# PLANNING POLICY NO. 10

## *Stormwater Contributions*

## 1.0 Purpose



The purpose of this Planning Scheme Policy is to:

- allow new infrastructure to be provided;
- recover costs of existing infrastructure which has excess capacity;
- ensure an equitable distribution of infrastructure costs;
- assist Council to achieve responsible financial management of resources and provide effective and efficient infrastructure systems to service the community; and
- assist Council to purchase appropriate downstream discharge points.

### *1.1 Application of the Policy*

Stormwater management infrastructure contributions will be required:

- as a condition of approval for assessable development; and
- in respect of land situated within the catchment areas which, in the opinion of the Council may be connected to Council's stormwater management scheme, either immediately or in the future.

| Catchement Area / Project | Areas Affected |
|---|---|
| Parkhurst Stormwater Drainage | Lot 1 on RP 617304, Part Lot 2 on RP 617304, Part Lot 2 on RP 614466, Part Lot 1 on RP 608223, Part Lot 2 on RP 612769, Lot 1 on RP 608173, Lot 3 RP 608173, Lot 66 on RP 618239, Lot 13 LN1054 (School), Lot 2 on RP 605103, Part Lot 2 on RP 603056 (Caravan Park), Lot 1 on RP 603056, Lot 1 on RP 609294, Lot 2 on RP 609294, Lot 7 on RP 603507, Part Lot 8 on RP 603507(Caravan Park), Part Lot 9 RP 603507(Caravan Park), Lot 1 on RP 601399, Lot 2 on RP 601399, Lot 5 RP 603507, Portion 201, Parish of Murchison. |
| Limestone Creek Bridge | Part of portions 1063 & 1264 Parish of Murchison, being specifically lots 5,6,7 on RP 615656, Lots 1 & 2 on RP 618126. (Refer to Council File SOL 1095) |
| Norman Road Stormwater Diversion Scheme | Portion 244A, Part of Portions 177, 178, 225 and 243A refer to Drawing MDS 263 (drawing to be digitised) |
| Norman Road Roadworks, Drainage, Footpath and Landscaping | Those lots within the Norman Road Residential Area |

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|---|---|
| Parkhurst Industrial Estate Land Use and Drainage Catchment Study | Land within the Parkhurst Industrial Area |
| Highlands Estate Drainage Diversion Scheme | That area defined by drawing M390-155-16 Sheet II (drawing to be digitised) which includes part of Portions 12V, 13V, 14V Frenchville Road |

Council may waive the requirement for infrastructure contributions pursuant to this policy if the proponent demonstrates that there are relevant circumstances to do so, such as:

- it is demonstrated that the proposed use produces no worsening effect in all aspects outlined in the Queensland Urban Design Manual (QUDM) clause 3.01(d) and no increase in the pollutant loads when compared with the existing use of the land;
- for any other reason, the imposition of an infrastructure contribution towards the stormwater management works would not be relevant, or would not be reasonably required in respect of the proposal to which the development application relates.

Infrastructure contributions and arrangements for funding of stormwater management infrastructure, as referred to in this Policy, shall not be transferable to other categories of infrastructure.

Contributions will be charged in accordance with Council's Schedule 1 of this as adopted by Council.

## 2.0 Policy Principles

Developers/proponents and/or owners shall pay reasonable and relevant infrastructure contributions towards the total cost of providing existing and future stormwater management infrastructure to service the proposed development within the catchment area.

Provision of stormwater management infrastructure and the derivation of appropriate contributions shall be considered in terms of:
- stormwater management works;
- works external; and
- works internal.

Determination of contributions shall also generally be on the basis that:
- ensures proponents contribute to the cost of existing and future stormwater management works according to their use of such infrastructure;
- ensures proponents are not contributing towards the cost of addressing stormwater management backlogs within existing areas;
- is equitable to developers (and the Council);

- minimises the total life cycle costs of stormwater management infrastructure;
- provides the same desired standard of service to new and existing ratepayers having regard to user benefits, environmental effects, the inherent differences between greenfield and existing urban areas and different catchments / sub catchments.

**Desired Standard of Service**

Council has adopted Queensland Urban Design Manual as the desired standard of service for the stormwater quality management infrastructure.



## 3.0 Stormwater Management Infrastructure Contributions

**Extent of Works**

The development to be served by the stormwater management works shall be based on a minimum 20 year planning horizon, consistent with the Planning Scheme and revisited every 5 years.

Works as referred to in this Policy may include works necessary to serve the various catchment areas of the City, in respect of:

- Council's stormwater management works; and
- Any other works (including land acquisition) necessary for the provision of stormwater management works within the City, including works carried out or land acquired by other local governments, statutory bodies or other entities (only with Council approval) and works carried out or land acquired within other local government areas for which Council is liable.

Stormwater management works shall generally include only those:

- existing stormwater management works;
- proposed upgrading of existing stormwater management works; and
- proposed future stormwater management works to enable the development to be served in respect of the stormwater management works described in this Policy.

**Determination of Total Cost of Works for Contributions**

The estimated total cost of stormwater management works shall be as determined by Council and will include the following:

- the estimated capital costs of the stormwater management works, in respect of each stormwater management catchment areas;
- Council administration overheads (which are not to exceed 2 % of the estimated capital cost of construction);
- land acquisition costs; and
- design costs.

For the purposes of determining new infrastructure capital costs, appropriate unit rates and other estimated construction costs and construction on-costs shall be adopted by the Council (where feasible). The amount of any relevant Grants shall be deducted in arriving at the total cost of stormwater management works. Such Grants will be apportioned pro-rata between all defined stormwater management catchments (as applicable) on the basis of the development being able to be served by the stormwater management works (except where the Grant is defined for one or more particular catchments).



**Determination of Stormwater Management Infrastructure Contribution Rates**

Stormwater management infrastructure contribution rates for the purpose of determining stormwater contributions shall be determined by the Council, and is calculated as follows:

(a) determine the estimated cost of the stormwater management works;
(b) determine the development (both residential and non-residential) applicable to each sector;
(c) estimate the proportion of the total use of the stormwater management works likely to be attributable to new development and existing developed land;
(d) translate the use of the stormwater management scheme by new development and existing developed land in each sector to an attributable cost;
(e) determine the impervious area likely to be occasioned by the new development and/or development of the subject land and existing developed area; and
(f) determine the stormwater management infrastructure contribution rate as follows:
    - Per hectare (impervious) rate for the sector is then sum of relevant cost from (d)/impervious area from (e).

In determining stormwater management infrastructure contributions, Council has had regard to the general principles that stormwater management infrastructure contributions for any proposed development shall be calculated by considering the increase in impervious area resulting from the development and the relevant infrastructure contribution rate outlined in Schedule 1.

For a parcel of land in any of the Planning Scheme Areas where residential development is proposed, the increase in impervious areas shall be determined as the difference between that which would be allowed if the parcel were developed as per the development application and that allowed under Council's Planning Scheme as self assessable development for that parcel.

For a parcel of land in any Planning Scheme Area where commercial and/or industrial development is proposed, the increase in impervious areas shall be determined as the difference between that which would

be allowed if the parcel were developed as per the development application, and:

- that allowed under the Planning Scheme as self assessable development for that parcel at the date of the application;
- where stormwater management infrastructure contributions have been previously paid to Council in respect of the land, the equivalent increase in impervious area on which those infrastructure contributions were based; or
- where no such infrastructure contributions have been previously paid to Council in respect of the land, nil.

For a parcel of land in any other of the Planning Scheme Areas where development other than residential, commercial or industrial development is proposed, the increase in impervious area/pollutant loading shall be determined by Council having regard to the proposed use and:

- that allowed under the Planning Scheme as self assessable development for that parcel at the date of the development application;
- where stormwater management infrastructure contributions have previously been paid to Council in respect of the land, the equivalent increase in impervious area/pollutant loading on which those infrastructure contributions were based; or
- where no such infrastructure contributions have been paid to Council in respect of the land, nil.

Where the use of an existing building or existing works is proposed to be changed in any of the Planning Scheme Areas, the increase in impervious areas shall be determined as the difference between that developed as per the development application and the equivalent impervious areas of the existing use (not withstanding that stormwater management infrastructure contributions have or have not been paid to Council for the existing use). Where an extension to an existing building or existing work is proposed, the requirements of this policy shall only apply to the proposed extension, or to the use of additional land (notwithstanding that stormwater management infrastructure contributions have not been paid to Council for the existing building or existing work).

**Determination of Stormwater Management Infrastructure Contributions**

This applies for infrastructure contributions determined as a result of the approval of a development application.

Calculation of stormwater management infrastructure contributions shall be based on the infrastructure contribution rates applicable at the date when payment is made, and as determined by the Council, as detailed in Schedule 1.

The stormwater management infrastructure contribution for any development shall be calculated from the formula (Aimp x B) – C where Aimp, B and C are defined as follows:

B – is the applicable infrastructure contribution rate per hectare (impervious) in the sector in which the land is situated at the date the application is approved by Council, or in the case of a Reconfiguring a Lot the date that the subdivision plan is lodged with the Council, as outlined in the attached Schedule 1;

C – is, where stormwater management infrastructure contributions have previously been paid to Council in respect of the land, the value of the payment appropriately indexed in accordance with this policy;

Aimp has various definitions:

- For reconfiguring a lot, Aimp is the impervious area of the land based on the type and layout of the lots and roads (refer to QUDM);
- For building work (excluding a detached house) Aimp is the imperious area of the land based on the proposed building including paved areas (refer to QUDM);
- For a material change of use Aimp is the impervious area of the land based on the proposed land use (refer to QUDM).

**Lodgement of Securities**

To ensure the applicant complies with the requirement to provide internal drainage to the site, the applicant is required to provide security to Council in the form of cash or a bank guarantee. Where such security is held by the Council, it is also necessary for the applicant to enter into an appropriate agreement with the Council to acknowledge the requirements of the performance security.

**Payment of Contributions**

Infrastructure development contributions for stormwater management infrastructure shall be paid as follows:

- in respect of a Reconfiguring a Lot, the payment shall be made prior to Council signing and sealing the Plan of survey;
- in respect of a material change of use, the payment shall be made prior to the commencement of the use; or
- in respect of building work, the payment shall be made within 14 days after the date of the granting of approval under the Building Act 1975.

**SCHEDULE 1**

**Valid for 2002 / 2003 Financial Year**

**Infrastructure Contributions**

| Catchment Area / Project | Contribution Rate |
|---|---|

| | |
|---|---|
| Parkhurst Stormwater Drainage | $20 367 per hectare |
| Limestone Creek Bridge | $864.36 per hectare |
| Norman Road Stormwater Diversion Scheme | $432.18 per hectare |
| Norman Road Roadworks, Drainage, Footpath and Landscaping | $1 210.10 per hectare |
| Parkhurst Industrial Estate Land Use and Drainage Catchment Study | $140.97 per hectare |
| Highlands Estate Drainage Diversion Scheme | $34 790.49 per hectare |