42	25.70	5.14	15.42	0.00	0.00	11.31	15.42	25.70	25.70	10.28	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	27.03	81.09	67.58	13.52	27.03	67.58	405.47	216.25	40.55	67.58	52.71	52.71	87.85	81.09	27.03	27.03	40.55	67.58	13.52	40.55	0.00	0.00	29.73	40.55	67.58	67.58	27.03		
36	49.30	147.91	123.25	24.65	49.30	123.25	739.53	394.41	73.95	123.25	96.14	96.14	160.23	147.91	49.30	49.30	73.95	123.25	24.65	73.95	0.00	0.00	54.23	73.95	123.25	123.25	49.30		
37	9.00	26.99	22.49	4.50	9.00	22.49	134.93	71.96	13.49	22.49	17.54	17.54	29.23	26.99	9.00	9.00	13.49	22.49	4.50	13.49	0.00	0.00	9.89	13.49	22.49	22.49	9.00		
38	37.13	111.40	92.84	18.57	37.13	92.84	557.02	297.08	55.70	92.84	72.41	72.41	120.69	111.40	37.13	37.13	55.70	92.84	18.57	55.70	0.00	0.00	40.85	55.70	92.84	92.84	37.13		
39	42.79	128.37	106.98	21.40	42.79	106.98	641.86	342.32	64.19	106.98	83.44	83.44	139.07	128.37	42.79	42.79	64.19	106.98	21.40	64.19	0.00	0.00	47.07	64.19	106.98	106.98	42.79		
40	58.30	174.89	145.74	29.15	58.30	145.74	874.45	466.38	87.45	145.74	113.68	113.68	189.47	174.89	58.30	58.30	87.45	145.74	29.15	87.45	0.00	0.00	64.13	87.45	145.74	145.74	58.30		
41	8.06	24.17	20.14	4.03	8.06	20.14	120.83	64.44	12.08	20.14	15.71	15.71	26.18	24.17	8.06	8.06	12.08	20.14	4.03	12.08	0.00	0.00	8.86	12.08	20.14	20.14	8.06		
42	15.95	47.85	39.87	7.97	15.95	39.87	239.25	127.60	23.92	39.87	31.10	31.10	51.84	47.85	15.95	15.95	23.92	39.87	7.97	23.92	0.00	0.00	17.54	23.92	39.87	39.87	15.95		
43	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		
44	20.67	62.02	51.68	10.34	20.67	51.68	310.09	165.38	31.01	51.68	40.31	40.31	67.19	62.02	20.67	20.67	31.01	51.68	10.34	31.01	0.00	0.00	22.74	31.01	51.68	51.68	20.67		
45	14.33	42.99	35.82	7.16	14.33	35.82	214.95	114.64	21.49	35.82	27.94	27.94	46.57	42.99	14.33	14.33	21.49	35.82	7.16	21.49	0.00	0.00	15.76	21.49	35.82	35.82	14.33		
46	13.20	39.60	33.00	6.60	13.20	33.00	197.98	105.59	19.80	33.00	25.74	25.74	42.90	39.60	13.20	13.20	19.80	33.00	6.60	19.80	0.00	0.00	14.52	19.80	33.00	33.00	13.20		
47	13.70	41.11	34.26	6.85	13.70	34.26	205.55	109.62	20.55	34.26	26.72	26.72	44.53	41.11	13.70	13.70	20.55	34.26	6.85	20.55	0.00	0.00	15.07	20.55	34.26	34.26	13.70		
48	16.47	49.41	41.17	8.23	16.47	41.17	247.04	131.76	24.70	41.17	32.12	32.12	53.53	49.41	16.47	16.47	24.70	41.17	8.23	24.70	0.00	0.00	18.12	24.70	41.17	41.17	16.47		
49	15.92	47.76	39.80	7.96	15.92	39.80	238.79	127.35	23.88	39.80	31.04	31.04	51.74	47.76	15.92	15.92	23.88	39.80	7.96	23.88	0.00	0.00	17.51	23.88	39.80	39.80	15.92		
50	11.73	35.19	29.33	5.87	11.73	29.33	175.97	93.85	17.60	29.33	22.88	22.88	38.13	35.19	11.73	11.73	17.60	29.33	5.87	17.60	0.00	0.00	12.90	17.60	29.33	29.33	11.73		
51	13.68	41.04	34.20	6.84	13.68	34.20	205.20	109.44	20.52	34.20	26.68	26.68	44.46	41.04	13.68	13.68	20.52	34.20	6.84	20.52	0.00	0.00	15.05	20.52	34.20	34.20	13.68		
52	9.93	29.78	24.82	4.96	9.93	24.82	148.91	79.42	14.89	24.82	19.36	19.36	32.26	29.78	9.93	9.93	14.89	24.82	4.96	14.89	0.00	0.00	10.92	14.89	24.82	24.82	9.93		
53	10.66	31.98	26.65	5.33	10.66	26.65	159.92	85.29	15.99	26.65	20.79	20.79	34.65	31.98	10.66	10.66	15.99	26.65	5.33	15.99	0.00	0.00	11.73	15.99	26.65	26.65	10.66		
54	12.89	38.66	32.21	6.44	12.89	32.21	193.28	103.08	19.33	32.21	25.13	25.13	41.88	38.66	12.89	12.89	19.33	32.21	6.44	19.33	0.00	0.00	14.17	19.33	32.21	32.21	12.89		
55	11.52	34.57	28.81	5.76	11.52	28.81	172.87	92.20	17.29	28.81	22.47	22.47	37.46	34.57	11.52	11.52	17.29	28.81	5.76	17.29	0.00	0.00	12.68	17.29	28.81	28.81	11.52		
56	8.91	26.73	22.28	4.46	8.91	22.28	133.67	71.29	13.37	22.28	17.38	17.38	28.96	26.73	8.91	8.91	13.37	22.28	4.46	13.37	0.00	0.00	9.80	13.37	22.28	22.28	8.91		
57	10.92	32.76	27.30	5.46	10.92	27.30	163.82	87.37	16.38	27.30	21.30	21.30	35.49	32.76	10.92	10.92	16.38	27.30	5.46	16.38	0.00	0.00	12.01	16.38	27.30	27.30	10.92		

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 SC4.2.6.4.

Table SC4.2.6.1 Breakup arrangement with Brisbane

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
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		-	0%
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 Urban Utilities
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		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		50%	50%
Essential services		79%	21%

Table SC4.2.6.3 Breakup arrangement with Scenic Rim

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
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%	15%
Indoor sport and recreation facility	Indoor sport and recreation (other than for a court area)	75%	25%
	Indoor sport and recreation (for a court area)	75%	25%
Industry		40%	60%
High impact industry		42.85%	57.15%
Low impact rural		-	-
High impact rural		100%	0%
Essential services		78.57%	21.43%

Table SC4.2.6.4 Breakup arrangement with Somerset

Use under Planning Regulation		% Charged by Local government	% Charged by Urban Utilities
Residential	1 or 2 bedroom dwelling	55%	45%
	3 or more bedroom dwelling	55%	45%
Accommodation (short-term)	Suite with 1 or 2 bedrooms	55%	45%
	Suite with 3 or more bedrooms	55%	45%
	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	55%	45%
	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%	0%
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 will be calculated 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 calculated in accordance with Section SC4.3.3; and

discount is the credit for the prescribed financial contribution calculated 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 will be calculated 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; and

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

(2) The connection demand will be calculated 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 will be calculated 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) will be calculated 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 must:

(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 will:

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

(ii) calculate 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 that will be generated by the connection.

SC4.3.4 Working out the prescribed financial contribution, if applicable

(1) An applicant may apply for a discount in relation to a prescribed financial contribution if all of the following are satisfied in relation to that prescribed financial contribution:

(a) it was a financial contribution payable towards the cost of supplying trunk infrastructure under a condition of a development approval given by a shareholder Council before 1 July 2011 under the repealed Integrated Planning Act 1997 or Sustainable Planning Act 2009 and which has not lapsed; and

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

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

(d) the demand placed upon Urban Utilities' trunk infrastructure networks for which it 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 will be calculated 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 calculated in accordance with SC4.3.4(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; and

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

(3) The discount for the prescribed financial contribution will be calculated 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 must:

(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 will:

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

(ii) calculate 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 only applies to and remains 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) Subject to the *SEQ Water Act*, automatic increases apply to levied charges from when they are levied to when they are paid.

(2) Where applicable, automatic increases are calculated in accordance with the *SEQ Water Act*.

(3) 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.

(3) Where the application does not comply with the criteria stated in subsection (2), Urban Utilities may elect to:

(a) accept the application; or

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

(4) If Urban Utilities does not give a notice stated in subsection (3) to the applicant within five business days after the application is received, and the required fee has been paid, the application is deemed to have been properly made.

(5) If the applicant does not comply with a notice stated in subsection (3) within 10 business days after the application is given and Urban Utilities has not otherwise elected to accept the application, the conversion application is taken to have not been made, and the application will be cancelled.

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 are 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) Prior to making a decision, Urban Utilities may give a notice to the applicant requesting for additional information Urban Utilities reasonably needs to make the decision, and stating the timeframe for the applicant to provide the additional information.

(3) If the applicant does not comply with the notice stated in subsection (2) within the timeframe requested by Urban Utilities, or a further period agreed by Urban Utilities, the application will lapse.

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

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

(b) where an information request has been issued the day the applicant responds to an information request; 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 may elect to:

(a) accept the request; or

(b) reject the request and give a notice of grounds including but not limited to the criteria that have not been complied with; or

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

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five business days after the request is received, and the required fee is paid, the request is taken to have beenaccepted in full.

(5) If the person making the request does not comply with a notice stated in subsection (3) within ten business days after the request is given and Urban Utilities has not otherwise elected to accept the request, the request to recalculate the establishment cost is taken to have not been made and the request will be cancelled.

(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 does not exceed the following maximum construction on costs:

A. the cost of survey for the work which does 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 that do not exceed 10% of the construction cost for the work for the cost of that part of the work in a construction contract 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 that 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 that 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 an information request to the person making the request within 20 business days after the request was accepted in full.

(4) If the person making the request does not respond to an information request within 20 business days after the information request is given, or a further period agreed by Urban Utilities, the request lapses.

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.

(4) Where Urban Utilities does not have sufficient information to recalculate the establishment cost, Urban Utilities may give an information request to the person making the request within 20 business days after the request was accepted in full.

(5) If the person making the request does not respond to an information request within 20 business days after the information request is given, or a further period agreed upon by Urban Utilities, the request lapses.

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 SC4.4.3.4, 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 information request has not been issued, the day the request was accepted in full; or

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

(c) 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) the cost of the work and additional work will be 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) except in the case of emergency, must be made before any action is taken to interfere, disturb or deal with the claimed latent condition and be accompanied by the relevant documents as required under Section SC4.4.3.10; 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 may:

(a) reject the request and give a notice of grounds including but not limited to the criteria that have not been complied with; or

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

(4) If Urban Utilities does not give a notice stated in subsection (3) to the person making the request within five 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 the notice stated in subsection (3) within ten business days after the notice is given and Urban Utilities has not otherwise elected to accept the request, the request to adjust the establishment cost is taken to have not been made and the request will be cancelled.

(6) In addition to the requirements of subsection (2), the request can only be made:

(a) 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 an information request to the person making the request within 20 business days after the request was accepted in full.

(3) If the applicant does not respond to the information request within 20 business days after the information request is given or a further period agreed by Urban Utilities, the request to adjust the establishment cost lapses.

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 there is no information request issued, the day the request was received; or
- (b) where an information request has been issued, the day the person making the request has responded to an information request; or
- (c) another period agreed between Urban Utilities and the person making the request.

SC4.4.3.9 Dispute Process

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

- (a) may give Urban Utilities a notice in the prescribed form stating that it disputes the Urban Utilities' 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 Urban Utilities and the person will take the following action to resolve the dispute:

- (a) Urban Utilities will 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) Urban Utilities and the person will cooperate in good faith with the independent expert;
- (c) Urban Utilities and the person will accept the independent expert's determination of the establishment cost for the work;
- (d) Urban Utilities will, as soon as reasonably practicable:
  - (i) give to the person a notice that states 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) if the work relates to a physical condition or circumstance that the applicant claims is a latent condition, relevant supporting evidence (including a geotechnical report certified by a Registered Professional Engineer Queensland in the case of subsurface conditions) demonstrating that the physical condition or circumstance is a latent condition; and

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

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

(e) the tenders received; and

(f) the applicant's preferred tenderer; and

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

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

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

(j) 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 must be drawn to scale and show enough detail to allow Urban Utilities to decide 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) An applicant entitled to an offset or refund for the trunk infrastructure contribution must:

(a) give Urban Utilities a notice which states the following:

(i) the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;

(ii) that the trunk infrastructure contribution has been provided in accordance with the relevant water approval for the trunk infrastructure contribution; and

(b) pay the required fee.

(2) Urban Utilities will as soon as reasonably practicable after receiving a notice under subsection (1):

(a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and

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

(3) Urban Utilities, if satisfied of the matters in subsection (1)(a), will, unless otherwise provided for in an infrastructure agreement:

(a) for an offset – set off the establishment cost for the trunk infrastructure contribution against the levied charge when the levied charge stated in the infrastructure charges notice is payable under the *SEQ Water Act*;

(b) for a refund – give the refund when stated in the infrastructure charges notice.

(4) Urban Utilities has adopted payment triggers in relation to the determination of an infrastructure charges notice of when a refund will 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.

(5) Urban Utilities' determination of when a refund will 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 calendar 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 three years in equal payments by 30 September in each year commencing in the calendar 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 five years in equal payments by 30 September in each year commencing in the calendar year following the completion of the trunk infrastructure contribution;

(ii) each amount to be paid under subsection (i) will 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 calendar 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 three years in equal payments by 30 September in each year commencing on the later of the following:

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

2. the calendar year which is two 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 five years in equal payments by 30 September in each year commencing on the later of the following:

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

2. the calendar year which is four 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) will 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 will 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 calculate 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 will, 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 calendar 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 three years in equal payments by 30 September in each year commencing on the later of the following:

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

2. the calendar year which is two 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 five years in equal payments by 30 September in each year commencing on the later of the following:

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

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

(iv) each amount to be paid under subsection (iii) will 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 will, 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 calendar 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) will 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 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 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 Maps

Water Netserv Plan Mapping is available on the Urban Utilities website at **Water Netserv Plan.**

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)

As per mapping, it is available via Urban Utilities website **here**.

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

As per mapping, it is available via Urban Utilities website **here**.

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)

Project reference	Description	Est timing	Establishment cost
BDWDAA08C16	Telegraph Rd, Bald Hills Water Main Augmentation	2023	$388,512
FP-MHS-0001	607m of 300dia watermain	2026	$889,700
FP-ASP-0002	45m of 300dia watermain	2036	$174,993
FP-SPH-0204	24m of 450dia watermain	2031	$650,000
FP-SPH-0206	160m of 450dia watermain		
FP-SPH-0205	244m of 450dia watermain	2036	$950,000
FP-SPH-0207	148m of 450dia watermain		
FP-SPH-0212	40m of 450dia watermain		
FP-SPH-0213	10m of 250dia watermain	2026	$3,164
FP-SPH-0214	24m of 250dia watermain	2026	$7,713
FP-SPH-0358	827m of 300dia watermain	2036	$542,000
FP-SPH-0359	261m of 300dia watermain		
FP-SPH-0360	67m of 300dia watermain		
FP-SPH-0361	352m of 300dia watermain	2036	$432,000
FP-SPH-0362	13m of 300dia watermain		
BDWDAA02A53	Wavell Heights Water Main – Stage 2c (Augmentation)	2036	$5,310,000
BDWDAA02A51	Wavell Heights Water Main – Stage 2a (Augmentation)	2027	$3,530,000
FP-SPH-0307	368m of 300dia watermain	2030	$1,340,000
FP-SPH-0319	137m of 300dia watermain		
FP-SPH-0334	91m of 250dia watermain		
FP-SPH-0328	252m of 300dia watermain	2031	
FP-SPH-0324	292m of 300dia watermain	2036	$131,000
FP-TGP-0003	296m of 300dia watermain	2026	$170,179
FP-BRH-0054	559m of 200dia watermain	2031	$238,367
FP-TGP-0004	188m of 450dia watermain	2026	$197,605
FP-TRR-0002	433m of 300dia watermain	2020	$4,630,000
FP-TRR-0122	15m of 200dia watermain	2031	$4,202

Project reference	Description	Est timing	Establishment cost
FP-TRR-0112	126m of 250dia watermain	2026	$139,461
FP-TRR-0113	10m of 250dia watermain		
FP-TRR-0114	26m of 250dia watermain		
FP-TRR-0115	16m of 250dia watermain		
FP-TRR-0116	64m of 250dia watermain		
BDWDAA08B63	Gibson Cr, Bellbowrie Water Booster	2025	$378,225
FP-MCN-0047	399m of 300dia watermain	2021	$865,169
FP-RCH-0001	300m of DN450	2024	$22,217,889
FP-RCH-0002	300m of DN600		
FP-RCH-0003	740m of DN250		
BDWDAA08B50	Rochedale Reservoir, Pump Stations and Associated Works		
FP-ACR-0005-02	410m of 300dia watermain	2036	$796,136
FP-ACR-0005-04	224m of 300dia watermain	2036	$434,962
FP-ACR-0006	119m of 300dia watermain	2036	$231,074
FP-ACR-0008	424m of 200dia watermain	2036	$609,648
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)

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

Project reference	Description	Est timing	Establishment cost
FP-LVS-4535	234m of 200dia watermain	2031	$329,000
FP-LVS-4534	226m of 250dia watermain	2023	$2,313,000
P-LVS-4536	233m of 200dia watermain		
FP-LVS-4538	135m of 200dia watermain		
FP-LVS-4560	477m of 300dia watermain		
FP-LVS-4561	110m of 300dia watermain		
FP-LVS-4563	182m of 250dia watermain		
FP-LVS-4564	148m of 250dia watermain		
LDWDAA08A60	Old College Rd PS Upgrade (75kW)	2036	$1,877,513
LDWDAA08A61	Cochrane St PS Upgrade (15kW)	2036	$768,424
FP-LVS-0105	200m of 200dia watermain	2026	$66,538
FP-LVS-0106	1641m of 200dia watermain	2026	$545,946
FP-LVS-0211	354m of 200dia watermain	2023	$1,461,000
FP-LVS-0212	544m of 200dia watermain		
FP-LVS-0213	325m of 200dia watermain		
LDWDAA08A55	Gatton Rd South Booster PS Construction	2031	$866,120
FP-LVS-0206	407m of 200dia watermain	2035	$432,824
FP-LVS-0205	659m of 200dia watermain		
FP-LVS-0209	430m of 200dia watermain	2040	$786,691
FP-LVS-0243	1,346m of 200dia watermain		
FP-LVS-0244	587m of 200dia watermain		
FP-LVS-4153	101m of 200dia watermain	2026	$996,000
FP-LVS-4169	190m of 200dia watermain		
FP-LVS-0002	1,453m of 300dia watermain	2036	$1,528,721
FP-LVS-0003	915m of 250dia watermain	2031	$432,377
FP-LVS-4100	27m of 200dia watermain	2024	$833,000
FP-LVS-4101	28m of 200dia watermain	2023	
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)

Project reference	Description	Est timing	Establishment cost
FP-BDS-0288	758m of 300dia watermain	2026	$598,000
FP-BDS-0292	126m of 200dia watermain	2021	$2,560,000
FP-BDS-0303	99m of 200dia watermain	2026	
FP-BDS-0175	986m of 200dia watermain	2026	$402,000
FP-BDS-0235	40m of 375dia watermain	2036	$4,605,000
FP-BDS-0236	1048m of 375dia watermain		
FP-BDS-0245	1062m of 375dia watermain		
BDB-0032	Kerry Road Reservoir		
FP-BDS-0283	470m of 375dia watermain		
FP-BDS-0233	7m of 375dia watermain		
FP-BDS-0237	37m of 375dia watermain		
FP-BDS-0169	600m of 375dia watermain		
FP-BDS-0405	479m of 375dia watermain	2036	$504,000
FP-BDS-0406	690m of 375dia watermain	2026	$1,098,900
FP-BDS-0068	301m of 200dia watermain		
FP-BDS-0407	39m of 375dia watermain		
FP-BDS-0182	1415m of 200dia watermain	2026	$1,271,000
FP-BDS-0243	29m of 200dia watermain		
FP-BDS-0204	1752m of 200dia watermain		
FP-BDS-0173	1431m of 200dia watermain	2026	$583,000
FP-CNN-0252	873m of 250dia watermain	2023	$503,000
FP-CNN-0023	298m of 250dia watermain		
FP-CNN-0024	53m of 250dia watermain		
FP-CNN-0029	453m of 250dia watermain		
FP-CNN-0030	175m of 200dia watermain		
FP-CNN-0031	275m of 250dia watermain		
FP-CNN-0032	243m of 200dia watermain		
FP-CNN-0051	90m of 250dia watermain		
FP-CNN-0053	335m of 200dia watermain		
FP-CNN-0054	411m of 200dia watermain		
FP-CNN-0055	482m of 200dia watermain		
FP-CNN-0056	175m of 200dia watermain		

Project reference	Description	Est timing	Establishment cost
FP-CNN-0007	343m of 200dia watermain	2027	$503,000
FP-CNN-0009	199m of 200dia watermain		
FP-CNN-0011	381m of 200dia watermain		
FP-CNN-0022	504m of 200dia watermain		
FP-CNN-0012	162m of 200dia watermain		
FP-CNN-0013	317m of 200dia watermain		
FP-CNN-0052	701m of 200dia watermain		
FP-CNN-0003	389m od 200dia watermain		
FP-CNN-0008	189m of 200dia watermain		
FP-CNN-0049	120m of 200dia watermain		
BDB-0012	Construction of 466m 200mm Bromelton RDA mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	$198,460
BDB-0007	Construction of Beaudesert Boonah Road to Mitchell Road Stage 1 Bromelton Distribution spine 1.8Km 250mm	2031	$897,249
BDB-0006	Construction of Bromelton RDA 250mm mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	$394,831
BDB-0010	Construction of Todd Lane West Beaudesert Boonah Road Stage 1 Bromelton Distribution spine 700m 300mm	2031	$621,494
BDB-0013	Construction of 484m of 200mm Bromelton RDA mains between Beaudesert Boonah Road towards Sandy Creek Road	2031	$205,772
Water Supply Reservoirs			
BDB-003 2016	Gleneagle 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)

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

Project reference	Description	Est. Timing		Establishment Cost
BDEVAA03A83	80m of 225mm gravity main	2015		$32,030
BDEVAA03A89	137m of 225mm gravity main	2015		$58,000
BWWCAA07B17	795m of 375mm gravity main	2024		$1,252,550
BWWCAA07B85	74m of 150mm gravity main	2014		$39,469
BWWCAA07B48	751m of 375mm gravity main	2031		$1,755,503
BWWCAA07B49	751m of 375mm gravity main	2031		$1,599,273
BWWCAA07B41	78m of 300mm gravity main	2026		$277,827
BWWCAA07D39	480m of 375mm gravity main	2031		$1,550,762
BWWCAA07A64	317m of 300mm gravity main	2035		$822,000
BWWCAB03	3898m of 1050mm gravity main	2026		$8,293,583
BWWCAA54	1027m of 675mm gravity main	2024		$5,986,958
BWWCAB02	900L/s, 750mm rising main and treatment wetlands	2017		$63,900,000
BWWCAA07D38	452m of 300mm gravity main	2026		$178,393
BWWCAA07B40	516m of 300mm gravity main	2028		$1,193,905
BWWCAB05	906m of 300mm gravity main	2024		$6,049,550
BWWCAB06	1422m of 300mm gravity main	2024		$9,343,098
BWWCAB43	5532m of 1050mm gravity main	2026		$85,000,000
BWWCAA07D30	443m of 300mm gravity main	2020		$1,287,806
BWWCAB50	261m of 380mm gravity main	2022		$10,652,345
BWWCAA98	2346m of 1200mm gravity main	2019		$42,459,537
BWWCAA79	5983m of 1840mm rising main	2024	Part of	$74,900,000
BWWCAA07D94	187m of 900mm gravity main	2025	Part of	$3,970,274
BWWCAA93	65m of 450mm gravity main	2025		$211,956
BWWCAB04	2511m of 380mm gravity main	2026		$5,439,183
BWWCAB09	1604m of 675mm gravity main	2017		$7,789,582
BWWCAA07D53	259m of 450mm gravity main	2027		$819,352
BWWCAA07D35	2753m of 600mm gravity main	2026		$3,676,788
BWWCAB18	1356m of 2400mm gravity main	2017		$57,700,000
BWWCAB42	2339m of 2400mm gravity main	2024		$37,400,000
BWWCAA07B91	175m of 375mm gravity main	2018		$2,726,879
BWWCAB53	617m of 450mm gravity main	2024		$6,602,000
BWWCAA07D52	35m of 300mm gravity main	2026		$68,406
BWWCAA07B96	58m of 560mm gravity main	2015		$3,497,0000

Project reference	Description	Est. Timing		Establishment Cost
BWWCAA07D46	333m of 225mm gravity main	2025		$1,623,000
BWWCAA07D45	74m of 300mm gravity main	2024		$1,227,000
BWWCAA07D54	103m of 225mm gravity main	2024		$1,041,000
BWWCAA07D55	197m of 225mm gravity main	2024		$1,082,000
BWWCAA07D56	235m of 225mm gravity main	2024		$1,272,000
BWWCAA07D26	220m of 225mm gravity main	2026		$1,217,000
BWWCAA07D27	140m of 225mm gravity main	2026		$758,000
BWWCAA07D28	174m of 300mm gravity main	2026		$1,955,000
BWWCAA07D23	63m of 225mm gravity main	2031		$325,000
BWWCAA07D24	160m of 225mm gravity main 73m of 300mm gravity main	2036		$1,306,000
BWWCAA61	284m of 225mm gravity main	2025		$3,019,000
BWWCAB16	516m of 600mm gravity main	2012		$9,428,165
BWWCAA07C40	244m of 300mm gravity main	2016		$2,311,000
BWWCAA07C62	226m of 300mm gravity main	2016		$1,184,200
BWWCAB21	792m of 300mm gravity main 69m of 600mm gravity main	2016		$3,563,649
BWWCAA34	770m of 675mm gravity main	2017		$42,397,975
BWWCAA07D51	261m of 375mm gravity main	2031		$633,705
BWWCAA07D34	146m of 230mm gravity main	2026		$118,779
BWWCAA07D40	470m of 300mm gravity main	2031		$945,619
BWWCAA07D36	278m of 325mm gravity main	2026		$672,553
BWWCAA07D44	84m of 225mm gravity main	2024		$180,000
BWWCAA96	3740m of 1350mm gravity main 1845m of 550mm gravity main	2017	Part of	$122,239,225
BWWCAA40	1714m of 600mm gravity main	2010		$8,451,125
BWWCAA07A98	609m of 375mm gravity main	2024		$1,713,083
BWWCAA07B54	539m of 300mm gravity main	2025		$2,130,365
BWWCAA85	1153m of 600mm gravity main	2021		$6,392,167
BWWCAA07C75	526m of 375mm gravity main	2035		$1,021,698
BWWCAA07D37	492m of 300mm gravity main	2026		$995,918
BWWCAA43	1573m of 825mm gravity main	2026		$9,521,730
BWWCAA07D21	174m of 225mm gravity main 186m of 225mm gravity main	2019		$1,948,000
BWWCAA07B64	90m of 200mm rising main	2031	Part of	$888,754

Project reference	Description	Est. Timing		Establishment Cost
BWWCAA07D65	163m of 225mm gravity main	2030		$1,666,000
BWWCAA07D67	127m of 225mm gravity main	2030		$1,353,000
BWWCAA07D68	10m of 225mm gravity main	2035		$1,145,000
BWWCAA07D33	527m of 380mm gravity main	2025		$1,307,169
BWWCAA24	494m of 750mm gravity main	2025		$7,236,000
BWWCAA07B43	225m of 225mm gravity main	2031		$420,959
	66m of 230mm gravity main			
BWWCAA07B45	400m of 300mm gravity main	2020		$913,933
BWWCAA25	755m of 500mm gravity main	2026		$7,101,000
BWWCAA99	141m of 375mm gravity main	2025		$1,604,000
BWWCAB46	427m of 800mm gravity main	2024	Part of	$7,630,000
BWWCAB47	575m of 225mm gravity main	2019		$6,040,000
BWWCAA07D62	127m of 225mm gravity main	2024		$703,000
BWWCAA07D64	61m of 225mm gravity main	2028		$325,000
BWWCAA07D25	63m of 225mm gravity main	2028		$325,000
BWWCAA07D43	171m of 300mm gravity main	2024		$1,847,000
BWWCAA07D48	168m of 225mm gravity main	2036		$1,847,000
BWWCAA07D66	137m of 225mm gravity main	2030		$866,000
BWWCAA07C69	391m of 500mm gravity main	2017		$2,404,285
BWWCAB34	356m of 1200mm gravity main	2017		$6,800,000
BWWCAB48	1007m of 300mm rising main	2024	Part of	$6,513,000
BWWCAB39	363m of 350mm rising main	2017		$19,129,000
	349m of 350mm rising main			
	284m of 750mm gravity main			
	334m of 700mm rising main			
	299m of 650mm gravity main			
BWWCAA07D58	1127m of 375mm gravity main	2020		$2,913,588
BWWCAA07D63	207m of 225mm gravity main	2024		$2,082,000
BWWCAA07B51	491m of 300mm gravity main	2026		$1,124,276
BDEVAA03A10	297m of 225mm gravity main (Kenmore Gravity Sewer (S2W-GM33))	2015		$212,775
BWWCAA57	824m of 710mm rising main	2014	Part of	$68,560,000
	6824m of 900mm rising main			
	672m of 600mm gravity main			
BWWCAA07D31	516m of 400mm gravity main	2019		$24,153
BWWCAA07B98	1589m of 375mm gravity main	2030		$3,445,000
	105m of 300mm gravity main			

Project reference	Description	Est. Timing		Establishment Cost
BWWCAA07D47	957m of 600mm gravity main	2031		$4,244,210
BWWCAA07B63	612m of 380mm gravity main	2019		$211,172
BWWCAA07B46	295m of 300mm gravity main	2024		$1,017,984
BWWCAA07C17	208m of 300mm gravity main 123m of 225mm gravity main	2019		$54,842
BWWCAA07D29	692m of 500mm gravity main	2028		$2,532,487
BWWCAA07D75	321m of 525mm gravity main	2019		$1,010,707
BDEVAA03A15	122m of 225mm gravity main	2023		$75,660
BDEVAA03A16	88m of 225mm gravity main	2023		$52,631
BDEVAA03A17	203m of 225mm gravity main	2016		$174,027
BDEVAA03A18	284m of 225mm gravity main	2016		$177,730
BDEVAA03A19	117m of 225mm gravity main	2016		$73,220
BDEVAA03A20	245m of 225mm gravity main	2016		$153,323
BWWCAA07C02	356m of 300mm gravity main	2036		$493,812
BWWCAB26	1466m of 900mm gravity main	2030		$8,013,525
BWWTAA26	8178m of rising main	2018	Part of	$8,300,000
BWWCAA01A53	300m of 300mm gravity main	2031		$368,441
BWWCAA07E05	571m of 1050mm gravity main	2031		$3,370,078
BWWCAB35	971m of 750mm gravity main 4044m of 800mm rising main	2016	Part of	$60,500,000
BDEVAA03B92	64m of 375mm gravity main	2026		$80,044
BDEVAA03B93	225m of 525mm gravity main	2031		$493,354
BWWCAA07C63	413m of 375mm gravity main	2017		$4,130,000
BWWCAA07C68	Pickworth St UMG, Gravity Sewer Augmentation	2018		$370,000
BDEVAA03B56	826m of 250mm gravity main	2017		$863,000
BDEVAA03B46	899m of 250mm gravity main	2015		$1,123,000
BWWCAA07C04	559m of 225mm gravity main	2026		$456,697
BWWCAA07C15	396m of 300mm gravity main 1528m of 375mm gravity main	2030		$2,341,080
BDEVAA03B53	781m of 250mm gravity main	2016		$381,000
BDEVAA03B90	788m of 250mm gravity main	2021		$690,358
BDEVAA03A36	253m of 225mm gravity main	2016		$158,330
BDEVAA03A38	753m of 225mm gravity main	2016		$350,453
BDEVAA03C05	1114m of 250mm gravity main 709m of 400mm gravity main	2031		$1,953,977
BDEVAA03A35	609m of 225mm gravity main	2016		$360,466

Project reference	Description	Est. Timing		Establishment Cost
BDEVAA03B87	1319m of 250mm gravity main 1309m of 400mm gravity main 771m of 315mm gravity main	2018		$6,341,240
BDEVAA03C02	333m of 250mm gravity main	2022		$222,477
BDEVAA03A59	292m of 250mm gravity main	2016		$192,019
BDEVAA03A58	413m of 250mm rising main	2016	Part of	$532,737
BDEVAA03A60	594m of 250mm gravity main	2016		$395,294
BDEVAA03A33	610m of 225mm gravity main	2016		$381,118
BDEVAA03A34	615m of 225mm gravity main	2016		$384,873

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

Project reference	Description	Est. Timing		Establishment Cost
BWWCAA07B88	Rushworth Street Sewerage Pump Station SP172 Emergency storage upgrade	2026		$83,327
BIARAA10A18	Gympie Road, Bald Hills Sewage Pumping Station SP279 Upgrade	2019		$801,918
BWWCAA07D57	St Achs St SP87 upgrade	2025		$117,000
BWWCAA07B70	Raubers Rd SP105 upgrade	2020		$80,770
BWWCAA07D94	Edmondstone St SP023 pump station upgrade	2025	Part of	$3,970,274
BWWCAA79	Eagle Farm SPS Upgrade to 12500L/s at 4.5m	2024	Part of	$74,900,000
BWWCAA07A02	Eagle Farm Pump Station – Liquid and Gas Online Monitoring Station	2026		$611,925
BWWCAA07A03	Eagle Farm Pump Station – Pressure Surge Management Augmentation	2010		$3,096,000
BWWCAA07C56	North Rd Wynnum West SP083 Emergency Storage	2028		$109,000
BWWCAA07B05	Barramul St PS upgrade	2024		$741,230
BWWCAA07C57	Villiers St Tingalpa PS SP130 Emergency Storage	2029		$368,000
BWWCAA07C59	Youngs Rd Hemmant SP126 Operational Storage	2035		$83,886
BWWCAA07B64	Brisbane St, Toowong, SP099 pump station upgrade	2031	Part of	$888,754
BWWCAA07D76	186L/s WWPS indicatively located at Dunmore Park	2019		$4,010,000
BWWCAB46	Coronation Drive Pump Station SP306 upgrade	2024	Part of	$7,630,000
BWWCAB49	Hocking St Pump Station at 650L/s, 35mTDH	2022		$19,640,000
BWWCAA96	Caswell St SP11 Upgrade - Costs from Norman Ck Interceptor Feasibility	2017	Part of	$122,239,225
BWWCAB48	New 65L/s, 16-kW wet weather pump station at Mowbray Park	2024	Part of	$6,513,000

Project reference	Description	Est. Timing		Establishment Cost
BWWCAA07C58	Stanley Rd Carina PS SP055 Emergency Storage	2017		$331,000
BWWCAA57	Indooroopilly Rd SPS (SP086) Augmentation	2014	Part of	$68,560,000
BWWCAA07D50	Macquarie St, St Lucia SPS Emergency Storage Upgrade (SP119)	2024		$473,000
BWWCAA07C23	SP278 - Lagoon Cres, Bellbowrie	2014		$739,000
BDEVAA03A80	S6-PS1 Church Rd PS Catchment (S6-GM17)	2023		$272,000
BDEVAA03A79	S6-PS1 Church Rd PS Catchment (S6-GM11)	2023		$325,000
BWWCAA07B32	Birkin Rd SP243 Upgrade	2025		$989,125
BDEVAA03A91	SP263 - Brumby RCT PS, Sumner	2025		$201,000
BWWCAA07B39	Westlake New Gravity Main Leading to SP218	2026		$179,139
BWWTAA02B24	Oxley Creek STP ST022 SPS Capacity Upgrade	2018		$30,060,000
BWWCAB33	Aerodrome Archerfield Rd Pumping Station Upgrade Stage 3	2031		$4,380,000
BWWCAB13	Upgrade of Archerfield Aerodrome (SP254) Pump Station Upgrade Stage 2	2020		$2,130,000
BWWCAB35	Sanananda St PS Upgrade to 612L/s	2016	Part of	$60,500,000
BWWCAA07C52	Paddington Cres Stretton PS SP271 Emergency Storage	2019		$10,000
BWWCAA07C61	Pump Upgrade at SP171 to increase pumping capacity	2018		$447,317
BWWCAA07E10	SP472 Downstream Sewer Augmentation 417m of DN225	2030		$371,000
BDEVAA03A58	Lower Oxley Ck Development Pump Station and Rising Main	2016	Part of	$532,737
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)

Project reference	Description	Est. Timing		Establishment Cost
BWWTAA26	8178m of rising main	2018	Part of	$8,300,000
IWWCAA91	1787m of 825mm rising main	2031		$7,203,000
IWWCAA07B34	1275m of 1200mm gravity main	2018		$13,500,000
IWWCAA07A06	1197m of 200mm rising main	2020		$1,078,300
IWWCAA07A47	463m of 250mm gravity main	2026		$703,150
IDEVAA03A38	393m of 300mm gravity main	2021	Part of	$4,600,465
	1555m of 375mm gravity main			
	259m of 450mm gravity main			
	175m of 300mm rising main			
	225m of 600mm gravity main			
	407m of 225mm gravity main			
IWWCAA07B41	186m of 1200mm gravity main	2036		$1,361,841
IDEVAA03A43	1970m of 600mm gravity main	2027		$9,134,444
	966m of 675mm gravity main			
	301m of 750mm gravity main			
IDEVAA03A51	2254m of 200mm rising main	2031		$821,000
IWWCAA07B42	422m of 600mm gravity main	2036		$1,529,846
IWWCAA07B45	1618m of 525mm rising main	2036		$3,474,225
IWWCAA07B38	1088m of 600mm gravity main	2019		$3,634,000
IWWCAA07B35	1423m of 1200mm gravity main	2018		$17,210,000
IWWCAA07B36	1644m of 450mm gravity main	2019		$3,734,666
IWWCAA07B43	255m of 600mm gravity main	2036		$879,342
IWWCAA07A94	843m of 450mm gravity main	2017		$9,135,550
IWWCAA07A70	45m of 600mm gravity main	2025		$841,727
	383m of 450mm gravity main			
IWWCAA07B28	445m of 525mm gravity main	2017		$1,920,000
IWWCAA07A72	451m of 375mm gravity main	2026		$569,388
IWWCAA07A63	251m of 225mm gravity main	2024		$2,521,000
IWWCAA07B46	363m of 225mm gravity main	2030		$520,000
IDEVAA03A46	691m of 375mm gravity main	2026		$3,644,137
	522m of 225mm gravity main			
	346m of 450mm gravity main			
	1353m of 300mm gravity main			
IWWCAA07A73	96m of 225mm gravity main	2026		$134,886
	116m of 150mm gravity main			

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

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

Project reference	Description	Est. Timing		Establishment Cost
LWWCAA07A08	569m of 225mm gravity main	2024	Part of	$361,825
LWWCAA07A07	257m of 225mm gravity main	2024	Part of	$162,975
LWWTAA33	Plainland diversion to Laidley	2013		$20,026,065

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

Project reference	Description	Est. Timing		Establishment Cost
LWWCAA07A14	Upgrade SP407 to convey 2041 PWWF flows (20-year design life)	2026		$705,831
LWWCAA07A13	Upgrade SP406 to convey 2041 PWWF flows (20-year design life)	2026		$629,350
LWWCAA23	Eastern Drive, Gatton Pump Station (SP408) Additional Emergency Storage	2026		$1,399,862
LWWCAA07A12	Western Drive, Gatton Pump Station (SP411) Additional Emergency Storage	2031		$320,735
LWWCAA07A11	Western Drive, Gatton Pump Station (SP416) Additional Emergency Storage	2026		$104,051
LWWCAA07A08	Decommission SP417 pumping station via gravity pipe	2024	Part of	$361,825
LWWCAA07A09	Decommission SP418 pumping station via gravity pipe	2024		$86,100
LWWCAA07A07	Decommission SP414 pumping station via gravity pipe to the decommissioned SP417	2024	Part of	$162,975
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)

Project reference	Description	Est. Timing		Establishment Cost
RWWCAA07A31	419m of 225mm gravity main	2030		$509,528
RWWCAA07A26	Aratula Gravity Main Upgrade – Stage 1	2025		$55,780
RWWCAA07A23	536m of 150mm rising main	2020	Part of	$554,581
RWWCAA07A27	193m of 225mm gravity main	2025		$179,139
BDB-GM-002	352m 250mm gravity main	2031		$156,499
	559m 250mm gravity main	2031		$248,531
	510m 250mm gravity main	2031		$226,746
	322m 250mm gravity main	2036		$143,161
	307m 250mm gravity main	2036		$136,492
BDB-GM-001	351m 315mm gravity main	2031		$187,346
	50m 630mm gravity main	2036		$62,700
	660m 400mm gravity main	2036		$489,060
	297m 315mm gravity main	2036		$158,523
BDB-RM-001	3100m 355mm rising main to wastewater treatment plant	2036		$1,943,700
RWWCAA36	3174m of 450mm rising main	2018	Part of	$15,700,000
	3002m of 250mm rising main	2026		
RWWCAA07A40	221m of 225mm rising main	2018		$899,533
RWWCAA03A05	770m of 180mm rising main	2035		$318,847
BDB-GM-003	531m 315mm gravity main	2031		$283,420
	229m 315mm gravity main	2031		$122,228
	200m 315mm gravity main	2031		$106,750
	220m 315mm gravity main	2031		$117,425
	196m 400mm gravity main	2031		$145,236
	345m 400mm gravity main	2031		$255,645
	384m 250mm gravity main	2031		$170,726
	475m 250mm gravity main	2031		$211,185
	374m 315mm gravity main	2031		$199,622
BDB-RM-003	635m 180mm rising main to wastewater treatment plant	2031		$186,766
RDEVAA03A02	608m of 100mm rising main	2026	Part of	$1,582,932
RDEVAA03A05	53m of 100mm rising main	2026	Part of	$970,839
RWWCAA07A44	51m of 225mm gravity main	2025		$60,275
RDEVAA03A03	1202m of 225mm gravity main	2025		$1,028,819
RWWCAA07A45	508m of 225mm gravity main	2025		$356,195
RWWCAA07A46	595m of 225mm gravity main	2036		$408,576
RDEVAA03A04	1423m of 300mm gravity main	2025		$842,767

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

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

Project reference	Description	Est. Timing		Establishment Cost
SWWCAA07A18	439m of 225mm gravity main	2020		$386,169
SWWCAA21	844m of 315mm rising main	2010	Part of	$2,687,196
SWWTAA30	8621m of 355mm rising main	2016		$59,006,000

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

Project reference	Description	Est. Timing		Establishment Cost
SWWCAA07A20	Hope St, Kilcoy Pump Station Upgrade	2030		$922,514
SWWCAA07A04	SP385 Brisbane Valley Highway 1, Toogoolawah Pump Station Upgrade	2026		$950,661
SWWCAA07A19	SPS396 Creek St Esk pump station Upgrade	2030		$350,770
SWWCAA07A03	Esk STP Inlet Pump Station (E1) Upgrade	2025		$630,742
SWWCAA21	Lowood Catchment Upgrade (Eagle Rise Development) Stage 1	2010	Part of	$2,687,196
SWWCAA24	SP468 Augmentation	2030		$2,852,286
SDWDAA08A37	Ziebells Road PS Upgrade	2025		$288,159
SWWCAA07A07	Prospect St 2, Fernvale / Lowood Pump Station Upgrade	2030		$692,959
SWWTAA30	Lowood / Fernvale Sewerage Scheme Upgrade Stage 1	2016		$59,006,000
	SPS397 Banks Creek Rd 1 Fernvale pump station upgrade 2011			
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

Trunk infrastructure	Est timing	Establishment cost
Beaudesert		
STP Capacity Compliance and Improvement Projects (TTMGO80)	2015	$10,279,834
Bromelton		
Site Purchase		$2,357,189
STP Implementation - Stage 1 (TTMGO85)	2032	$55,300,000
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
Carole Park		
Inlet SPS Additional Operating and Emergency Storage (TTMG110)	2030	$3,518,000
Esk		
STP Reuse system including Disinfection System and Offsite Infrastructure (TTMS025)	2019	$4,545,000
Fairfield		
Inlet Screen Rehabilitation (TTMR393)	2029	$1,447,100
Fernvale and Lowood		
Lowood/Fernvale Sewerage Scheme Upgrade – Stage 1 (TTMG101)	2016	$59,006,000
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
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
Goodna		
Capacity Enhancement (TTMGO33)	2013	$3,094,918
Dewatering Upgrade and Site Improvements (TTMG039)	2018	$6,003,906
Helidon		
STP Irrigation (TTMC056)	2018	$1,174,620

Trunk infrastructure	Est timing	Establishment cost
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
Karana Downs		
STP Diversion to Bundamba STP (TTMG013)	2018	$4,150,000
Kilcoy		
Kilcoy STP New - Land Acquisition (TTMG095)	2018	$2,700,000
Kilcoy STP New (TTMG094)	2018	$19,400,000
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
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
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
Oxley		
Waste Sludge Dewatering (TTMR197)	2015	$786,785
Capacity Upgrade (TTMG008)	2018	$30,060,000

Trunk infrastructure	Est timing	Establishment cost
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
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
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 - Oconnel 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 FigureCin 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:	900.00	225.00	-	-	-	-
	Indooroopilly shopping Centre mixed-use (identified as A in FigureCin Section 7.2.9.1)	138.89	312.50	-	-	-	156.3
	Mitchelton Centre Neighbourhood Plan/NPP-001b: Brookside B			-	-	-	312.5
	Mitchelton Centre Neighbourhood Plan/NPP-001c: Brookside C	277.78	625.00	-	-	-	-
	Mitchelton Centre Neighbourhood Plan/NPP-001d: Brookside D	111.11	1000.00	-	-	-	-
	Mitchelton Centre Neighbourhood Plan/NPP-001e: Brookside E	44.44		-	-	-	225
	Mitchelton Centre Neighbourhood Plan/NPP-003: McConaghy Street South	138.89	625.00	-	-	-	78.1
	Mitchelton Centre Neighbourhood Plan/NPP-005a: Blackwood Street West	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-005b: Blackwood Street East	138.89	625.00	-	-	-	78.1
	Mitchelton Centre Neighbourhood Plan/NPP-006a: Osborne Road South A		250.00				250
	Mitchelton Centre Neighbourhood Plan/NPP-006b: Osborne Road South B		250.00				250
	Mitchelton Centre Neighbourhood Plan/NPP-006c: Osborne Road South C	93.33	420.00				105
	Toombul—Nundah Neighbourhood Plan/NPP-001a: Nundah Village	51.11	172.50				72
	Toombul—Nundah Neighbourhood Plan/NPP-001b: Nundah Village	388.89	525.00				88
	Toombul—Nundah Neighbourhood Plan/NPP-002: Toombul Central	83.33	187.50				219
	Toombul—Nundah Neighbourhood Plan/NPP-002a: Toombul East	400.00	1200.00				180
	Toowong—Auchenflower Neighbourhood Plan/NPP-001a: Toowong Centre a	400.00	1200.00				180
	Toowong—Auchenflower Neighbourhood Plan/NPP-001b: Toowong Centre b	88.89	800.00				200
	Toowong—Auchenflower Neighbourhood Plan/NPP-001c: Toowong Centre c	116.67	112.50				0
	Wynnum—Manly Neighbourhood Plan/NPP-003a: Wynnum CBD northern 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 FigureCin 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 FigureCin Section 7.2.9.1)	80.00	495.00				315
	Indooroopilly Centre Neighbourhood Plan/NPP-001a: High Street (identified as C in FigureCin 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 FigureCin Section 7.2.9.1)	66.67	450.00				180
	Indooroopilly Centre Neighbourhood Plan/NPP-001: Multi-purpose centre (identified as E in FigureCin Section 7.2.9.1)	333.33					0
	Indooroopilly Centre Neighbourhood Plan/NPP-001b: Moggill Road North (identified as C in FigureCin 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 UrbanVillage Neighbourhood Plan/NPP-002c: Mixed-use 3	66.67	450.00				180
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002d: Mixed-use 4		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002e: Mixed-use 5		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002f: Mixed-use 6		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002g: Mixed-use 7		290.00	25.22			253.8
	Kelvin Grove UrbanVillage Neighbourhood Plan/NPP-002h: Mixed-use 8		187.50	32.61			218.8
	Kelvin Grove UrbanVillage 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 Protection	-	0.01
Rural Residential	(Where no precinct applies)	-	3.33
	Rural Residential A	-	1
Township	(Where no precinct applies)	-	4
	Township Residential	-	3.33
Non-Residential or Mixed-use Development Type			
Community Facilities	-	35	0.1
Conservation	-	-	-
District Centre	-	25 - 45	4
Industry	-	55 - 220	0.5
Limited Development	Flood Land	-	-
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	(Where no precinct applies)	-	-
	Passive Recreation Precinct	-	-
Special Purpose	(Where no precinct applies)	-	-
	Bulk Water Storage Precinct	-	-
	Bromelton State Development Area Precinct	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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