



BURNETT SHIRE COUNCIL

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**INFRASTRUCTURE CONTRIBUTIONS
PLANNING SCHEME POLICY**



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1.0 Preliminary

1.1 Commencement

This Planning Scheme Policy (the Policy) for Infrastructure Contributions has been adopted by Burnett Shire Council on ...[date to be inserted]..... 2007.

This replaces the following existing Planning Scheme Policies:

- *Contributions to Parks, Open Space and Nature Conservation Planning Scheme Policy;*
- *Development Contributions – Water and Sewerage – Burnett South Planning Scheme Policy;*
- *Development Contributions – Water and Sewerage – Burnett North Planning Scheme Policy;*
- *Shire Road Network Contributions Planning Scheme Policy; and*
- *Pedestrian and Bikeway Contributions Planning Scheme Policy.*

This policy has force and effect from... [date to be inserted]..... 2007.

1.2 Position Statement

This policy has been developed in accordance with s6.1.20 of the Integrated Planning Act 1997 (IPA). This policy establishes the mechanism for the delivery of infrastructure contributions in accordance with the Integrated Planning Act (IPA) 1997 under Burnett Shire Council's IPA planning scheme.

The provisions of this Policy are subject to review by Burnett Shire Council from time to time and the adoption of any revised policy will be in accordance with Schedule 3 of the IPA.

1.3 Name of Plan

This document is to be known as *Infrastructure Contributions Planning Scheme Policy*.

1.4 Intent

The Policy provides the method of calculating infrastructure contributions to be paid to Council as a consequence of a development approval. The IPA, Council policy and supporting documentation empowers Council to apply a condition to require an infrastructure contribution to be made by the applicant towards Trunk Infrastructure.

1.5 Scope

The scope of this Policy covers all trunk infrastructure for water supply, sewerage, transport (roads, public transport, and pedestrian paths and bikeways), drainage and stormwater, and public parks and community land which is considered to provide a direct benefit to development as defined by IPA. Trunk infrastructure is that as defined in Section 2.0 *Definitions* by the relevant network and scheduled within this planning scheme policy.

1.6 Application

This Policy applies to all development applications for a Material Change of Use or for Reconfiguring a Lot on land:



- (a) which is generally designated for urban purposes;
- (b) which is determined under this Planning Scheme Policy to be serviced with trunk infrastructure; and
- (c) where an increased demand on the infrastructure network is determined.

Such a determination will be made by Council during the IDAS process and specified in the development approval associated with the application. Infrastructure contributions will be made as a condition of the development approval.

2.0 Definitions

The following terms are used frequently throughout this planning policy and have definitions either defined under the *Integrated Planning Act 1997* or Burnett Shire Planning Scheme (Schedule 9 – Dictionary).

Applicant – has the meaning defined by the *Integrated Planning Act 1997*.

Capital works – works that ensure land is suitably serviced by development infrastructure for its intended purpose.

Capital Works Program – means the schedule of works and capital costs outlined over a period of time, generally coinciding with the budget cycle, which plans out the implementation of Trunk Infrastructure.

Contribution Catchment – this term is a generic reference to infrastructure catchment areas of equal or like charge.

Desired Standards of Service – are a set of parameters referred to within the planning of infrastructure to guide the form and function of the infrastructure which is to be constructed. It defines the minimum performance requirement of an infrastructure item to meet the demand generated by a planning area, zone, catchment, network or community.

Development – means any actual or anticipated lot, work or use resulting from ‘development’ as defined in the *Integrated Planning Act 1997* which creates a demand for Trunk Infrastructure.

Drainage and Stormwater Trunk Infrastructure – means all infrastructure, land and equipment including constructed or enhanced underground pipes, channels or overland flow paths, detention basins, wet retention basins, wetlands and gross pollutant traps that are shared between developments, and is generally exclusive of minor drainage systems for roads and relief systems. The term also indicates any other works, structures or equipment that Council designates from time to time to be trunk infrastructure.

Equivalent Demand Unit – the basic unit used to determine demand for infrastructure as a result of a proposed development. This unit is based on a comparison with the demand of one residential dwelling.

Equivalent Person (EP) – the basic unit or units used for determining the change in demand for water or sewerage services as a result of a proposed development. This unit is based on a comparison with the usage of a service by an average occupant of an average residential detached dwelling.



First Principles Assessment – is a process where the demand generated by development is assessed and determined case by case, based on research of similar known uses and demands. First principles assessment is to be undertaken by suitably qualified professionals. Submissions shall include detailed research and methodology that is compliant with the averaging users pays method used in this policy.

Infrastructure Contribution – a charge applied to development for the provision of trunk infrastructure that services, or is planned to service, the development.

IPA – is a reference to the *Integrated Planning Act 1997* (as amended).

Parks and Community Land Trunk Infrastructure – means parks and associated embellishments (including site preparation, infrastructure services, landscaping, sporting facilities and play equipment) within the network that provide a range of recreational and open space opportunities. The term also includes any other works, structures or equipment that Council designates from time to time to be trunk infrastructure, and the land component only for community facilities such as libraries and community halls¹.

Planned Capacity – capacity within the existing network assets which may be supplied to current demand but which have been provided to also service future growth.

Plans for Trunk Infrastructure (PFTI) – trunk infrastructure that is included in Council's capital works program and contained in reports and strategies, reviewed from time to time.

Planning Assumptions – are those statements within the Planning Scheme that outline the basis for planning, design and costing of the networks of infrastructure that are to serve development undertaken in the community.

Register of Developer Contributions – a register maintained by Council, recording all infrastructure contributions made in respect of water supply, sewerage, transport, drainage and stormwater, and public parks and community land trunk infrastructure.

Register of Trunk Infrastructure Agreements – a register maintained by Council, recording all trunk infrastructure agreements in respect of water supply, sewerage, transport, drainage and stormwater, and public parks and community land trunk infrastructure.

Sewerage Trunk Infrastructure – means all infrastructure, land and equipment that provide a sewerage service to the community, consisting of a regional component (including sewage treatment plants, effluent disposal systems, and recycled water distribution systems), and a reticulation component required to provide a connection to or support the main regional system (including trunk gravity sewers, pumping stations and rising mains).

Transport Trunk Infrastructure – means all infrastructure, equipment and other items identified in Council's adopted transport (roads, public transport and pedestrian paths/bikeways) strategy as the trunk infrastructure used for the determination of the infrastructure contributions. It includes all Minor Drainage pipe work associated with drainage of the road pavement in the minor event. The term also includes selected components of the State road network, with a primary function of the carriage of traffic within and about the Shire (i.e. having a local function).

¹ Public Parks and Community Land trunk infrastructure do not currently include land for community purposes.



Trunk Infrastructure Agreement – means an agreement between Council and an applicant where:

- trunk infrastructure is being provided in lieu of an infrastructure contribution;
- trunk infrastructure is being provided at a different time to that stated in the capital works program;
- alternative trunk infrastructure is provided to meet the desired standards of service;
- trunk infrastructure (unplanned) is provided and is not identified in the capital works program;
- trunk infrastructure being provided is valued in excess of an infrastructure contribution;
- infrastructure contribution is made at a different time to that stated in the infrastructure condition and/or is proposed to be paid in instalments.

Unplanned Trunk Infrastructure – trunk infrastructure that has not been identified in any supporting network studies or strategies.

Urban Purposes – has the meaning defined by the *Integrated Planning Act 1997* and includes purposes for which land is used for residential, industrial, sporting, recreation and business purposes, but does not include land used for environmental, conservation, rural, natural or wilderness area purposes.

Water Supply Trunk Infrastructure – means all infrastructure, land and equipment that provides a water supply service to the community, consisting of a regional component (including raw water extraction, storage, treatment, water distribution mains, transfer mains and major water pumping stations), and a reticulation component required to provide a connection to or support the main regional system (including water trunk mains, small pumping stations and storages).



3.0 Planning Assumptions

The development of the infrastructure contributions for trunk infrastructure has been based on an assessment of the land use outcomes envisaged under Burnett Shire Council's Planning Scheme. The assumed development demands for different Planning Areas and Zones are tabled in *Schedule 9*. The demands which are generated by both the existing developed areas and future development areas are combined and modelled to provide an indication of the scope and scale of trunk infrastructure required.

This process produces an 'ultimate' capital works program for each form of infrastructure required to meet the needs generated from the land use assumptions within the Planning Scheme. Population growth assumptions and location define the timing and order of the capital works program.



4.0 Desired Standards of Service

Desired Standards of Service (DSS) are a set of parameters referred to within the planning of infrastructure to guide the form and function of the infrastructure to be constructed.

The DSS directs the form of service and the planned capacity of each item within the system. It defines the minimum performance requirement of an infrastructure item to meet the demand generated by a planning area, zone, catchment, network or community.

The provision of trunk infrastructure is a function of the DSS. The DSS defines the provision of services in terms of performance, quality and quantity and affects the cost of the infrastructure in terms of upfront capital cost and whole of life cycle cost.

DSS are defined in two ways within this Planning Scheme Policy including:

- **Planning** based criteria which are qualitative in nature, and specify the types of outcomes envisaged by the supply of the infrastructure (contained in the Planning Scheme). These initially scope what is to be achieved by the infrastructure systems.

These Planning DSS are then interpreted technically to provide:

- **Design** based criteria which are quantitative in nature and specify the size, capacity, operational performance (contained in the Network Design Documentation).

Reference material sourced in developing DSS and the application of such standards are contained in documents such as:

(a) National design standard manuals and guidelines

- *Austroads*; and
- *Queensland Urban Drainage Manual*.

(b) Council's technical standards

- Development Infrastructure and Works Code;
- Stormwater Management Planning Scheme Policy; and
- Development Works Planning Scheme Policy.

(c) Customer Service Standards.



5.0 Trunk Infrastructure

5.1 Trunk Infrastructure Items that will be funded

The infrastructure networks and items to be provided under this policy are for the provision of water supply, sewerage, transport (roads, public transport, and pedestrian paths/bikeways), drainage and stormwater², and public parks and community land. The scope of trunk infrastructure used in the development of the infrastructure contribution is outlined in *Schedule 11* and mapped in *Schedule 14* of this policy. The infrastructure is initially considered in three forms:

(a) Trunk Infrastructure Catchment Works

Trunk infrastructure (including land) which serves the wider community including:

Water Supply

- Supply sources (bores, wells, dams, weirs and associated works); treatment plants (all systems provided to improve the quality of the water from the supply source including chlorinators); bulk water transport assets (bulk water mains, major reservoirs and regional pump stations); pumping systems (distribution and booster pumps within the delivery and distribution main); delivery mains (mains from the point of supply to service reservoirs); reservoirs (service or supply reservoirs between the supply source and the distribution and reticulation mains); and distribution mains (mains from the end of delivery mains, or from service reservoirs to form the distribution network to suburbs).

Sewerage

- Treatments plants (all systems provided to produce an acceptable quality effluent for discharge for beneficial reuse); effluent disposal systems (gravity or pumping systems to deliver treated effluent to approved final discharge points); trunk sewers (gravity sewers which receive, or are designed to receive in the future, flows from a pumped system, irrespective of the source of flow); and pumping systems (systems to pump sewerage from any sewer drainage catchment to either another catchment or direct to a treatment plant, and including the necessary rising mains).

Transport

- Roads in Council ownership, whose primary function is the carriage of traffic between and across the Shire, serving two integral purposes of connectivity (between origin and destination); and performing a true network function (provides a variety of routes and connections). This includes road drainage and all forms of cross drainage.
- Selected components of the State road network, with a primary function of the carriage of traffic within and about the Shire (i.e. having a local function).
- Public transport consisting of bus stops, signs and shelters.
- Pedestrian path and bikeway network consisting of a series of footpaths, off-road shared use paths (pedestrian/cycle), on-road facilities for cycling (signage and road markings), and walking trails.

² Burnett Shire Council is currently investigating stormwater and drainage issues for the Shire. Until investigations and Plans for Trunk Infrastructure have been completed, Council will apply a flat contribution based on the regulated charge specified in IPA. This contribution is considered fair and reasonable as it is the average minimum contribution for the provision of stormwater infrastructure under IPA.



Drainage and Stormwater

- Constructed underground pipes, channels or overland flow paths, detention basins, wet retention basins, wetlands and gross pollutant traps that are shared between developments. All road culverts and cross drainage for watercourses and overland flow paths are not included, generally being piped drainage for Q2 flows and above for residential and Q10 flows and above for business/industry.

Public Parks and Community Land

- Parks and associated embellishments (including site preparation, infrastructure services, landscaping, sporting facilities and play equipment) within the network that provide a range of recreational and open space opportunities, and the land component only for local community facilities. All parks are classified into one of five categories being active informal, sporting, foreshore/riparian, natural, or civic/cultural, based on functional use at regional, district, neighbourhood and local levels.

(b) Non-trunk Works External

Infrastructure (including land) that is not identified as “trunk infrastructure” that provides a link from the development site property boundary to the “trunk infrastructure” network. The applicant is responsible for all non-trunk Works External.

If the works external are deemed trunk by Council (i.e. shown on the maps of trunk infrastructure and included in the infrastructure contributions) then Council may require the applicant to construct the Works External to a larger capacity or to a greater extent than required to service only the subject land and proposed development. Where works external are deemed to be trunk and required for the development to proceed, such works shall be directed through the conditions of approval. Section 6.7 outlines the process for reimbursement of such trunk infrastructure costs against the applicant’s infrastructure contribution.

(c) Non-trunk Works Internal

Networks internal to premises are not trunk infrastructure and are to be provided by the applicant at the applicant’s expense.

5.2 Plans for Trunk Infrastructure

Plans for Trunk Infrastructure (PFTI) are key supporting documents for this Infrastructure Contributions Planning Scheme Policy which combines the demand streams for growth and the timing of development from the Planning Scheme with the Desired Standards of Service to produce the capital works requirements. The infrastructure identified in the PFTI in *Schedule 14* includes both existing assets and new assets required to meet the existing and future growth needs of the Shire.

Plans for Trunk Infrastructure are documents that are routinely produced or commissioned by Council and are commonly referred to as Infrastructure Planning Reports, Road network analysis, and the like (refer to table below). It is these documents upon which the infrastructures contributions are developed.



Trunk Infrastructure Network	Plans for Trunk Infrastructure
Water Supply and Sewerage	<ul style="list-style-type: none"> GHD (2005) <i>Burnett Coastal Sewerage Strategy – Planning Study</i>
Transport	<ul style="list-style-type: none"> Eppell Olsen and Partners (2005) <i>Burnett Shire Council South Eastern (Coastal) Area Network Strategy Upgrade</i> Eppell Olsen and Partners (2004) <i>Burnett Shire Walk and Cycle Plan – for a Mobile Community</i> Gutteridge, Haskins and Davey (2002) <i>Burnett Shire Council Road Network Hierarchy Study</i> Gutteridge, Haskins and Davey (2004) <i>North-South Distributor Road (Burnett Heads – Elliott Heads)</i>
Drainage and Stormwater	N/A
Public Parks and Community Land	<ul style="list-style-type: none"> Chenoweth Environmental Planning and Landscape Architecture, and EDAW-Gillespies (2004) <i>Burnett Shire Parks and Open Space Strategy</i> ROSS Planning (2006), <i>Regional Sports Strategy</i>

5.3 Proportion of Capital Costs funded through Infrastructure Contributions

Infrastructure contributions are levied on a full cost recovery basis. Users shall contribute to the cost of existing and planned works in accordance with their estimated use of those works.

Infrastructure contributions have been calculated using engineering estimates for new assets and the current replacement costs of existing assets.

5.4 Establishment Costs of Trunk Infrastructure

Establishment costs for trunk infrastructure³ comprise of:

- (a) Present value of planning, design, financing and construction costs of future trunk infrastructure including land acquisition;
- (b) existing infrastructure (valued as the replacement cost using contemporary materials techniques and technologies);
- (c) value (adjusted for inflation) of land for existing trunk infrastructure, acquired post 1 January 1990; and
- (d) ongoing administration costs of managing this infrastructure contribution policy.

For drainage and stormwater trunk infrastructure the infrastructure contribution is equivalent to and in accordance with the justifications and methodologies of IPA's Regulated Infrastructure Charge.

³ Excluding drainage and stormwater trunk infrastructure.



6.0 Infrastructure Contributions

6.1 Method of calculating the Contribution

The infrastructure contribution applicable to development will be calculated in accordance with the following formulas:

Water Supply:

$$\text{WSIC} = [(\text{ED}-\text{PC}) \times \text{CR}] \times \text{I}$$

Where:

WSIC = Water Supply Infrastructure Contribution;

ED = Equivalent Demand⁴ set out in *Schedule 9* for Water Supply;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy;

CR = Contribution Rate as set out in *Schedule 10* for Water Supply; and

I = an Indexed factor equivalent to movements in the Australian Bureau of Statistics (ABS) Catalogue 6427 Table 1 (Brisbane All Groups) using a based period of June 2006 to take into account inflation and other matters relevant to the capital cost of infrastructure.

Sewerage:

$$\text{SIC} = [(\text{ED}-\text{PC}) \times \text{CR}] \times \text{I}$$

Where:

SIC = Sewerage Infrastructure Contribution;

ED = Equivalent Demand⁵ set out in *Schedule 9* for Sewerage;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy;

CR = Contribution Rate as set out in *Schedule 10* for Sewerage; and

I = an Indexed factor equivalent to movements in the Australian Bureau of Statistics (ABS) Catalogue 6427 Table 1 (Brisbane All Groups) using a based period of June 2006 to take into account inflation and other matters relevant to the capital cost of infrastructure.

⁴ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.

⁵ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.



Transport:

Roads

$$\text{TRIC} = [(\text{ED}-\text{PC}) \times \text{CR}] \times \text{I}$$

Where:

TRIC = Transport Roads Infrastructure Contribution;

ED = Equivalent Demand⁶ set out in *Schedule 9* for Roads;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy; and

CR = Contribution Rate (comprising Sectoral and Regional components⁷) as set out in *Schedule 10* for the Transport (Roads) Contribution Catchment in which the land is situated; and

I = an Indexed factor equivalent to movements in the Australian Bureau of Statistics (ABS) Catalogue 6427 Table 1 (Brisbane All Groups) using a based period of June 2006 to take into account inflation and other matters relevant to the capital cost of infrastructure.

Pedestrian Paths and Bikeways

$$\text{TPPBIC} = [(\text{ED}-\text{PC}) \times \text{CR}] \times \text{I}$$

Where:

TPPBIC = Transport Pedestrian Paths and Bikeways Infrastructure Contribution;

ED = Equivalent Demand⁸ set out in *Schedule 9* for Pedestrian Paths and Bikeways;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy;

CR = Contribution Rate as set out in *Schedule 10* for the Transport (Pedestrian Paths and Bikeways) Contribution Catchment in which the land is situated; and

I = an Indexed factor equivalent to movements in the Australian Bureau of Statistics (ABS) Catalogue 6427 Table 1 (Brisbane All Groups) using a based period of June 2006 to take into account inflation and other matters relevant to the capital cost of infrastructure.

⁶ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.

⁷ The individual calculation of sectoral (Council) and regional (DMR) components of the Transport Roads Infrastructure Contributions need only be undertaken where a Planning Approval or Trunk Infrastructure Agreement requires the construction or dedication of road trunk infrastructure in accordance with Section 6.7 of this policy.

⁸ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.



Drainage and Stormwater:

$$\text{DSIC} = (\text{ED-PC}) \times \text{CR}$$

Where:

DSIC = Drainage and Stormwater Infrastructure Contribution;

ED = Equivalent Demand⁹ set out in *Schedule 9* for Drainage and Stormwater;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy; and

CR = Contribution Rate as set out in *Schedule 10* for Drainage and Stormwater.

Note: The contribution rate may be amended from time to time in accordance with Schedule 13 – Trunk Infrastructure Charge Rates: Section 21 of the *Integrated Planning Amendment Regulation 1998*.

Public Parks and Community Land:

$$\text{PPCLIC} = [(\text{ED-PC}) \times \text{CR}] \times \text{I}$$

Where:

PPCLIC = Public Parks and Community Land Infrastructure Contribution;

ED = Equivalent Demand¹⁰ set out in *Schedule 9* for Parks;

PC = recognition of Previous Contributions in the form of previous approvals and as of right uses as determined by Council under Section 6.5 of this policy;

CR = Contribution Rate as set out in *Schedule 10* for Public Parks and Community Land; and

I = an Indexed factor equivalent to movements in the Australian Bureau of Statistics (ABS) Catalogue 6427 Table 1 (Brisbane All Groups) using a based period of June 2006 to take into account inflation and other matters relevant to the capital cost of infrastructure.

6.2 Alternative Method of Calculation

In determining the demand for those applications not clearly documented within *Schedule 9*, the **Council at its discretion** reserves the right for a first principles assessment to be undertaken to assess demand, and to consider submissions (supported by appropriate research) made by a consultant on behalf of an applicant.

Prior to undertaking a first principles assessment, the applicant must seek approval from Council to undertake the assessment. As part of the process Council will consider the

⁹ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.

¹⁰ The equivalent demand for defined uses (Material Change of Use) is determined by multiplying the relevant assessment unit (e.g. sqm GFA) by the EDU conversion rate identified in Schedule 9.



complexity and/or uniqueness of the development to determine if a first principles assessment is warranted. Council will not enter into a first principles assessment where an applicant disagrees with the defined demand rate, identified in *Schedule 9*, based on isolated observed use. The demand rates are determined by the methodologies of averaging.¹¹

For uses not specifically listed in *Schedule 9*, the development application is to be accompanied by a first principles assessment and/or appropriately documented research from other locations for Council consideration.

When determining demand on a first principles basis, Council will refer to relevant or equivalent levels of development noted within *Schedule 9*. Otherwise, demands are to be assessed on 'use-based' criteria as follows:

Water Supply

Estimate of average day demand adjusted for local climatic and soil conditions, and calculate EP density as average day demand/EP daily allocation of 0.00398L/sec/EP.

Sewerage

Estimated Average Dry Weather Flow to sewer, and calculate EP density as Average Dry Weather Flow/EP discharge of 230L/EP/day.

Transport – Roads

Uses of a similar nature and derived using appropriate methodologies to calculate the trip generation capacity of the proposed development. These demands must have direct relevance to the manner in which demands used to develop the contributions have been derived and implemented. Using criteria similar to that determined as part of the traffic model for the Shire trip generation from the proposed development shall be determined.

More detailed studies on local intersection impacts and ingress/egress locations may be required as part of this work to determine any works external issues. These generation rates are defined separately and do not have direct equivalence to the rates determined for the averaging methodology.

Drainage and Stormwater

'First principles' assessment to be based on relevant or equivalent level development noted within *Schedule 9* – Drainage and Stormwater.

Public Parks and Community Land

'First principles' assessment to be based on relevant or equivalent levels of development noted within *Schedule 9* – Public Parks and Community Land.

The demand determined for each of the trunk infrastructure networks from the above will then be multiplied by the amount of contribution specified for the Contribution Area in which the land is situated.

¹¹ This approach is supported by the IPA and associated guidelines.



6.3 Contribution Rate

The Council may from time to time review the contribution rates specified in *Schedule 10*. Changes to the contribution rates will be published in Council's Annual Fees and Charges.

6.4 Payment of the contributions

Infrastructure contributions are required to be paid by the registered owner(s) of property or by the applicant on behalf of the registered owner(s) within the relevant contribution catchments as specified in *Schedule 13*, in accordance with the conditions of development approval or Trunk Infrastructure Agreement as defined in Section 7 of this Policy.

6.5 Recognition of Previous Contributions and 'As of Right' Uses

The demand determined in accordance with *Schedule 9* may be reduced by the greater of the following, if applicable:

The demand from development (and associated infrastructure contributions) determined in accordance with Sections 6.1 or 6.2 may be reduced by the greater of the following, if applicable:

- (a) The demand applicable to the existing or last known lawful use of the land (demand for use in accordance *Schedule 9*), or
- (b) The demand applicable to the existing or last known lawful use of the land based on records of past infrastructure contributions (indexed to current day prices using the recorded index documented in Council's Annual Fees and Charges).

If the above exceeds the demand applicable to the proposed development, no monetary credit will be given, and no offsets will be allowed against other required infrastructure contributions or works, including between networks.

6.6 Method and timing of payment

Unless otherwise specified by a condition of development approval or Trunk Infrastructure Agreement, payment of the infrastructure contribution (in full or unless agreed otherwise) shall be:

- (a) for Reconfiguring a Lot, prior to Council approval of the Plan of Survey for registration; or
- (b) for a Material Change of Use, prior to the change or commencement of the use.

6.7 Alternatives to Paying Contributions

Council may consider alternatives to paying infrastructure contributions including carrying out the capital works for which the contribution was derived or dedication of land in exchange for a reduction in contributions¹².

¹² Additional requirements for the offsetting infrastructure contributions against construction of transport (roads) trunk infrastructure are defined in Section 6.7.3 of this policy.



Council in association with the applicant may consider the following options.

6.7.1 Construction of Trunk Infrastructure in Lieu of Contribution

Situation: *Trunk Infrastructure required to service development, but not yet available or unplanned in Council's Capital Works Program.*

Council at its discretion may:

- (a) include a condition to supply the required trunk infrastructure as part of the development approval; or
- (b) enter into a trunk infrastructure agreement with the applicant about supply and/or funding arrangements of the required trunk infrastructure.

Where the cost¹³ of trunk infrastructure provision by the applicant is less than the applicable infrastructure contribution, then the balance of the infrastructure contribution will be in accordance with the relevant condition of development, or as stated in the relevant trunk infrastructure agreement.

Where the cost⁵ of planned trunk infrastructure provision by the applicant is greater than the applicable infrastructure contribution the additional costs of construction may be, as determined by Council, reimbursed by one of the three methods noted below.

- (a) For planned trunk infrastructure, Council will reimburse the balance of the prior agreed construction cost of Trunk Infrastructure at the time *when the infrastructure is constructed*,¹⁴ where agreement is given by Council to accelerate its delivery within the capital works program;

or

- (b) For planned trunk infrastructure, Council will reimburse the balance of the prior agreed construction cost of the Trunk Infrastructure at the time *when the infrastructure was budgeted for* in Council's capital works program.

or

- (c) For planned trunk infrastructure, Council will determine infrastructure credits which will be redeemable for future stages of the same network and development.

For unplanned trunk infrastructure, Council may establish a refund agreement, as part of a trunk infrastructure agreement, generally based on the relevant contributions catchment, for which an appropriate proportion of infrastructure contribution collected, will be diverted to the refund agreement.

¹³ The determination of the value of trunk infrastructure can be agreed by Council review or through tendering in accordance with the Local Government procurement procedure.

¹⁴ Suggested reimbursement may be made progressively in accordance with the actual contract payment at on-maintenance of the works and the actual residual contract payment upon off-maintenance of the works, or as decided with Council.



All trunk infrastructure works constructed must be consistent with the Plans for Trunk Infrastructure.

Prior to any commitments toward trunk infrastructure capital works being carried out by the applicant, the reimbursement option including a payment schedule, if any, shall be agreed and ratified in a Trunk Infrastructure Agreement between Council and the applicant.

6.7.2 Land Dedication in Lieu of Contribution

Situation: *Planned Trunk infrastructure includes land that is located on the site of a development application.*

Council at its discretion may include a condition to supply the required trunk infrastructure (being land) as part of the development approval.

Where the cost¹⁵ of land dedicated by the applicant, is less than the applicable infrastructure contribution, then the balance of the contribution will be in accordance with the relevant condition of development, or as stated in the relevant trunk infrastructure agreement.

Where the cost of planned trunk infrastructure, being land is dedicated by the applicant, is greater than the applicable infrastructure contribution then Council may enter into a trunk infrastructure agreement with the applicant to offset the additional contribution by one of the three methods noted below:

- (a) For planned trunk infrastructure that is land, Council will reimburse the balance of the prior agreed construction cost of Trunk Infrastructure at the time *when the infrastructure is dedicated*, where agreement is given by Council to accelerate its delivery within the capital works program;

or

- (b) For planned trunk infrastructure that is land, Council will reimburse the balance of the prior agreed cost of the Trunk Infrastructure at the time *when the infrastructure was budgeted for* in Council's capital works program.

or

- (c) For planned trunk infrastructure that is land, Council will determine infrastructure credits which will be redeemable for future stages of the same network and development.

For unplanned trunk infrastructure that is land, Council may establish a refund agreement, generally based on the relevant contributions catchment, for which an appropriate proportion of infrastructure contribution collected, will be diverted to the refund agreement.

6.7.3 Transport (Roads) Regional and Sectoral Contributions

In determining a reduction in transport (roads) contributions in accordance with Section 6.7.1 or Section 6.7.2 of this policy, offsetting the construction or dedication of trunk infrastructure

¹⁵ Land cost will be valued in accordance with methodology set down in the Acquisition of Land Act 1967.



can only be made against the relevant level (Sectoral/Regional) of infrastructure contribution for the trunk infrastructure item. That is, infrastructure defined as regional trunk infrastructure in *Schedule 11* and constructed as part of the trunk infrastructure agreement can be used only to offset the Regional (i.e. Department of Main Roads) component of the infrastructure contribution¹⁶.

7.0 Trunk Infrastructure Agreements

7.1 Situations where a Trunk Infrastructure Agreement may be struck

A trunk infrastructure agreement between Council and an applicant may be struck under the following situations:

- trunk infrastructure is being provided in lieu of an infrastructure contribution;
- trunk infrastructure is being provided at a different time to that stated in the capital works program;
- alternative trunk infrastructure is provided to meet the desired standards of service;
- trunk infrastructure (unplanned) is provided and is not identified in the capital works program;
- the value of trunk infrastructure being provided is in excess of an infrastructure contribution, resulting in reimbursement via a refund agreement between Council and the applicant; or
- infrastructure contribution is made at a different time to that stated in the infrastructure contributions condition and/or is proposed to be paid in instalments.

7.2 Matters Trunk Infrastructure Agreement must contain

Trunk Infrastructure Agreements shall at a minimum address the following issues:

- The agreement must conform to the provisions of IPA and the contract laws applicable in the State of Queensland;
- Must state the applicable networks of trunk infrastructure;
- Must state the method used to calculate the 'construction value' of the trunk infrastructure and reporting methods and scope of all 'on-costs' to provide for the determination of the 'establishment cost';
- Must state the calculated equivalent demand for charging on the network from the development;
- The required contributions or trunk infrastructure to be contributed for each component or hierarchy of the network in accordance with this policy;
- The date the contributions or infrastructure are to be provided;
- The nature of any security to be lodged and the details of the use and release of such security;
- Details of the trunk infrastructure to be provided and the provision program;

¹⁶ This is undertaken to ensure that adequate funds are provided to meet the capital works requirements for the Shire. Full crediting/offsetting of trunk works in one level against both will not allow for the appropriate management of funds for essential capital works provision.



- Details of the responsible entity for the funding, design and construction of the trunk infrastructure including land acquisition;
- Details of the charging credit/offset accrued to the development and that which is sought to be recouped above the applicable contribution or payment for the development;
- Provision for reimbursement to the applicant for the establishment of trunk infrastructure in excess of the contribution or payment in accordance with Section 6.7 of this Policy;
- Document any details and set out procedures for the reimbursement of the proponent for additional infrastructure contributions which arise from the provision of trunk infrastructure;
- Provision of the reimbursement of costs for works external or internal non-trunk infrastructure that is determined to constitute trunk infrastructure under the definitions contained within the Planning Scheme;
- Details of any approved temporary works and the costs associated with the operation and maintenance of these items for a period of five years;
- Any other details considered appropriate by the Council;
- Provisions for unforeseen delays and redundancy provisions where a development approval and trunk infrastructure construction activities are held in abeyance. Provisions for Council to revoke any previous Agreement and reinstate the contribution where an alternate party agrees to the construction of the same trunk infrastructure detailed in the agreement.

Trunk Infrastructure Agreements will be in writing and prepared by the Council at the applicant's cost, subject to the satisfaction of the Council. Trunk Infrastructure Agreements shall generally conform to the draft format determined for the agreements by Council from time to time.

7.3 Trunk Infrastructure Agreements bind successors in title

Trunk Infrastructure Agreements will bind the owner and owner's successors in title of the land.



8.0 Register of Infrastructure Contributions and Trunk Infrastructure Agreements

Council will maintain a register of trunk infrastructure contributions and agreements for public inspection. The register will contain the following:

- real property description of land to which trunk infrastructure contribution or trunk infrastructure agreement applies;
- development approved reference number;
- the amount of the contribution levied;
- the amount of the contribution unpaid; and
- reference to any trunk infrastructure agreement documents.



9.0 Schedules of Demand

Schedule 9A – Water Supply Equivalent Demand for Reconfiguring a Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	1 EDU/lot or 19 EDU/hectare whichever is greater
<i>Bargara Recreational Business Precinct</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
Community Use Zone	First Principle Assessment
Industrial Zone	1 EDU/lot or 14 EDU/hectare whichever is greater
Urban Residential Zone (not in a Precinct)	1 EDU/lot or 8.5 EDU/hectare whichever is greater
<i>High Density Residential Precinct (Bargara)</i>	1 EDU/lot or 50 EDU/hectare whichever is greater
<i>Medium-density Residential Precinct</i>	
▪ <i>Moore Park Beach</i>	1 EDU/lot or 17 EDU/hectare whichever is greater
▪ <i>Burnett Head</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
▪ <i>Bargara</i>	1 EDU/lot or 30 EDU/hectare whichever is greater
▪ <i>Coral Cove</i>	1 EDU/lot or 30 EDU/hectare whichever is greater
▪ <i>Elliott Heads</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1 EDU/lot or 17 EDU/Hectare whichever is higher
<i>Large Lot Precinct (Coral Cove)</i>	1 EDU/lot or 4 EDU/hectare whichever is higher
<i>Large Lot Precinct (Moore Park Beach)</i>	1 EDU/lot or 2 EDU/hectare whichever is higher
Rural Planning Area	
Community Zone	First Principle Assessment
Hinterland Residential Zone	1 EDU/lot
Rural Zone	1 EDU/lot

Note: EDU - Equivalent Dwelling Unit, where 1 demand unit equals 1 detached house.



Schedule 9B – Water Supply Equivalent Demand for Defined Uses (Material Change of Use)

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	Sqm GFA	0.005
Business	Restaurants	Sqm GFA	0.01
Business	Take-away Premises	Sqm GFA	0.01
Business	Offices	Sqm GFA	0.005
Business	Home Based Business	Employee (who is not an existing resident)	0.35
Business	Low-scale Business	Employee	0.35
Business	Cinemas	Sqm GFA	0.017
Business	Eating Places	Sqm GFA	0.01
Business	Road House (including Eating)	Sqm GFA	0.01
Business	Sports Club	-	First Principles Assessment
Business	Sports Centre	-	First Principles Assessment
Business	Sports Stadium	-	First Principles Assessment
Business	Shopping Centre	Sqm GFA	0.005
Business	Entertainment Centre	Sqm GFA	0.017
Business	Conference Centre/Meeting	Sqm GFA	0.014
Business	Conference Centre/Meeting (including meals and liquor)	Sqm GFA	0.11
Community	Educational Establishment		
Community	▪ Primary School	Pupil	0.085
Community	▪ Secondary School	Pupil	0.17
Community	▪ Boarding (PS,HS)	Boarder	0.35
Community	Child Care Centre	Child	0.085
Community	Emergency Services	-	N/A
Community	Hospital	Bed	1.17
Community	Convalescent Hospital	Bed	0.55
Community	Public Hall/Church	Sqm GFA	0.014
Community	Institutional Accommodation	Bed	0.35
Community	Nursing Home	Bed	1.17
Community	Hostel (Accommodation)	Bedroom	0.35
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	First Principles Assessment
Industry	Light Industry	Sqm GFA	0.002
Industry	General Industry	Sqm GFA	0.003
Industry	Rural Industry	-	First Principles Assessment
Residential	Caretaker's Residence	House	1
Residential	Detached Dwelling	House	1
Residential	Domestic Storage	-	N/A
Residential	Dual Occupancy	Unit	1
Residential	Higher-density Housing		
Residential	▪ 1 Bedroom	Unit	0.5
Residential	▪ 2 Bedroom	Unit	0.83
Residential	▪ 3 Bedroom	Unit	1
Residential	▪ Per Additional Bedroom	Bedroom	0.5
Residential	Tourist Park (rate per Hectare)	Hectare	52
Residential	Tourist Park (rate per Site)	Site	0.85
Residential	Caravan Park	Caravan	0.5
Rural	General Agriculture	-	First Principles Assessment
Rural	Intensive Animal Use	-	First Principles Assessment
Other	Undefined Use	-	First Principles Assessment

Where 1 EDU = 2.9 EPs



Schedule 9C – Sewerage Equivalent Demand for Reconfiguring a Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	1 EDU/lot or 19 EDU/hectare whichever is greater
<i>Bargara Recreational Business Precinct</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
Community Use Zone	First Principle Assessment
Industrial Zone	1 EDU/lot or 14 EDU/hectare whichever is greater
Urban Residential Zone (not in a Precinct)	1 EDU/lot or 8.5 EDU/hectare whichever is greater
<i>High Density Residential Precinct (Bargara)</i>	1 EDU/lot or 50 EDU/hectare whichever is greater
<i>Medium-density Residential Precinct</i>	1 EDU/lot or 17 EDU/hectare whichever is greater
▪ <i>Moore Park Beach</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
▪ <i>Burnett Head</i>	1 EDU/lot or 30 EDU/hectare whichever is greater
▪ <i>Bargara</i>	1 EDU/lot or 30 EDU/hectare whichever is greater
▪ <i>Coral Cove</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
▪ <i>Elliott Heads</i>	1 EDU/lot or 19 EDU/hectare whichever is greater
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1 EDU/lot or 17 EDU/Hectare whichever is higher
<i>Large Lot Precinct (Coral Cove)</i>	1 EDU/lot or 4 EDU/hectare whichever is higher
<i>Large Lot Precinct (Moore Park Beach)</i>	1 EDU/lot or 2 EDU/hectare whichever is higher
Rural Planning Area	
Community Zone	First Principle Assessment
Hinterland Residential Zone	1 EDU/lot
Rural Zone	1 EDU/lot

Note: EDU - Equivalent Dwelling Unit, where 1 demand unit equals 1 detached house.



Schedule 9D – Sewerage Equivalent Demand for Defined Uses (Material Change of Use)

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	Sqm GFA	0.005
Business	Restaurants	Sqm GFA	0.01
Business	Take-away Premises	Sqm GFA	0.01
Business	Offices	Sqm GFA	0.005
Business	Home Based Business	Employee (who is not an existing resident)	0.35
Business	Low-scale Business	Employee	0.35
Business	Cinemas	Sqm GFA	0.017
Business	Eating Places	Sqm GFA	0.01
Business	Road House (including Eating)	Sqm GFA	0.01
Business	Sports Club	-	First Principles Assessment
Business	Sports Centre	-	First Principles Assessment
Business	Sports Stadium	-	First Principles Assessment
Business	Shopping Centre	Sqm GFA	0.005
Business	Entertainment Centre	Sqm GFA	0.017
Business	Conference Centre/Meeting	Sqm GFA	0.014
Business	Conference Centre/Meeting (including meals and liquor)	Sqm GFA	0.11
Community	Educational Establishment		
Community	▪ Primary School	Pupil	0.085
Community	▪ Secondary School	Pupil	0.17
Community	▪ Boarding (PS,HS)	Boarder	0.35
Community	Child Care Centre	Child	0.085
Community	Emergency Services	-	N/A
Community	Hospital	Bed	1.17
Community	Convalescent Hospital	Bed	0.55
Community	Public Hall/Church	Sqm GFA	0.014
Community	Institutional Accommodation	Bed	0.35
Community	Nursing Home	Bed	1.17
Community	Hostel (Accommodation)	Bedroom	0.35
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	First Principles Assessment
Industry	Light Industry	Sqm GFA	0.002
Industry	General Industry	Sqm GFA	0.003
Industry	Rural Industry	-	First Principles Assessment
Residential	Caretaker's Residence	House	1
Residential	Detached Dwelling	House	1
Residential	Domestic Storage	-	N/A
Residential	Dual Occupancy	Unit	1
Residential	Higher-density Housing		
Residential	▪ 1 Bedroom	Unit	0.5
Residential	▪ 2 Bedroom	Unit	0.83
Residential	▪ 3 Bedroom	Unit	1
Residential	▪ Per Additional Bedroom	Bedroom	0.5
Residential	Tourist Park (rate per Hectare)	Hectare	52
Residential	Tourist Park (rate per Site)	Site	0.85
Residential	Caravan Park	Caravan	0.5
Rural	General Agriculture	-	First Principles Assessment
Rural	Intensive Animal Use	-	First Principles Assessment
Other	Undefined Use	-	First Principles Assessment

Where 1 EDU = 2.9 EPs



Schedule 9E – Transport (Roads) Equivalent Demand for Reconfiguring a Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	20.0 EDU/Hectare
<i>Bargara Recreational Business Precinct</i>	40.0 EDU/Hectare
Community Use Zone	First Principles Assessment
Industrial Zone	15.0 EDU/Hectare
Urban Residential Zone (not in a Precinct)	1 EDU/lot or 8.5 EDU/hectare whichever is greater
<i>High Density Residential Precinct (Bargara)</i>	1 EDU/unit or 37.0 EDU/hectare whichever is greater
<i>Medium-density Residential Precinct</i>	1 EDU/lot or 13.0 EDU/hectare whichever is greater
▪ <i>Moore Park Beach</i>	1 EDU/lot or 14.5 EDU/hectare whichever is greater
▪ <i>Burnett Head</i>	1 EDU/lot or 22.5 EDU/hectare whichever is greater
▪ <i>Bargara</i>	1 EDU/lot or 22.5 EDU/hectare whichever is greater
▪ <i>Coral Cove</i>	1 EDU/lot or 14.5 EDU/hectare whichever is greater
▪ <i>Elliott Heads</i>	
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1 EDU/lot or 17.0 EDU/hectare whichever is greater
<i>Large Lot Precinct (Coral Cove)</i>	1 EDU/lot or 4 EDU/hectare whichever is higher
<i>Large Lot Precinct (Moore Park Beach)</i>	1 EDU/lot or 2 EDU/hectare whichever is higher
Rural Planning Area	
Community Zone	First Principles Assessment
Hinterland Residential Zone	1 EDU/lot or 4.0 EDU/hectare whichever is greater
Rural Zone	1 EDU/lot or 4.0 EDU/hectare whichever is greater

Where 1 EDU = 8 trips



Schedule 9F – Transport (Roads) Equivalent Demand for Defined Uses (Material Change of Use)

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	Sqm GFA	0.038
Business	Restaurants	Sqm GFA	0.038
Business	Take-away Premises	Sqm GFA	0.008
Business	Offices	Sqm GFA	0.038
Business	Home Based Business	Employee	0.005
Business	Low-scale Business	Employee	0.004
Business	Cinemas	Seat	0.163
Business	Eating Places	Sqm GFA	0.038
Business	Road House (including Eating)	Sqm GFA	0.038
Business	Sports Club	-	First Principles Assessment
Business	Sports Centre	-	First Principles Assessment
Business	Sports Stadium	-	First Principles Assessment
Business	Shopping Centre	Sqm GFA	0.038
Business	Entertainment Centre	-	First Principles Assessment
Business	Conference Centre/Meeting	-	First Principles Assessment
Business	Conference Centre/Meeting (including meals and liquor)	-	First Principles Assessment
Community	Educational Establishment		
Community	▪ Primary School	Pupil	0.25
Community	▪ Secondary School	Pupil	0.25
Community	▪ Boarding (PS,HS)	Boarder	0.25
Community	Child Care Centre	Child	0.275
Community	Emergency Services	-	First Principles Assessment
Community	Hospital	Bed	First Principles Assessment
Community	Convalescent Hospital	Bed	First Principles Assessment
Community	Public Hall/Church	Sqm GFA	0.005
Community	Institutional Accommodation	Bed	0.125
Community	Nursing Home	Bed	0.063
Community	Hostel (Accommodation)	Bedroom	0.125
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	First Principles Assessment
Industry	Light Industry	Hectare	15
Industry	General Industry	Hectare	15
Industry	Rural Industry	-	First Principles Assessment
Residential	Caretaker's Residence	House	1
Residential	Detached Dwelling	House	1
Residential	Domestic Storage	-	N/A
Residential	Dual Occupancy	Unit	0.563
Residential	Higher-density Housing		
Residential	▪ 1 Bedroom	Unit	0.563
Residential	▪ 2 Bedroom	Unit	0.75
Residential	▪ 3 Bedroom	Unit	1
Residential	▪ Per Additional Bedroom	Bedroom	0.563
Residential	Tourist Park (rate per Site)	Site	0.25
Residential	Caravan Park	Site	0.25
Rural	General Agriculture	-	First Principles Assessment
Rural	Intensive Animal Use	-	First Principles Assessment
Other	Undefined Use	-	First Principles Assessment

Where 1 EDU = 8 trips



Schedule 9G – Transport (Pedestrian Paths & Bikeways) for Reconfiguring a Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	N/A
<i>Bargara Recreational Business Precinct</i>	N/A
Community Use Zone	First Principles Assessment
Industrial Zone	N/A
Urban Residential Zone (not in a Precinct)	1.0 EDU/lot or 4 EDU/hectare whichever is greater
<i>High Density Residential Precinct (Bargara)</i>	1 EDU/lot or 44 EDU/hectare whichever is greater
<i>Medium-density Residential Precinct</i>	1 EDU/lot or 7.5 EDU/hectare whichever is greater
▪ <i>Moore Park Beach</i>	1 EDU/lot or 10 EDU/hectare whichever is greater
▪ <i>Burnett Head</i>	1 EDU/lot or 20 EDU/hectare whichever is greater
▪ <i>Bargara</i>	1 EDU/lot or 20 EDU/hectare whichever is greater
▪ <i>Coral Cove</i>	1 EDU/lot or 20 EDU/hectare whichever is greater
▪ <i>Elliott Heads</i>	1 EDU/lot or 16 EDU/hectare whichever is greater
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1 EDU/lot or 17 EDU/hectare whichever is greater
<i>Large Lot Precinct (Coral Cove)</i>	1 EDU/lot or 4 EDU/hectare whichever is higher
<i>Large Lot Precinct (Moore Park Beach)</i>	1 EDU/lot or 2 EDU/hectare whichever is higher
Rural Planning Area	
Community Zone	First Principles Assessment
Hinterland Residential Zone	1.0 EDU/lot
Rural Zone	1.0 EDU/lot

Where 1 EDU = 2.7 persons

*Pedestrian Path and Bikeway infrastructure contributions are only applicable to residential development in the Coastal Towns Planning Area and Rural Planning Area.



Schedule 9H – Transport (Pedestrian Paths & Bikeways) for Material Change of Use by Planning Area

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	-	N/A
Business	Restaurants	-	N/A
Business	Take-away Premises	-	N/A
Business	Offices	-	N/A
Business	Home Based Business	-	N/A
Business	Low-scale Business	-	N/A
Business	Cinemas	-	N/A
Business	Eating Places	-	N/A
Business	Road House (including Eating)	-	N/A
Business	Sports Club	-	N/A
Business	Sports Centre	-	N/A
Business	Sports Stadium	-	N/A
Business	Shopping Centre	-	N/A
Business	Entertainment Centre	-	N/A
Business	Conference Centre/Meeting	-	N/A
Business	Conference Centre/Meeting (including meals and liquor)	-	N/A
Community	Education Establishment		
Community	▪ Primary School	-	N/A
Community	▪ Secondary School	-	N/A
Community	▪ Boarding (PS,HS)	-	N/A
Community	Child Care Centre	-	N/A
Community	Emergency Services	-	N/A
Community	Hospital	-	N/A
Community	Convalescent Hospital	-	N/A
Community	Public Hall/Church	-	N/A
Community	Institutional Accommodation	Unit	0.25
Community	Nursing Home	Unit	0.25
Community	Hostel (Accommodation)	Unit	0.25
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	N/A
Industry	Light Industry	-	N/A
Industry	General Industry	-	N/A
Industry	Rural Industry	-	N/A
Residential	Caretaker's Residence	-	N/A
Residential	Detached Dwelling	Dwelling	1
Residential	Domestic Storage	-	N/A
Residential	Dual Occupancy	Dwelling	1
Residential	Higher - Density Housing		
Residential	▪ 1 Bedroom	Unit	0.5
Residential	▪ 2 Bedroom	Unit	0.6
Residential	▪ 3 Bedroom	Unit	0.8
Residential	▪ Per Additional Bedroom	Bedroom	0.5
Residential	Tourist Park (rate per Hectare)	-	N/A
Residential	Tourist Park (rate per Site)	-	N/A
Residential	Caravan Park	Site	0.6
Rural	General Agriculture	-	N/A
Rural	Intensive Animal Use	-	N/A
Other	Undefined Use	-	First Principles Assessment

Where 1 EDU = 2.7 persons



Schedule 9I – Drainage and Stormwater Equivalent Demand for Reconfiguration of Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	1.0 EDU/additional lot
<i>Bargara Recreational Business Precinct</i>	1.0 EDU/additional lot
Community Use Zone	1.0 EDU/additional lot
Industrial Zone	1.0 EDU/additional lot
Urban Residential Zone (not in a Precinct)	1.0 EDU/additional lot
<i>High Density Residential Precinct (Bargara)</i>	1.0 EDU/additional lot
<i>Medium-density Residential Precinct</i>	1.0 EDU/additional lot
▪ <i>Moore Park Beach</i>	
▪ <i>Burnett Head</i>	
▪ <i>Bargara</i>	
▪ <i>Coral Cove</i>	
▪ <i>Elliott Heads</i>	
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1.0 EDU/additional lot
<i>Large Lot Precinct (Moore Park Beach, Coral Cove)</i>	1.0 EDU/additional lot
Rural Planning Area	
Community Zone	First Principles Assessment
Hinterland Residential Zone	1.0 EDU/additional lot
Rural Zone	1.0 EDU/additional lot



**Schedule 9J – Drainage and Stormwater Equivalent Demand for Defined Uses
(Material Change of Use)**

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	Sqm Site Area	1.0 per 400sqm site area
Business	Restaurants	Sqm Site Area	1.0 per 400sqm site area
Business	Take-away Premises	Sqm Site Area	1.0 per 400sqm site area
Business	Offices	Sqm Site Area	1.0 per 400sqm site area
Business	Home Based Business	Sqm Site Area	1.0 per 400sqm site area
Business	Low-scale Business	Sqm Site Area	1.0 per 400sqm site area
Business	Cinemas	Sqm Site Area	1.0 per 400sqm site area
Business	Eating Places	Sqm Site Area	1.0 per 400sqm site area
Business	Road House (including Eating)	Sqm Site Area	1.0 per 400sqm site area
Business	Sports Club	-	1.0 per 400sqm site area
Business	Sports Centre	-	1.0 per 400sqm site area
Business	Sports Stadium	-	1.0 per 400sqm site area
Business	Shopping Centre	Sqm Site Area	1.0 per 400sqm site area
Business	Entertainment Centre	Sqm Site Area	1.0 per 400sqm site area
Business	Conference Centre/Meeting	Sqm Site Area	1.0 per 400sqm site area
Business	Conference Centre/Meeting (including meals and liquor)	Sqm Site Area	1.0 per 400sqm site area
Community	Educational Establishment		
Community	▪ Primary School	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	▪ Secondary School	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	▪ Boarding (PS,HS)	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Child Care Centre	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Emergency Services	-	1.0 x (0.7 of site area/400sqm)
Community	Hospital	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Convalescent Hospital	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Public Hall/Church	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Institutional Accommodation	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Nursing Home	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Hostel (Accommodation)	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	First Principles Assessment*
Industry	Light Industry	Sqm Site Area	1.0 per dwelling
Industry	General Industry	Sqm Site Area	1.0 per dwelling
Industry	Rural Industry	-	N/A
Residential	Caretaker's Residence	Dwelling	1.0 per dwelling
Residential	Detached Dwelling	Dwelling	1.0 per dwelling
Residential	Domestic Storage	-	1.0 per dwelling
Residential	Dual Occupancy	Dwelling	N/A
Residential	Higher-density Housing		
Residential	▪ 1 Bedroom	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Residential	▪ 2 Bedroom	Sqm Site Area	1.0 x (0.7 of site



Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
			area/400sqm)
Residential	▪ 3 Bedroom	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Residential	▪ Per Additional Bedroom	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Residential	Tourist Park (rate per Hectare)	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Residential	Caravan Park	Sqm Site Area	1.0 x (0.7 of site area/400sqm)
Rural	General Agriculture	-	First Principles Assessment*
Rural	Intensive Animal Use	-	First Principles Assessment*
Other	Undefined Use	-	First Principles Assessment*

*A First Principles Assessment for Drainage and Stormwater will be determined for those development types that do not relate directly to the development purposes listed in Schedule 13 – Trunk Infrastructure Charge Rates: Section 21, of the Integrated Planning Amendment Regulation. The EDUs will be determined by applying an identified demand rate of the closest equivalent development purpose(s) on a case by case basis



Schedule 9K – Public Parks and Community Land Equivalent Demand for Reconfiguring a Lot by Planning Area (& Zone)

Planning Area Zone	Equivalent Demand – Reconfiguring a Lot
Coastal Towns Planning Area	
Business Zone (not in a Precinct)	N/A
<i>Bargara Recreational Business Precinct</i>	N/A
Community Use Zone	First Principles Assessment
Industrial Zone	N/A
Urban Residential Zone (not in a Precinct)	1 EDU/lot or 8.5 EDU/hectare whichever is greater
<i>High Density Residential Precinct (Bargara)</i>	1 EDU/lot or 39 EDU/hectare whichever is greater
<i>Medium-density Residential Precinct</i>	1 EDU/lot or 13.5 EDU/hectare whichever is greater
▪ <i>Moore Park Beach</i>	1 EDU/lot or 15 EDU/hectare whichever is greater
▪ <i>Burnett Head</i>	1 EDU/lot or 23.5 EDU/hectare whichever is greater
▪ <i>Bargara</i>	1 EDU/lot or 23.5 EDU/hectare whichever is greater
▪ <i>Coral Cove</i>	1 EDU/lot or 23.5 EDU/hectare whichever is greater
▪ <i>Elliott Heads</i>	1 EDU/lot or 15 EDU/hectare whichever is greater
<i>Small Lot Detached Dwellings Precinct (Bargara)</i>	1 EDU/lot or 17 EDU/hectare whichever is greater
<i>Large Lot Precinct (Coral Cove)</i>	1 EDU/lot or 4 EDU/hectare whichever is higher
<i>Large Lot Precinct (Moore Park Beach)</i>	1 EDU/lot or 2 EDU/hectare whichever is higher
Rural Planning Area	
Community Zone	First Principles Assessment
Hinterland Residential Zone	1.0 EDU/lot or 4 EDU/hectare whichever is greater
Rural Zone	1.0 EDU/lot

Where 1 EDU = 2.7 persons



Schedule 9L – Public Parks and Community Land Equivalent Demand for Defined Uses (Material Change of Use)

Use Class	Defined Use	Assessment Unit	EDU Conversion Rate
Business	General Business		
Business	Medical Centres	-	N/A
Business	Restaurants	-	N/A
Business	Take-away Premises	-	N/A
Business	Offices	-	N/A
Business	Home Based Business	-	N/A
Business	Low-scale Business	-	N/A
Business	Cinemas	-	N/A
Business	Eating Places	-	N/A
Business	Road House (including Eating)	-	N/A
Business	Sports Club	-	N/A
Business	Sports Centre	-	N/A
Business	Sports Stadium	-	N/A
Business	Shopping Centre	-	N/A
Business	Entertainment Centre	-	N/A
Business	Conference Centre/Meeting	-	N/A
Business	Conference Centre/Meeting (including meals and liquor)	-	N/A
Community	Education Establishment		
Community	▪ Primary School	-	N/A
Community	▪ Secondary School	-	N/A
Community	▪ Boarding (PS,HS)	-	N/A
Community	Child Care Centre	-	N/A
Community	Emergency Services	-	N/A
Community	Hospital	-	N/A
Community	Convalescent Hospital	-	N/A
Community	Public Hall/Church	-	N/A
Community	Institutional Accommodation	Unit	0.25
Community	Nursing Home	Unit	0.25
Community	Hostel (Accommodation)	Unit	0.25
Community	Park	-	N/A
Community	Public Utility Undertaking	-	N/A
Community	Telecommunications Facility (major)	-	N/A
Community	Telecommunications Facility (other)	-	N/A
Industry	Extractive Industry	-	N/A
Industry	Light Industry	-	N/A
Industry	General Industry	-	N/A
Industry	Rural Industry	-	N/A
Residential	Caretaker's Residence	-	N/A
Residential	Detached Dwelling	Dwelling	1
Residential	Domestic Storage	-	N/A
Residential	Dual Occupancy	Dwelling	1
Residential	Higher - Density Housing		
Residential	▪ 1 Bedroom	Unit	0.5
Residential	▪ 2 Bedroom	Unit	0.6
Residential	▪ 3 Bedroom	Unit	0.8
Residential	▪ Per Additional Bedroom	Bedroom	0.5
Residential	Tourist Park (rate per Hectare)	-	N/A
Residential	Tourist Park (rate per Site)	-	N/A
Residential	Caravan Park	Site	0.6
Rural	General Agriculture	-	N/A
Rural	Intensive Animal Use	-	N/A
Other	Undefined Use	-	First Principles Assessment

Where 1 EDU = 2.7 persons



10.0 Schedule of Infrastructure Contributions

[Schedule 13 identifies the boundary of catchment contributions for Water Supply, Sewerage, Transport, Drainage and Stormwater, and Public Parks and Community Land infrastructure networks.]

Schedule 10A - Infrastructure Contribution Rate per Demand Unit – Water Supply

Contribution Catchment	Total Contribution per Demand Unit
Kalkie (W1)	\$5,961
Moore Park Beach (W2)	\$10,780
Tantitha (W3)	\$265
Zorzan (W4)	\$11,278
Burnett Downs (W5)*	\$105
Riverpark (W6)	\$9,752
Rocky Point (W7)	\$15,951

Note: * Yard Supply only (non-potable)



Schedule 10B - Infrastructure Contribution Rate per Demand Unit – Sewerage

Contribution Catchment	Total Contribution per Demand Unit
Bargara (S1)	\$5,612
Coral Cove, Innes Park (S2)	\$6,107
Elliott Heads (S3)	\$4,120
Burnett Heads (S4)	\$3,590
Moore Park Beach (S5)	\$4,570



**Schedule 10C - Infrastructure Contribution Rate per Demand Unit –
Transport (Roads)**

Contribution Catchment	Council (Sectoral) Contribution per Demand Unit	Department of Main Roads Contribution per Demand Unit	Total Contribution per Demand Unit
Burnett Shire (TR1)	\$3,753	\$2,860	\$6,613



***Schedule 10D - Infrastructure Contribution Rate per Demand Unit –
Transport (Pedestrian Paths & Bikeways)***

Contribution Catchment	Total Contribution per Demand Unit
Burnett Shire (PBW1)	\$606



Schedule 10E - Infrastructure Contribution Rate per Demand Unit – Drainage and Stormwater

Contribution Catchment	Total Contribution per Demand Unit
Burnett (DSW1)	\$1,500



Schedule 10F - Infrastructure Contribution Rate per Demand Unit – Public Parks and Community Land

Contribution Catchment	Total Contribution per Demand Unit
Burnett Heads/Port Bundaberg/Mon Repos (PCL 1)	\$4,490
Bargara (PCL 2)	\$4,049
Hummock (PCL3)	\$5,662
Innes Park/Coral Cove (PCL4)	\$3,154
Elliott Heads/Riverview (PCL5)	\$5,136
Moore Park Beach (PCL6)	\$4,747
Northern Fringe (PCL7)	\$6,255
South Western Area (PCL8)	\$5,254
Balance of Shire – South of River (PCL9)	\$5,786
Balance of Shire – North of River (PCL10)	\$4,495



11.0 Schedule of Capital Works

[Schedule 14 shows the existing and planned future trunk network for water supply.]

Note: Burnett Shire Council is currently investigating stormwater and drainage issues for the Shire. Until investigations and Plans for Trunk Infrastructure have been completed, Council will apply a Flat Contribution based on the Regulated Charge specified in IPA. This contribution is considered fair and reasonable as it is the average minimum contribution for the provision of stormwater infrastructure Under IPA.



12.0 Supporting Information

The following documentation has been used in determining the scope of capital works and associated contributions:

- GHD (2005) *Burnett Coastal Sewerage Strategy – Planning Study*
- Eppell Olsen and Partners (2005) *Burnett Shire Council South Eastern (Coastal) Area Network Strategy Upgrade*
- Eppell Olsen and Partners (2004) *Burnett Shire Walk and Cycle Plan – for a Mobile Community*
- Gutteridge, Haskins and Davey (2002) *Burnett Shire Council Road Network Hierarchy Study*
- Gutteridge, Haskins and Davey (2004) *North-South Distributor Road (Burnett Heads – Elliott Heads)*
- Chenoweth Environmental Planning and Landscape Architecture, and EDAW-Gillespies (2004) *Burnett Shire Parks and Open Space Strategy*



13.0 Schedule – Contributions Catchments



14.0 Schedule – Plans for Trunk Infrastructure